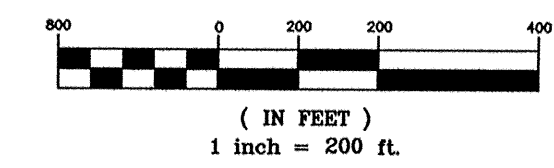


BOUNDARY SURVEY
FOR
CITY UTILITIES OF SPRINGFIELD
AND
SPRINGFIELD BUSINESS AND
INDUSTRIAL DEVELOPMENT CORPORATION
SITE 12

A PART OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 29 NORTH, RANGE 22 WEST
IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING ONE-HALF INCH IRON PIN AT THE NORTHWEST CORNER OF SAID SECTION 18;
THENCE SOUTH 88 DEGREES 05 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 462.37 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 52.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY EE FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 88.26 FEET TO THE WESTERLY LINE OF AN EXISTING COMMON AREA AS SHOWN ON THE FINAL PLAT OF PARTNERSHIP INDUSTRIAL CENTER WEST PHASE 11; THENCE ALONG SAID WESTERLY LINE, SOUTH 01 DEGREES 51 MINUTES 17 SECONDS WEST, 30.00 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 43 SECONDS EAST, 115.00 FEET; THENCE SOUTH 30 DEGREES 53 MINUTES 30 SECONDS EAST, 453.28 FEET; THENCE SOUTH 05 DEGREES 20 MINUTES 00 SECONDS EAST, 194.51 FEET; THENCE SOUTH 18 DEGREES 45 MINUTES 45 SECONDS EAST, 227.42 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 23 SECONDS EAST, 269.40 FEET; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 274 DEGREES 05 MINUTES 17 SECONDS, WITH A RADIUS OF 90.00 FEET AND A 122.66 FEET LONG CHORD WHICH BEARS SOUTH 45 DEGREES 01 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 430.54 FEET; THENCE NORTHEASTERLY, ALONG A REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 95 DEGREES 12 MINUTES 57 SECONDS, WITH A RADIUS OF 20.00 FEET AND A 29.54 FEET LONG CHORD WHICH BEARS NORTH 45 DEGREES 32 MINUTES 43 SECONDS EAST, AN ARC DISTANCE OF 33.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALLIANCE AVENUE; THENCE SOUTH 86 DEGREES 51 MINUTES 06 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.00 FEET TO THE WEST LINE OF LOT 1 IN SAID PARTNERSHIP INDUSTRIAL CENTER WEST PHASE 11; THENCE SOUTH 03 DEGREES 09 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, 133.12 FEET; THENCE SOUTH 32 DEGREES 25 MINUTES 08 SECONDS EAST, 806.42 FEET; THENCE SOUTH 11 DEGREES 15 MINUTES 40 SECONDS WEST, 298.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON-NORTHERN SAN FRANCISCO RAILROAD; THENCE NORTH 77 DEGREES 46 MINUTES 11 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1761.23 FEET; THENCE NORTH 02 DEGREES 19 MINUTES 23 SECONDS EAST, 1586.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, 273.17 FEET; THENCE NORTH 45 DEGREES 57 MINUTES 47 SECONDS EAST, 100.61 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 17 SECONDS EAST, 99.98 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 43 SECONDS EAST, 71.35 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 17 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 51.73 ACRES.

SURVEYOR'S NOTES

THIS PROPERTY AS SHOWN HEREON IS NOT CURRENTLY A LEGAL TRACT OF RECORD RECOGNIZED BY THE CITY OF SPRINGFIELD. THE PROPERTY DESCRIPTION SHOWN HEREON IS A METES AND BOUNDS DESCRIPTION OF THE PROPERTY BOUNDARY AS SHOWN ON THIS SURVEY. THE ACTUAL DESCRIPTION OF FUTURE TRACTS OF RECORD WITHIN THE PARTNERSHIP INDUSTRIAL CENTER WEST PHASE 10 PRELIMINARY PLAT AREA WILL REFER TO THE LOT NUMBER AS SHOWN ON THE FINAL PLAT OF THE APPROPRIATE PHASE OF THE DEVELOPMENT. ALSO, ASSOCIATED RIGHTS-OF-WAY AND EASEMENTS WILL BE DEDICATED ON FUTURE FINAL PLATS.

THIS PROPERTY IS A PART OF, AND SUBJECT TO RESTRICTIONS ASSOCIATED WITH, THE PRELIMINARY PLAT OF PARTNERSHIP INDUSTRIAL CENTER WEST PHASE 10. THE SIZE AND CONFIGURATION OF PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE BASED ON DATA SHOWN ON SAID PRELIMINARY PLAT. THEY ARE ALSO BASED ON REVISIONS TO THE ORIGINAL PLAT LAYOUT THAT REFLECT THE FINAL PLAT OF PARTNERSHIP INDUSTRIAL CENTER WEST PHASE 11, AND ON INFRASTRUCTURE REQUIREMENTS ANTICIPATED BY THE CITY OF SPRINGFIELD PUBLIC WORKS DEPARTMENT. THESE RIGHTS-OF-WAY AND EASEMENT CONFIGURATIONS ARE SUBJECT TO CHANGE BASED ON PLATTING OF THE PROPERTY AND ON DEVELOPMENT PLANS.

