

Special Business District

Legal Description

TRACT 1

All that part of Lots 47 and 48 in Block 12, in the Original Plat, Springfield, Missouri, described as follows: Beginning at the northwest corner of Lot 48; thence East 110 feet; thence South 66 feet; thence West 110 feet; thence North 66 feet to the place of beginning, excepting the North 25 feet thereof, taken therefrom for the use of McDaniel Avenue, Springfield, Missouri.

TRACT 2

Commencing at a point 134.45 feet West of the northeast corner of Lot 47 in Block 12 in the Original Survey of the Town of Springfield, Missouri, running thence South to the South line of McDaniel Street, as now established for a new beginning point; thence South 60 feet; thence East 22.46 feet; thence North 60 feet; thence West 22.46 feet to the place of beginning.

TRACT 3

All of the East 112 feet of the North 85 feet; of Lot 47, of Block 12, of the Original Town of Springfield, except that part taken for street purposes, all in Springfield, Greene County, Missouri.

TRACT 4

The West one-half of the following described tract of land beginning at the northwest corner of Lot Numbered Forty-Six (46) in Block Numbered Thirteen (13) in the Original Town (now City) of Springfield, Missouri; thence along the North line of said lot, eighty-four and forty-eight one hundredths (84.48) feet; thence South parallel with West line of said lot, ninety-one and twenty-four one hundredths (91.24) feet; thence West parallel with the North line of said lot, eighty-four and forty-eight one hundredths (84.48) feet to the West line of said lot; thence North along the West line of said lot, ninety-one and twenty-four one hundredths (91.24) feet to the place of beginning. Being a part of said lot Numbered Forty-Six (46) in Block Thirteen (13) in the Original Town (now City) of Springfield, Missouri.

Excepting from the above the North Twenty-Five (25) feet thereof taken and condemned by the City of Springfield, Missouri, for McDaniel Street under Ordinance No. 11621 and condemnation proceedings thereunder.

TRACT 5

All of the East one-half of the following described tract of land—Beginning at the northwest corner of Lot Numbered forty-six (46) in Block Numbered Thirteen (13) in the Original Town (now City) of Springfield, Missouri; thence along the North line of said lot, eighty-four and forty-eight one hundredths (84.48) feet; thence South parallel with West line of said lot, ninety-one and twenty-four one hundredths (91.24) feet; thence West parallel with the North line of said lot, eight-four and forty-eight one hundredths (84.48) feet to the West line of said lot; thence North along the West line of said lot, ninety-one and twenty-four one hundredths (91.24) feet to the place of beginning. Being a part of said lot Numbered Forty-six (46) in Block Thirteen (13) in the Original Town (now City) of Springfield, Missouri.

Excepting from the above the North twenty-five (25) feet thereof taken and condemned by the City of Springfield, Missouri, for McDaniel Street under Ordinance No. 11621 and condemnation proceedings thereunder.

TRACT 6

Beginning at the northeast corner of Lot Forty-six (46), Block Thirteen (13), in ORIGINAL TOWN OF SPRINGFIELD, MISSOURI; thence West 33 feet; thence South 88 feet; thence East 33 feet to the Eastern boundary of Lot Forty-six (46); thence North 88 feet to the beginning, except any part taken for McDaniel Street, in the City of Springfield, Greene County, Missouri.

TRACT 7

All beginning 25 feet South of the northeast corner of Love Forty-five (45), Block 13, in the ORIGINAL PLAT OF SPRINGFIELD, MISSOURI; thence South 21 ½ feet; thence West to the West line of Lot Forty-five (45); thence North 21 ½ feet; thence East to the beginning, in the City of Springfield, Greene County, Missouri, except that part deeded to Arch Bay recorded in Book 1555, Page 1823, Office of the Recorder of Deeds, Greene County, Missouri.

TRACT 8

All of that part of Lot Forty-five (45) in Block Thirteen (13) of the Original Plat of the City of Springfield, Missouri, described as follows: Beginning at the southwest (SW) corner of the intersection of South Avenue and McDaniel Street as now established; thence West along the South line of McDaniel Street as now established 96.30 feet; thence South 22.17 feet; thence East parallel to the South line of McDaniel Street to the West line of South Avenue as now established; thence North along said West line of South Avenue 22.17 feet to the point of beginning. Also a one-half interest in the North wall of the building adjoining on the South formerly owned by W.R. Gorton and conveyed to J.W. Pescher (a former owner) by said Gorton, in accordance with an actual field survey by Wright and Associates, Inc., registered land surveyors, dated April 20, 1972.

TRACT 9

Beginning 25 feet South of the northwest corner of Lot 44, Block 14, in the Original Town of Springfield; thence East 117 ½ feet, South 23 ½ feet, West 117 ½ feet, North 23 ½ feet to the beginning, in the City of Springfield, Greene County, Missouri.

And also beginning 48 ½ feet South of the northwest corner of Lot Forty-four (44), Block Fourteen (14), in the Original Town of Springfield Missouri; thence East 117 ½ feet; thence South 23 feet; thence West 117 ½ feet; thence North along the East line of South Street 23 feet to the beginning.

