

KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN

APRIL 2018



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I. INTRODUCTION

The City of Springfield has prepared the following plan to remove blight and redevelop the Kearney Street Corridor Redevelopment Area, as herein defined, in accordance with the *Kearney Street Corridor Study* accepted by the Springfield City Council through Resolution No. 10327 on June 12, 2017, and any subsequent amendments made thereto. This Plan is intended to function as a means for implementing the recommendations of the Corridor Study by encouraging private investment through the use of real property tax abatement pursuant to Section 99.300 – 99.715, RSMo (The Land Clearance for Redevelopment Authority (LCRA) Law”).

II. BACKGROUND

Market Study: At the direction of City Council, the City hired PGAV Planners using a competitive selection process to conduct a Market Study of the Kearney Street Corridor (from Glenstone Avenue to Kansas Expressway) in response to citizen concerns about disinvestment and blighting conditions along the corridor. The purpose of the study was to evaluate the most appropriate economic development incentives to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included Market Research and Analysis, Site Prioritization Planning, and Strategies and Incentives Planning. Public input was taken by paper and online surveys and a public input session was held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The written report was accepted by Resolution and is the final product of PGAV’s work on this project. With regard to economic development incentives, PGAV recommended establishment of an LCRA (Chapter 99) Redevelopment Area to provide 10-year partial property tax abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. PGAV also recommended establishment of a Community Improvement District (CID) that could provide additional safety, image enhancement, and placemaking functions within the Study area. Following the Study, City Council directed Staff to complete a Blight Report and Chapter 99 Redevelopment Plan for the Kearney Street Corridor.

Public Input: Staff solicited input on the Redevelopment Plan at two public meetings in which property owners, residents and merchants located in the boundary received a mailed invitation to participate and comment cards were collected from those in attendance. Information and input was also available through the Kearney Street Redevelopment webpage on the City’s website. The first public meeting was held on August 24, 2017 from 5:30PM – 7:00PM at the

Northview Center at Doling Park, 301 Talmage Street. Staff provided information on the recommendations in the Kearney Street Corridor Study and on Chapter 99 Tax Abatement including the proposed boundary, and land use plan. Participants engaged in an interactive question and answer session and provided thoughts on what they would like to see in the Redevelopment Plan. Approximately 55 members of the public attended the meeting and 20 comment cards were returned. The second public meeting was held on September 25th at Robberson Elementary School, 1100 E. Kearney Street, from 5:30PM – 7:00PM. This Redevelopment Plan was presented and discussed at the meeting. Public input provided the foundation for the content of this Redevelopment Plan. The proposed plan was also presented to the North Springfield Betterment Association on October 12th, 2017 and was well received by the business community supporting north Springfield. The community was largely in support of utilizing Chapter 99 property tax abatement to remediate blighting conditions while stipulating that some uses be excluded from receiving the incentive and certain additional requirements be included in the plan for the benefit of the district and surrounding neighborhoods.

Purpose: The proposed Redevelopment Plan is one component of an application to obtain partial real property tax abatement pursuant to the LCRA. LCRA Law provides an economic development incentive to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on an increase in the assessed value of qualified new construction or rehabilitation for 10 years.

III. REDEVELOPMENT AREA BOUNDARIES

Following the 2017 PGAV Market Study analysis, in consultation with elected officials, the boundary was expanded to the east and west from the original PGAV study area to include property exhibiting similar characteristics to form the Kearney Street Corridor Redevelopment Area. The Redevelopment Area encompasses approximately three and one half miles of Kearney Street extending from the intersection of North Albertha on the west, and east to the North Glenstone Avenue intersection and including property east of Glenstone approximately 900 feet west of the intersection of North Barns Avenue and East Kearney Street located in northern Springfield Missouri. The Area comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 feet north and south of Kearney Street and does not bisect property lines. Included are parcels surrounding major intersections at North Kansas Expressway, North Broadway, North Grant Avenue, North National Avenue, and North Glenstone Avenue and shown on the attached Location map. A legal description and detailed location map of the Redevelopment Area is attached hereto and incorporated herein as Exhibits A and B.

IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Redevelopment Area is a prime example of blight and economic underutilization in North Springfield. PGAV conducted a physical and economic characteristics analysis and found that over a quarter of buildings (27%) percent within the Area were in poor condition and another nearly three quarters (67%) judged to be in fair or good condition with only a few (6%) found in excellent condition. One reason many buildings are in poor or fair condition is due to their advanced age and limited recent investment. Most building in the Corridor are over 35 years old and have not received needed maintenance and improvements in recent years. Approximately 35% of properties declined or saw no change in assessed value over the past 11 years. Several fully vacant and partial vacant buildings are scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment. When evaluating private site improvements such as sidewalks, parking lots, curb stops, just under half (47%) of properties were in poor condition, and one quarter were considered fair (28%). The Blight Study concluded with the finding that the Redevelopment Area meets the definition of a “blighted area” under Section 99.320(3), RSMo and is in need or redevelopment. A copy of the Blight Study is attached to this Plan.

