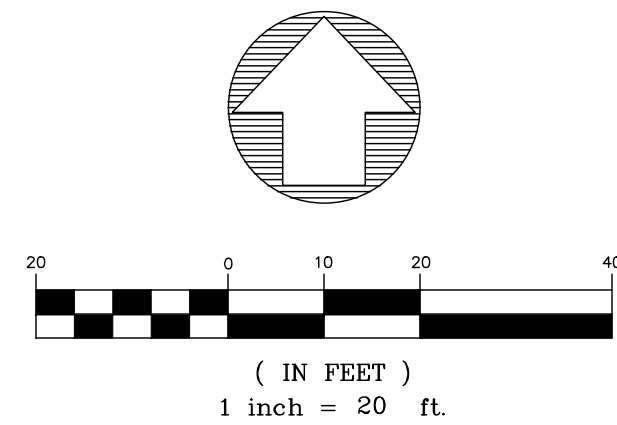


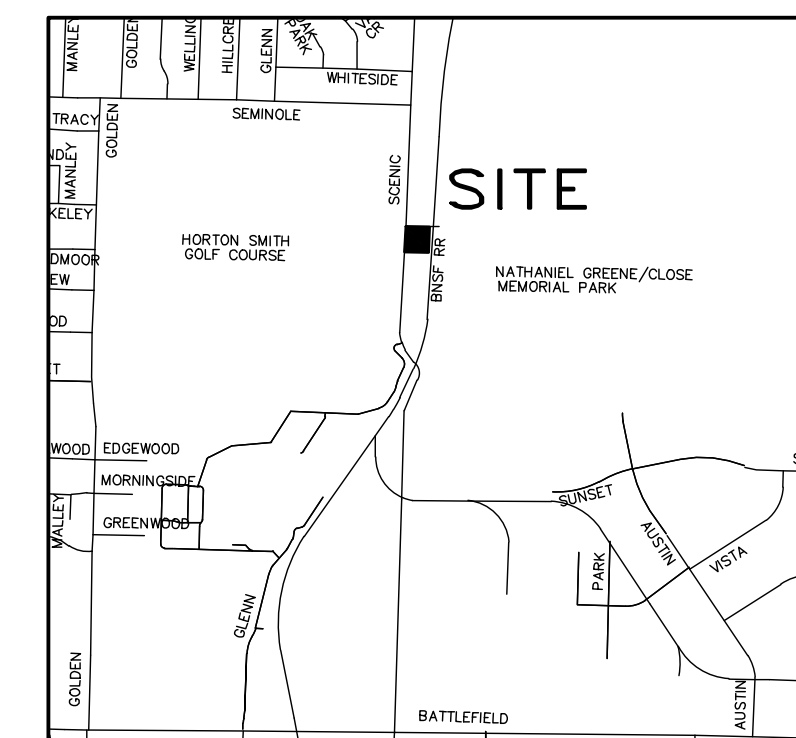
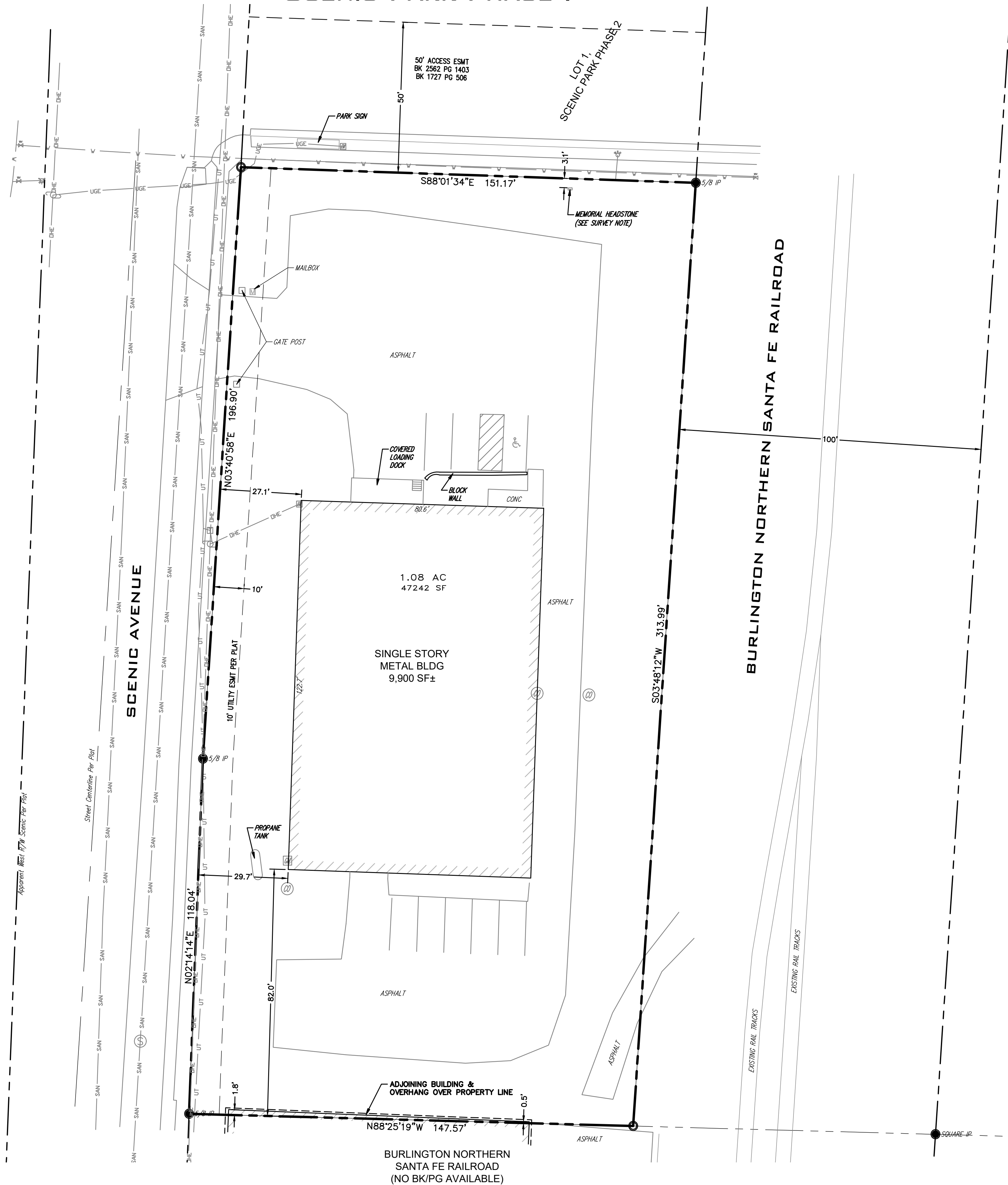
**BOUNDARY SURVEY
SCENIC PARK PHASE I**



