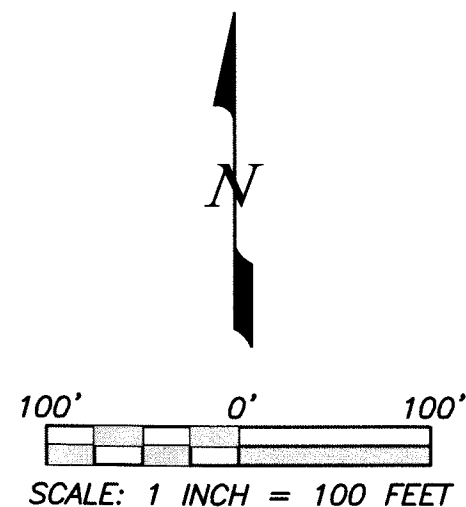


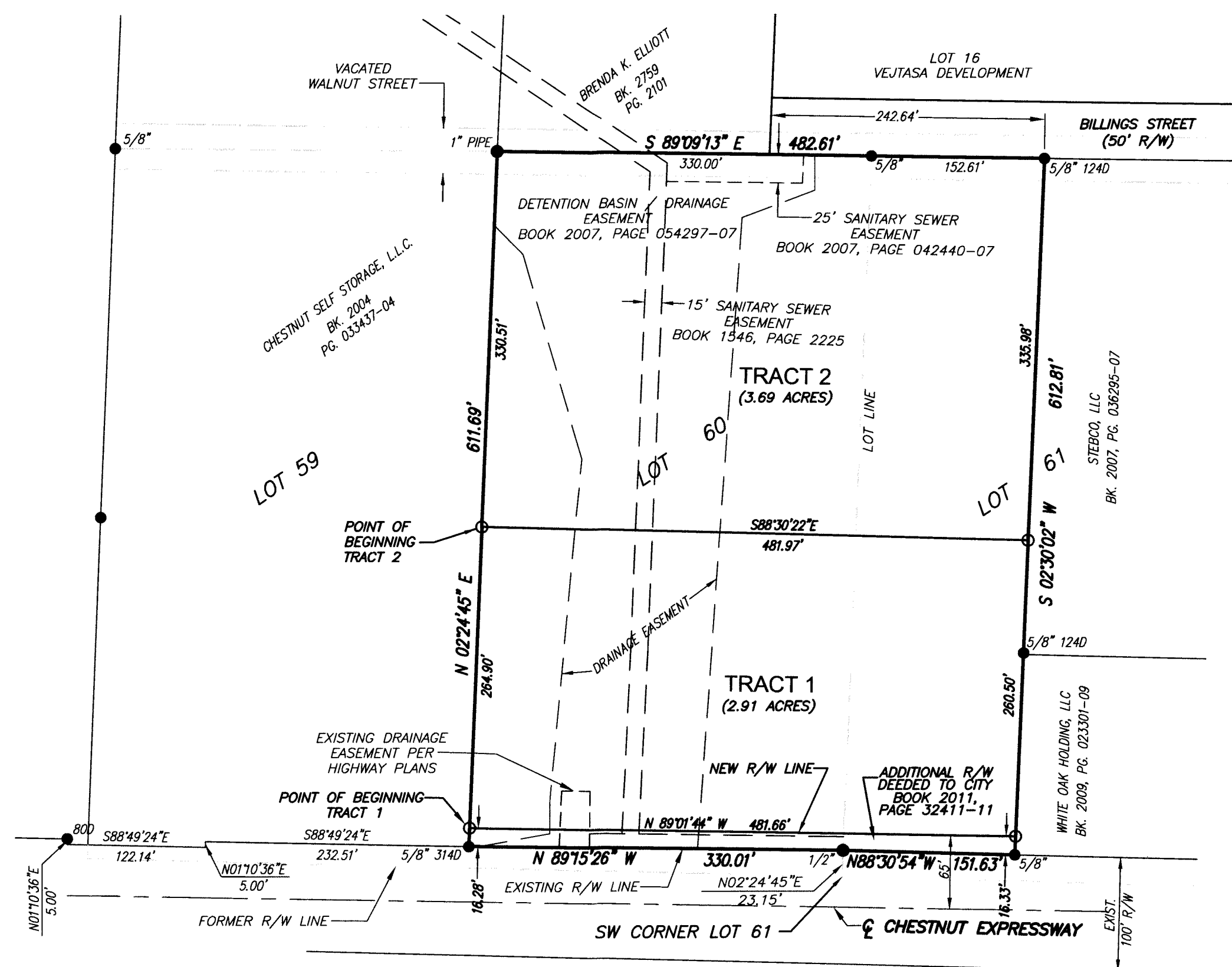
BOUNDARY SURVEY & ADMINISTRATIVE SUBDIVISION FOR STEVEN & JULIE BROADBENT



LEGEND

- FOUND IRON PIN (AS NOTED)
- SET IRON PIN CAPPED
"GREAT RIVER 2001011476"

PART OF LOTS 60 & 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY,
A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



PROPERTY DESCRIPTIONS

PARENT TRACT

LOT 60 AND PART OF LOT 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK D, PAGE 45 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY FOR THE POINT OF BEGINNING; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS 314D" ON THE WEST LINE OF SAID LOT 60; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N02°24'45"E ALONG SAID WEST LINE, 611.69 FEET TO A SET IRON PIN; THENCE N89°09'13"E, 330.00 FEET TO A FOUND 5/8" IRON PIN CAPPED "2001011476"; THENCE S89°09'13"E, 152.61 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS 124D"; THENCE S02°30'02"W, 612.81 FEET TO AN EXISTING 5/8" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N88°30'54"W ALONG SAID RIGHT-OF-WAY LINE, 151.63 FEET TO THE POINT OF BEGINNING. CONTAINING 294,553 SQUARE FEET OR 6.762 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

(REFERENCE: CERTIFICATE OF APPROVAL ADMINISTRATIVE SUBDIVISION, BOOK 2006, PAGE 015651-06)

TRACT 1

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2-INCH IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8-INCH IRON PIN (CAPPED "LS-314D") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 16.28 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 264.90 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE LEAVING SAID WEST LINE, S88°30'22"E, 481.97 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'02"W, 260.50 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°01'44"W, 481.66 FEET TO THE POINT OF BEGINNING.