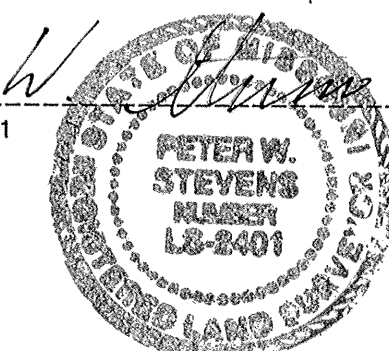
CONTOURS ARE FROM AERIAL PHOTOGRAPHY AND HAVE NOT BEEN FIELD VERIFIED.
VERTICAL DATUM: NAVD 1988 PER CITY OF SPRINGFIELD VERTICAL CONTROL NETWORK

A 50' WIDE DRAINAGE EASEMENT FOR WATER QUALITY GRASS CHANNEL IS REQUIRED ACROSS THIS PROPERTY TO ACCOMMODATE STORM WATER FROM THE 2' X 3' CONCRETE BOX CULVERT UNDER THE BNSF RAILROAD TO THE CUL-DE-SAC AS SHOWN BY FLOW DIRECTION ARROWS SHOWN HEREON.
ALSO, A 20' WIDE SANITARY SEWER EASEMENT IS REQUIRED TO PROVIDE SEWER SERVICES ACROSS THE SAME AREA TO THE EXISTING SANITARY SEWER LINE WITHIN THE CUL-DE-SAC RIGHT-OF-WAY AS SHOWN.
CONTACT CITY OF SPRINGFIELD PUBLIC WORKS DEPARTMENT FOR DETAILS CONCERNING THE INFRASTRUCTURE IMPROVEMENTS.

SURVEYOR'S DECLARATION

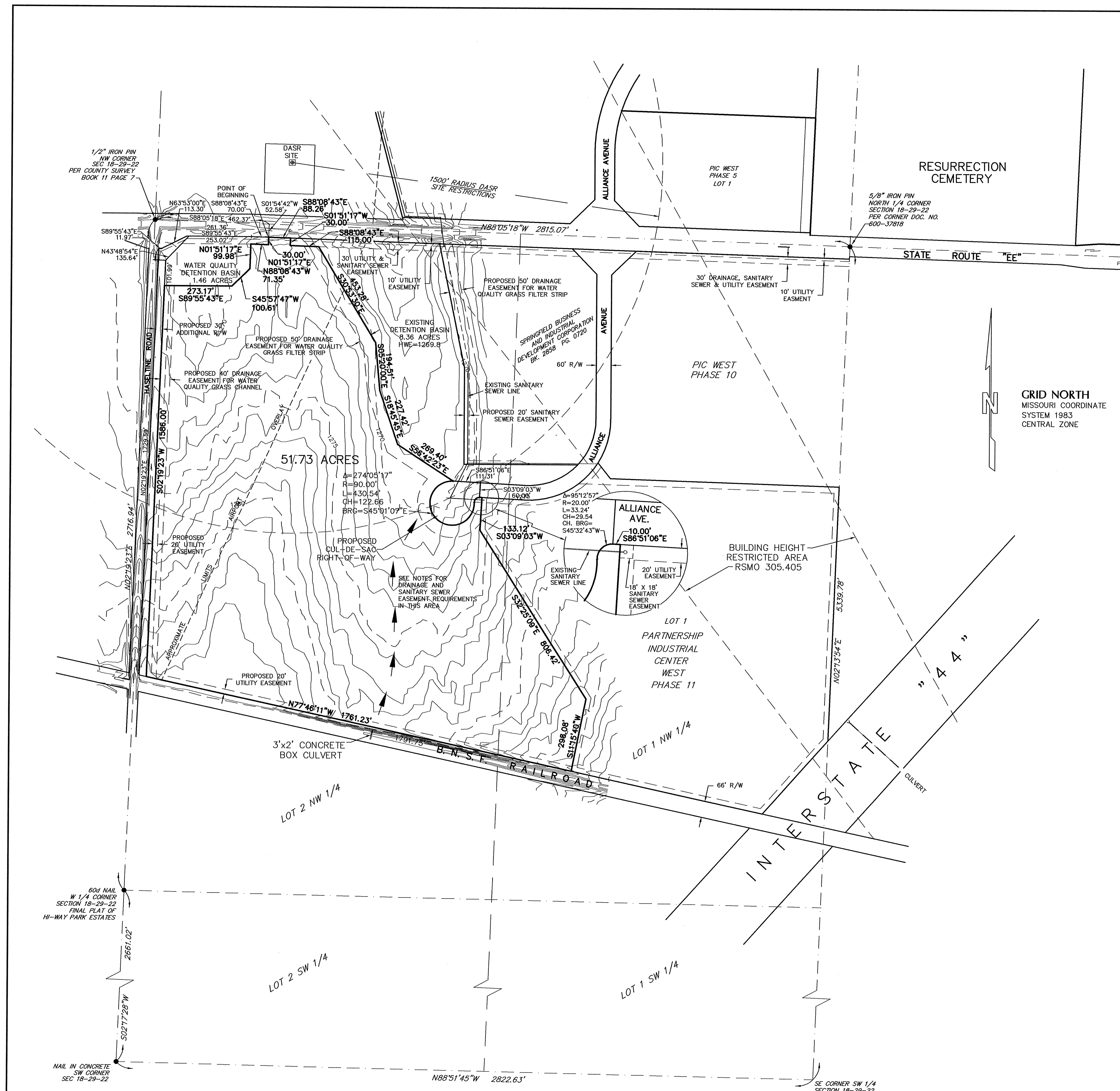
I HEREBY DECLARE TO CITY UTILITIES OF SPRINGFIELD, THAT THE INFORMATION CONTAINED HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
BOUNDARY MONUMENTATION AND CONDITIONS FOUND ARE AS SHOWN.

Peter W. Stevens
PETER W. STEVENS L.S. 2401
DATE 11/25/08



prepared by:
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dwg. no. 742851-PICWEST-SITE-12 date: 11/25/2008



GRID NORTH
MISSOURI COORDINATE
SYSTEM 1983
CENTRAL ZONE

SE CORNER SW 1/4
SECTION 18-29-22