PRELIMINARY SKETCH

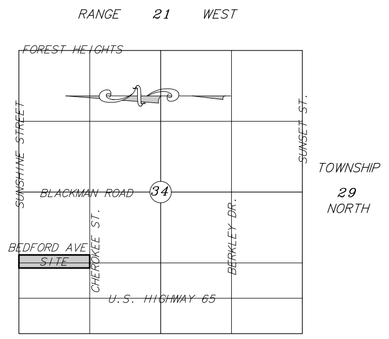
SUNSHINE LANDING

PART OF THE NW1/4 OF THE NW1/4 AND
PART OF THE NE1/4 OF THE NW1/4
SECTION 34, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

CONTOUR INTERVALS = 1'

BEARINGS BASED UPON GRID NORTH
MISSOURI COODINATE SYSTEM OF 1983
CENTRAL ZONE

0 50' 100'
25' SCALE 1" = 50'



SCALE 1" = 2000'

LOCATION SKETCH

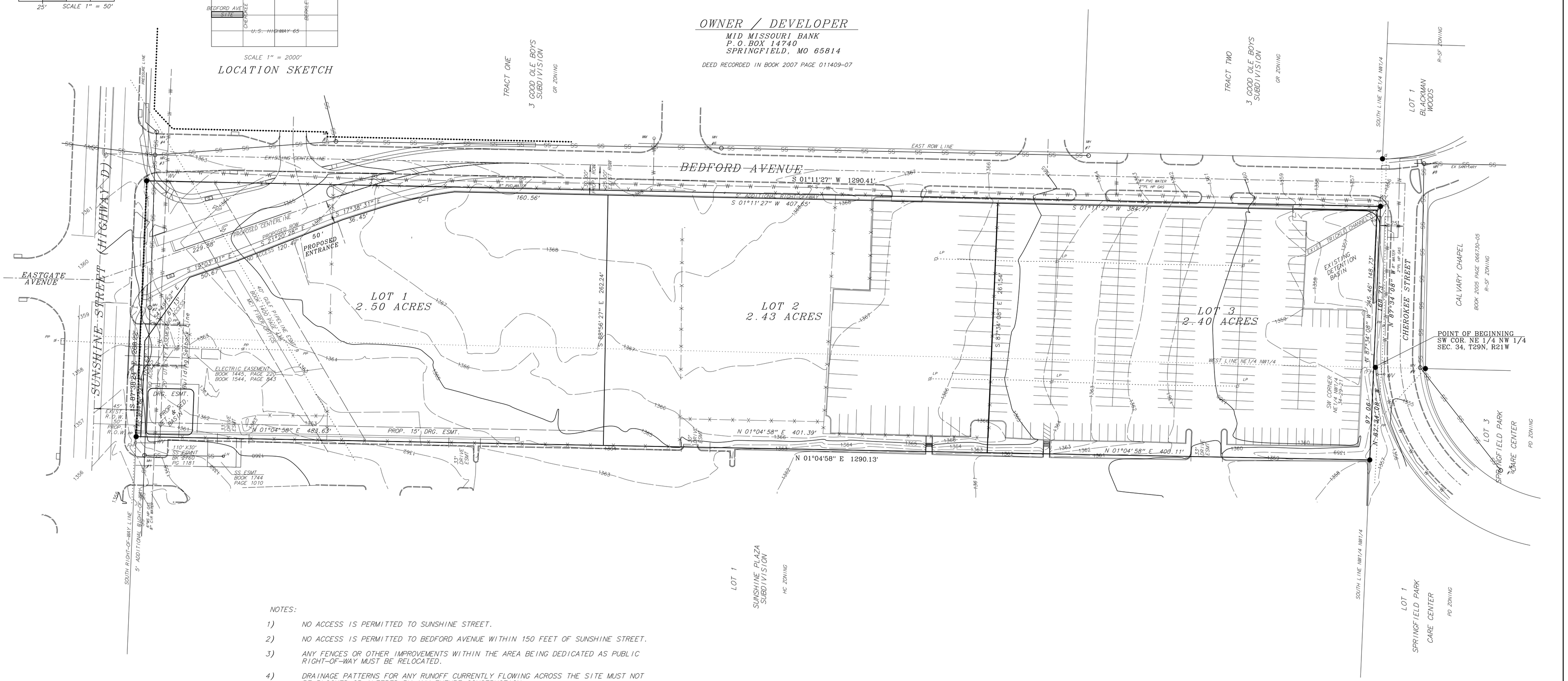
OWNER / DEVELOPER

MID MISSOURI BANK
P.O.BOX 14740
SPRINGFIELD, MO 65814

DEED RECORDED IN BOOK 2007 PAGE 011409-07

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	463.66'	10°24'39"	84.25'	84.13'	42.24'	N 12°26'11" W
2	463.66'	07°10'36"	58.08'	58.04'	29.08'	N 14°03'12" W
3	15.00'	91°14'25"	23.89'	21.44'	15.33'	N 46°48'40" E



NOTES:

1) NO ACCESS IS PERMITTED TO SUNSHINE STREET.

2) NO ACCESS IS PERMITTED TO BEDFORD AVENUE WITHIN 150 FEET OF SUNSHINE STREET.

3) ANY FENCES OR OTHER IMPROVEMENTS WITHIN THE AREA BEING DEDICATED AS PUBLIC RIGHT-OF-WAY MUST BE RELOCATED.

4) DRAINAGE PATTERNS FOR ANY RUNOFF CURRENTLY FLOWING ACROSS THE SITE MUST NOT BE BLOCKED OR ALTERED BY ANY FUTURE CONSTRUCTION.

5) CONCRETE WALLED BASINS ARE REQUIRED TO PROVIDE MAINTENANCE ACCESS RAMPS AT SLOPES NO GREATER THAN 3 TO 1.

6) WATER QUALITY OUTLETS UTILIZING STEEL PLATES WITH WELL SCREEN WILL BE INSTALLED.

BENCHMARK INFORMATION:

MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-19

DNR ALUMINUM DISK SET IN A LIMESTONE OUTCROP
SOUTH ROW OF MISSOURI ROUTE D IN THE
SW1/4 OF SEC. 25, T29N, R21W

ELEVATION = 1293.30 (NAVD 1988)

CITY OF SPRINGFIELD MONUMENT #222
N.W. QUADRANT; 105 W. BLACKMAN;
6.0" N. OF BACK CURB.

ELEVATION = 1347.97'