BASIS OF BEARINGS:
BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO MODOT VRS NETWORK

SURVEY NOTE:
The Memorial headstone shown near the Northeast corner of the property would appear to possibly be a feature of the park lying East of the railroad tracks (Close Memorial Park), but has been placed on the subject property without apparent benefit of an easement.

FLOOD NOTE:
This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C 0337 E, effective December 17, 2010.



VICINITY MAP
NOT TO SCALE

- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - ▲ RW MARKER
 - BOUNDARY LINE
 - - - RW LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - (M) MEASURED
 - (P) PLAT
 - (D) DEED
 - (R) RECORD
 - ☆ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - SANITARY SEWER LINE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC METER
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - GUY WIRE
 - ⊕ PHONE/COMMUNICATION MANHOLE
 - ⊕ PHONE PEDESTAL
 - ⊕ CABLE TV RISER
 - CABLE TV LINE
 - UNDERGROUND PHONE
 - OVERHEAD PHONE
 - FIBER OPTIC LINE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ WATER LINE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ GAS LINE
 - x FENCE LINE (AS NOTED)
 - ⊕ ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- XFMR TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - CI STORMWATER CURB INLET

DECLARATION BY SURVEYOR:

I hereby declare to Scenic Stewart, LLC that the information contained herein is based upon an actual survey of the land described herein, according to the current Missouri Survey Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection of the premises. Easements shown are those written, provided or evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

BY: Don Ray Berry DATE: 10/02/2019

DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

SURVEY SOURCES -
TITLE/INFORMATIONAL COMMITMENT:
DEED(S): Book 2007 Page 058616-07
PLAT(S): Scenic Park Phase I, Scenic Park Phase II

DESCRIPTION -
All of Lot One (1), Final Plat Scenic Park Phase 1, a subdivision in the City of Springfield, Greene County, Missouri.

REVISIONS: SCALE: 1" = 20' FIELD BY: TS, JS DRAWN BY: DRB CHECKED BY: DRB	DATE:	Boundary Survey SCENIC STEWART, LLC 2344 South Scenic Springfield, Greene County, Missouri
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009028050		
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz "Engineering with Integrity"		
DATE: <u>2019-09-25</u> SHEET: <u>1</u> OF <u>1</u> PROJECT: <u>1921</u> FILE: <u>1921 - 2344 S Scenic.dwg</u>		