TRACT 10

All of Lot Forty-three (43) in Block Fourteen (14), Original Town (now City) of Springfield Missouri, subject to easements and alleyways, and except streets as established.

TRACT 11

Beginning at the northwest corner of Lot 42, Block 15 of the Original Town of Springfield; thence East along the North line of said Block 15 to a point 1.1.6 feet East of the northeast corner

of said Lot 42; thence South to a point 20.8 feet South of and 1.16 feet East of the southeast corner of said Lot 42; thence West to a point 22 feet South of the southwest corner of said Lot 42; thence North to the point of beginning, all in Springfield, Greene County, Missouri, except that part taken for street purposes.

TRACT 12

All of the East 50 feet of the West 51.16 feet of Lot 42, Block 15, of the Original Town of Springfield, except streets, all in Springfield, Greene County, Missouri.

TRACT 13

Beginning at the southeast corner of Jefferson Avenue and McDaniel Street; thence East 309.5 feet; thence South 200 feet; thence West 101 feet; thence South 24 feet; thence West 210 feet; thence North 231.1 feet to the point of beginning, all in Springfield, Greene County, Missouri.

TRACT 14

Commencing at a point on the north side of St. Louis Street in the City of Springfield, 145 ½ feet east of the southwest corner of Lot 80 of the Original Plat of the City of Springfield, Missouri; thence East from said beginning point on the north side of St. Louis Street 150 feet, more or less, to the southwest corner of the Calvary Presbyterian Church lot; thence North 235 feet, more or less, to the South line of Olive Street; thence West 150 feet, more or less, to a point due north of the place of beginning; thence South 235 feet, more or less, to the place of beginning, in the NE ¼ of the NW ¼, Section 24, Township 29, Range 22, less part sold to Lightfoot in Book 562, Page 440.

Also, the West 20 feet of: Beginning at the northwest intersection of Benton Avenue and St. Louis Street as same is established by survey of Innes, in the City of Springfield, Missouri, and at the southeast corner of lot herein abstracted; thence West 100 feet; thence North of Northerly to the alley North of said lot; thence East to Benton Avenue; thence South or Southerly to beginning.

TRACT 15

Beginning at the northeast corner of the intersection of Jefferson Avenue and Olive Street as they now exist; thence Northerly along the East right-of-way line of Jefferson Avenue to the South right-of-way line of East Trafficway as was vacated by City of Springfield Ordinance 16663; thence East along the said South right-of-way of vacated East Trafficway to the West right-of-way line of Benton Avenue; thence South 167.5 feet along the said West right-of-way line of Benton Avenue to a point on the North right-of-way line of East 2nd Street; thence West along the said North right-of-way line of East 2nd Street on the East right-of-way line of the East Tuning Fork; thence North along the right-of-way line of the East Tuning Fork; thence West along the said North right-of-way of the East Tuning Fork of the point of beginning, all in Springfield, Greene County, Missouri.

TRACT 16

A tract described as beginning at the northwest corner of Olive Street and Jefferson Avenue as they now exist; thence Westerly 295 feet+ along the North right-of-way line of Olive Street; thence North 145.6 feet; thence East 75 feet; thence North 60 feet; thence East 41 feet; thence

Northeasterly 49 feet to a point 80 feet South of the South line of Water Street; thence Easterly 175.6 feet to a point on the West line of Jefferson Avenue; thence Southerly 254.3 feet to the point of beginning, all in Springfield, Greene County, Missouri.

TRACT 17

Beginning at a point one hundred five (105) feet west of the southeast corner of Lot Seventy-six (76) in Block Twenty (20), in the Original Town, now City of Springfield, Missouri; thence West fifty-six (56) feet; thence North two hundred forty-five and six-tenths (245.6) feet, more or less, to North line of the north wall of the brick building located on the premises herein conveyed; thence East along the North line of said wall one hundred thirty-one (131) feet, more or less, to the East line of the east wall of said building; thence South along said east wall sixty (60) feet, more or less, to South line of Lot Seventy-four (74) in the Original Town, now City of Springfield, Missouri; thence West along said South line seventy-five (75) feet, more or less, to centerline of a thirteen (13) inch brick wall; thence South along the centerline of a thirteen (13) inch brick wall one hundred forty-five and six tenths (145.6) feet; thence West six and one-half (6 ½) inches; thence South forty (40) feet, more or less, to beginning point, except a strip forty (40) feet wide off the south side thereof, now in Olive Street.

TRACT 18

All that part of Lot 8, Block 3, second tier of lots in the Original Plat of Springfield, Missouri, commencing at the southeast corner of said Lot 8, Block 3; thence West 133 feet and 3 inches, more or less, to the West line of a tract conveyed by Alice Holland and husband to Kate E. Keat by deed recorded in Book 198, at Page 62 of the deed records of Greene County, Missouri; thence North 170 feet; thence East 133 feet and 3 inches to Patton Alley; thence South 170 feet to the place of beginning, except that portion thereof on the south side of the above-described tract taken by the City in the widening of Olive Street.

TRACT 19

All of the South 4.75 feet of Lot 6, of Block 3, of the Original Plat of Springfield, all in Springfield, Greene County, Missouri.