PROPERTY DESCRIPTION (BOOK 2007, PAGE 011409-07)

All of the West Five acres of the Northeast Quarter of the Northwest Quarter, and the East Three acres of the East ten acres of the Northwest Quarter of the Northwest Quarter of Section 34, Township 29 North, Range 21 West, Greene County Missouri, Subject to any part taken, deeded or used for road or highway purposes.
Being more particularly described as follows: BEGINNING at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 34; THENCE North 87°34'08" West, with the South line of said Northwest Quarter of the Northwest Quarter, a distance of 97.06 feet to an Existing 5/8" Iron Pin L.S.1640 for corner; THENCE North 01°04'58" East a distance of 1,290.13 feet to a point on the South Right-of-way line of Sunshine Street for corner; THENCE South 82°38'24" East, with said South Right-of-way line a distance of 268.22 feet to a point on the West Right-of-way line of Bedford Avenue for corner; THENCE South 01°11'27" West, along said West Right-of-way line, a distance of 1,290.41 feet to an existing 5/8" Iron Pin L.S.1837 for corner, said corner being on the South line of said Northeast Quarter of the Northwest Quarter; THENCE North 87°34'08" West, with said South line, a distance of 168.73 feet to the POINT OF BEGINNING, and containing 344,419.30 square feet or 7.91 acre(s) of land, more or less.

SUNSHINE LANDING

Job No.: 0712-004	EIP ● -- EXISTING IRON PIN
Date: 11/24/08	SIP ○ -- SET IRON PIN
Drawn By: JAD	--X--X-- FENCELINE
Checked By: JAD	P - PLAT DISTANCE
	M - MEASURED DISTANCE
	D- DEED DISTANCE

ZARK MOUNTAIN
Consultants Engineers & Surveyors Inc.
3827 S. TIMBERCREEK (417) 889-6590
SPRINGFIELD, MO 65807 Fax (417) 882-4228