

**Ridge at Ward Branch**  
**Community Improvement District**  
**Legal Description and Map**

LEGAL DESCRIPTION

A tract of land being all of the Northwest Quarter (NW ¼ ) of the Southeast Quarter (SE ¼ ) and a part of the East One-Half (E ½ ) of the Southeast Quarter (SE ¼ ) of Section 14, Township 28 North, Range 22 West, in the City of Springfield, Greene County, Missouri, being a part of the tracts of land described in the Warranty Deeds recorded in the Greene County Recorder's Office in Book 2019 at Page 6684-19, Book 2019 at Page 6685-19 and Book 2018 at Page 17230-18, more particularly described as follows:

BEGINNING at the Northwest corner of said NW ¼ of the SE ¼, said point being on the East line of Quail Phase IV, a subdivision recorded in Plat Book OO at Page 41; thence S88°48'38"E, along the North line of said SE ¼, a distance of 1333.97 feet to the Northeast corner of said NW ¼ of the SE ¼; thence S01°59'02"W, along the East line of said NW ¼ of the SE ¼, a distance of 474.82 feet; thence S88°42'53"E, a distance of 1220.81 feet to a point on the East line of said tract of land recorded in Book 2018 at Page 31129-18; thence S00°53'57"W, along said East line, a distance of 119.12 feet; thence S13°38'10"W, along said East line, a distance of 73.44 feet; thence S88°41'14"E, a distance of 46.74 feet to a point on the West Right-of-Way line of Campbell Avenue, as it now exists; thence S01°41'11"W, along said West Right-of-Way line, a distance of 1155.82 feet; thence S01°56'00"W, along said West Right-of-Way line, a distance of 680.31 feet to the Northeast corner of a tract of land recorded in Book 1079 at Page 539; thence N88°24'08"W, along the North line of said Book 1079 at Page 539, 147.78 feet; thence S01°58'32"W, along the West line of said Book 1079 at Page 539, 140.00 feet to a point on the North Right-of-Way line of Old Weaver Road; thence N88°22'59"W, along said North Right-of-Way line, 292.00 feet to the Southeast corner of said Book 1079 at Page 539; thence N01°58'32"E, along the East line of said Book 1079 at Page 539, 140.00 feet; thence N88°22'59"W, along the North line of said Book 1079 at Page 539, 150.00 feet; thence S01°58'32"W, along the West line of said Book 1079 at Page 539, 140.00 feet to a point on said North Right-of-Way line; thence N88°22'59"W, along said North Right-of-Way line, 28.20 feet to a point on the Southerly Right-of-Way line of Weaver Road (Farm Road 178), as it now exists; thence along said South Right-of-Way line, along a non-tangent curve to the left, said curve having a radius of 436.50 feet, an arc length of 120.28 feet, and a chord distance of 119.90 feet which bears N25°35'19"W; thence N05°07'44"E, along said South Right-of-Way line, a distance of 38.15 feet; thence N32°39'48"W, a distance of 72.17 feet to a point on the North Right-of-Way line of said Weaver Road; thence along North Right-of-Way line, along a non-tangent curve to the right, said curve having a radius of 565.00 feet, an arc length of 283.38 feet, and a chord distance of 280.41 feet which bears S56°58'40"W; thence N88°22'51"W, a distance of 319.43 feet to a point on the West line of the SE ¼ of said SE ¼ and the East line of Wellington Hills, a subdivision recorded in Plat Book JJ at Page 12; thence N01°59'02"E, along said West line of

said SE ¼ of the SE ¼ and said East line of Wellington Hills, a distance of 1259.46 feet to the Northwest corner of said SE ¼ of the SE ¼ and the Northeast corner of said Wellington Hills; thence N88°33'49"W, along the South line of said NW ¼ of the SE ¼ and the North lines of said Wellington Hills and Wellington Hills 1<sup>st</sup> Addition, a subdivision recorded in Plat Book KK at Page 12, a distance of 1331.46 feet to the Southwest corner of said NW ¼ of the SE ¼, the Northwest corner of said Wellington Hills 1<sup>st</sup> Addition and the Southeast corner of Quail Creek Phase V, a subdivision recorded in Plat Book PP at Page 81; thence N01°52'40"E, along the West line of said NW ¼ of the SE ¼ and the East lines of said Quail Creek Phase V and Quail Creek Phase IV, a subdivision recorded in Plat Book OO at Page 41, a distance of 1324.45 feet to the POINT OF BEGINNING. Containing 100.875 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