V. LAND USE PLAN

This Plan proposes to redevelop Kearney Street in accordance with existing zoning and as zoning changes are adopted by City Council for the good of the district. The land use should primarily consist of commercial mixed uses and conform to the proposed land uses described within the *Kearney Street Corridor Study* accepted by City Council in July 2017.

- a) **Excluded Uses:** The following uses, as defined in the Zoning Ordinance, are excluded from receiving incentives pursuant to this Plan:
- Adult Motion Picture Theaters
 - Adult Stores
 - Auction Sales
 - Boarding Houses
 - Cabarets
 - Emergency Overnight Shelters
 - Lodging Houses
 - Pawn Shops
 - Resource Recovery Collection Centers, household.
 - Rooming and Lodging Houses
 - Self Storage
 - Short Term High Interest Lending - i.e.: Consumer Installment Loans, Pay Day Loans, Predatory Lending and Title Loans,

- Shelters
 - Single Family Residential
 - Soup Kitchens
 - Swap Meets
 - Towers (i.e. cell towers)
 - Transitional Service Shelters
 - Vehicle Storage and Towing
- b) **Frontage Requirements:** Projects must have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. In addition, commercial buildings existing within the Redevelopment Area as of the date of adoption of this plan may be eligible. For example, a new construction project within the Redevelopment Area facing Chicago Avenue would NOT be eligible, but rehabilitation of an existing commercial building within the Redevelopment Area fronting Chicago Ave. would be eligible.
- c) **Landscaping Requirements:** The landscape exemption for rehabilitations, under Sec. 36-482(2) of the Zoning Ordinance, shall not apply. Projects shall conform to the landscaping requirements for new construction to the fullest extent possible, even if the project is a redevelopment project not including new construction. LCRA reserves the authority to approve reduced landscaping if this requirement becomes a conflict with parking requirements or for small lot developments.
- d) **Building Materials:** All structures shall be constructed of durable materials strong enough, at minimum, to outlast the period of abatement. Examples include brick, stone, cement siding, steel, and modern masonry. Vinyl siding will not be permitted as the primary exterior material for any structure receiving abatement. Cinder block or plain-faced concrete shall not be allowed for exterior surfaces facing the street. Sheet metal shall not be permitted as the primary exterior material for any structure but may be used for decorative purposes if approved by the LCRA. The intention of disallowing certain materials is to ensure a quality standard of construction and aesthetics for property incentivized per the spirit of blight abatement and revitalization for the area.
- e) **Consolidation of Curb Cuts:** Projects shall have no more than one driveway per property. In addition, drives shall be not more than 330 feet from an adjacent existing drive. Shared access driveways are encouraged to achieve desired spacing between curbcuts/driveways. LCRA may grant exceptions to this distance requirement when applicants demonstrate good cause.

VI. ZONING

The Corridor is primarily zoned HC Highway Commercial district for properties with frontage along Kearney. Property owned by Baptist Bible College is zoned GI, Government Institutional district and Hiland Dairy property is zoned LI, Light Industrial district. Properties within the boundary without Kearney frontage are generally residential zoning. The *Kearney Street Corridor Study* inventoried land uses and shows a current mix of commercial and retail abutting residential. Although the Study does not address zoning changes, the primary recommendation is for redevelopment through retail expansion. Therefore, the City is not initiating any rezoning, but zoning cases and subdivisions may be evaluated on a case-by-case basis as developments are proposed to best accommodate the recommendations of the Study and to further the economic and social goals of the district. This will allow Planning and Zoning and City Council to consider the impact of any project that encroaches into the neighborhoods. This approach will allow the greatest flexibility to developers and a diverse mix and intensity of uses, appropriate for a retail corridor surrounded by residential uses.

VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As discussed in both the attached Blight Study and the *Kearney Street Corridor Study*, the Redevelopment Area is burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to the following:

- Acquiring additional right-of-way, where necessary, to facilitate construction of public infrastructure.
- Extending sanitary sewer service to all properties in the Redevelopment Area;
- Improved access to Doling Park including wayfinding signage and pedestrian enhancements.
- Improved ADA accessibility for curb and sidewalk ramps where needed.
- Improved crosswalks to enhance pedestrian safety and walkability at Robberson and Kearney and Kearney and Boonville intersections.
- Repairing or replacing aged or deteriorated sanitary sewer facilities;
- City Utilities of Springfield's Gas and Water Engineering has identified infrastructure that will need renewal work within the Kearney Street Corridor. City Utilities will work with any private developer during any property redevelopment efforts to identify and maximize opportunities to renew gas and/or water mains during the construction process.
- City Utilities of Springfield's Electric Transmission and Distribution Engineering Department will work with any new development project to ensure reliable, affordable service.
- Tree planting and landscaping in the right-of-ways

- Projects that conform to the Complete Streets Policy for the City’s transportation infrastructure projects passed by City Council Resolution No. 10188 in support of service to pedestrians, bicyclists, motorists, and transit riders of all ages.

VIII. SCHEDULE

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT

The *Kearney Street Corridor Study* envisions the Area being transformed from a blighted and economically underutilized area of the City into a vibrant retail, restaurant, and family entertainment corridor containing a mix of residential and commercial uses. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance by future City Council action.

X. SPECIAL CONDITIONS FOR OBTAINING REAL PROPERTY TAX ABATEMENT

Real property tax abatement pursuant to Sections 99.300-99.715, RSMo will be available to projects that conform to this Plan (see Land Use Plan Section V) and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, in that it meets the criteria set forth in City Code Section 40-19(c):

- (1) The size of the redevelopment area is 388 acres;
- (2) Land Assemblage will likely be required for redevelopment in the Redevelopment Area due to the shallow lot depths noted in the Market Study and Blight Report;
- (3) The scope of the potential redevelopment projects is unknown. In an Redevelopment Area of this size with numerous owners, there are any number of large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
- (4) This Redevelopment Plan is initiated by the City in order to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor.
- (5) There are approximately 393 discrete owners of real property within the Redevelopment Area.

The level of property tax abatement under this Plan shall be 100% of the increase in assessed value due to redevelopment made in conformance with the Plan for a period of 10 years, after a Certificate of Qualification for a redevelopment project is issued by the LCRA. The exact timing of any specific abatement shall be determined by the Greene County Assessor.

XI. EMINENT DOMAIN

Consistent with previous City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.

Exhibit 1 – Legal Description

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

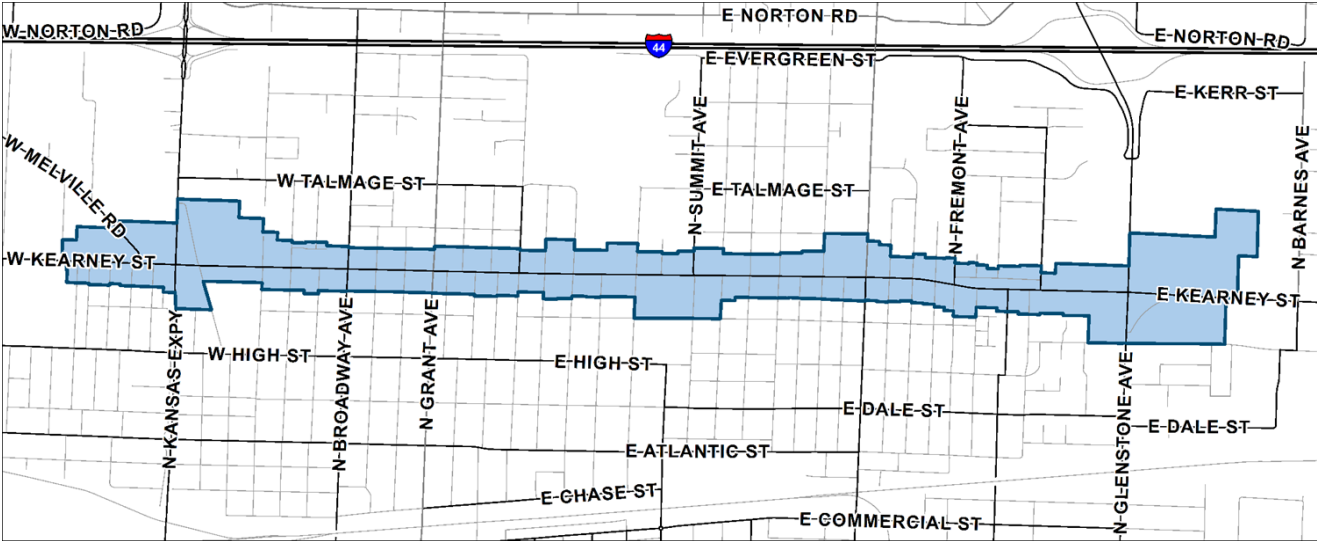
THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.

Exhibit 2 – Location Map



Location Map
Kearney Street Corridor Redevelopment Area