And all of Lot 7, of Block 3, of the Original Plat of Springfield, except streets, all in Springfield, Greene County, Missouri.

And also all of the West 50 feet, of Lot 8, at Block 3, of the Original Plat of Springfield, except streets, all in Springfield, Greene County, Missouri.

TRACT 20

Beginning at the northeast corner of the intersection of Olive Street and Patton Alley, as now located; thence East thirty-seven and one-half (37 ½) feet, more or less, to the West line of a brick building formerly owned by John Schmook and Alto H. Schmook, his wife; thence North along and extended north from said West line of said brick building formerly owned by John Schmook and Alto H. Schmook eighty-four (84) feet; thence West thirty-seven and one-half (37 ½) feet, more or less to the east line of Patton Alley; thence South along the East line of Patton Alley to the point of beginning, and upon which a one-story brick building is located, and being all that part of the following described premises upon which said one-story brick building is located, together with such, if any, strip of ground as may exist on the west side of the west wall

of said building, and the East line of Patton Alley, sometimes in former deeds described as "All that part of Lot Nine (9), Block Two (2), Original Plat of Springfield, Missouri, beginning at the southwest corner of said Lot Nine (9), Block Two (2); thence East forty-five (45) feet; thence North one hundred twelve (112) feet; thence West forty-five (45) feet; thence South one hundred twelve (112) feet to the place of beginning; except so much thereof as is occupied by Patton Alley on the West and Olive Street (formerly Cross Alley) on the South.

TRACT 21

Beginning 66 feet West of the southwest corner of R.J. McElhaney's lot; thence West 20 feet; thence North 106 feet; thence East 20 feet; thence South 106 feet to the beginning, being part of Lot 9, Block 2, in the Original Plat of Springfield, Missouri, except the South 35 feet taken for Olive Street.

TRACT 22

Beginning at a point 25 feet South the northwest corner of Lot 9, Block 2 of the Original Plat of Springfield; thence South 41 feet; thence East 57 feet; thence South 6 feet; thence East 46 feet; thence North 47 feet; thence West 103 feet to the point of beginning and also the West 40 feet of the East 66 feet of the South 84 feet of said Lot 9, all in Springfield, Greene County, Missouri.

TRACT 23

Beginning One Hundred Seven and nine tenths (107.9) feet West and Thirty-five (35) feet north of the southeast corner of Lot 10 in Block 2 of the ORIGINAL PLAT OF SPRINGFIELD, MISSOURI; thence running North along the East wall of the Garage Entrance Building 141.05 feet; thence West 10.7 feet; thence North 55.25 feet; thence West 11.7 feet; thence North 61.9 feet, more or less, to an iron pin set at the northeast corner of the building formerly owned by the General American Life Insurance Company, and now owned by Arthur L. Eichholz and Adelia Caroline Eichholz, his wife; thence West along the North wall of said building 106 feet, more or less, to the West line of Lot 4 in Block 2 of the Original Plat of the Town of Springfield, Missouri; thence East 99.5 feet; thence South 25.75 feet; thence West .5 of a foot; thence South 105.3 feet, more or less, to the existing North line of Olive Street, which said point is 18.58 feet West of the dividing line between Lots 9 and 10 in Block 2 of the Original Plat of the Town of Springfield, Missouri; thence East along the existing North line of Olive Street to the point of beginning.

TRACT 24

A tract described as beginning at the northwest corner of Boonville Avenue and Olive Street as they now exist; thence Westerly 107.9 feet along the North right-of-way line of Olive Street; thence Northerly 143 feet+ along a line running parallel with the common lot line between Lots 9 and 10, of Block 2, of the Original Plat of Springfield; thence Northwesterly 10.7 feet+ to a point on the said common lot line; thence North along the said common lot line if extended Northerly to a point on the South right-of-way line of the Missouri Pacific Railroad; thence Easterly along the said South right-of-way line of the Missouri Pacific Railroad to a point on the West right-of-way line of Boonville Avenue; thence South along the said West right-of-way line of Boonville Avenue to the point of beginning, all in Springfield, Greene County, Missouri.

TRACT 25

A tract described as beginning at the northwest corner of Olive Street and Robberson Avenue; thence West along the North right-of-way line of Olive Street to the East right-of-way line of Boonville Avenue; thence North 218.5 feet along the said East right-of-way of Boonville Avenue; thence Easterly 125 feet+; thence South 25 feet+; thence Easterly 117 feet to Robberson Avenue; thence South to the point of beginning, all in Springfield, Greene County, Missouri.

TRACT 26

A tract described as beginning at the northeast corner of Market Avenue and McDaniel Street as they now exist; thence North along the East right-of-way line of Market Avenue to a point on the South right-of-way line of the College Street-McDaniel Street Connector; thence Southeasterly along the said South right-of-way line of the College Street-McDaniel Street Connector to a point on the West right-of-way line of Campbell Avenue; thence South along the said West right-of-way line of Campbell Avenue to a point on the North right-of-way line of the McDaniel Street; thence West along the said North right-of-way line of the McDaniel Street to the point of the beginning, all in Springfield, Greene County, Missouri.