TRACT 2

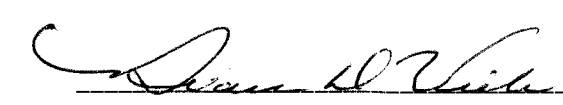
PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2-INCH IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8-INCH IRON PIN (CAPPED "LS-314D") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 281.18 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 330.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 60; THENCE S89°09'13"E ALONG THE NORTH LINE OF SAID LOT 60, A DISTANCE OF 482.61 FEET TO A 5/8-INCH IRON PIN (CAPPED "LS-124D"); THENCE S02°30'02"W, 335.98 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N88°30'22"W, 481.97 FEET TO THE POINT OF BEGINNING.

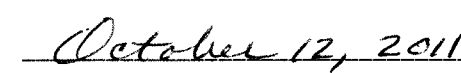
NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
3. SOURCES OF TITLE: BOOK 2006, PAGE 004777-06 AND PAGE 004779-06; BOOK 2011, PAGE 037343-11
4. EASEMENTS SHOWN HEREON ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
5. ZONING: TRACT 1 - HC; TRACT 2 - R-MD
6. ADMINISTRATIVE SUBDIVISION CERTIFICATE OF APPROVAL IS RECORDED IN BOOK 2011, PAGE 32405-11.

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO STEVEN AND JULIE BROADBENT THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS PERFORMED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 30-2).

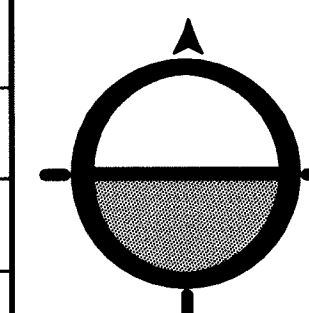

BRIAN D. VILE LS-2472


OCTOBER 12, 2011
DATE



LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY NO. 2001011476

CHECKED BY:	BDV
DRAWN BY:	BDV
JOB NUMBER:	11-3016
FILE NAME:	11-3016AS



GRA
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DATE OF PREPARATION: AUGUST 3, 2011; UPDATED OCTOBER 12, 2011