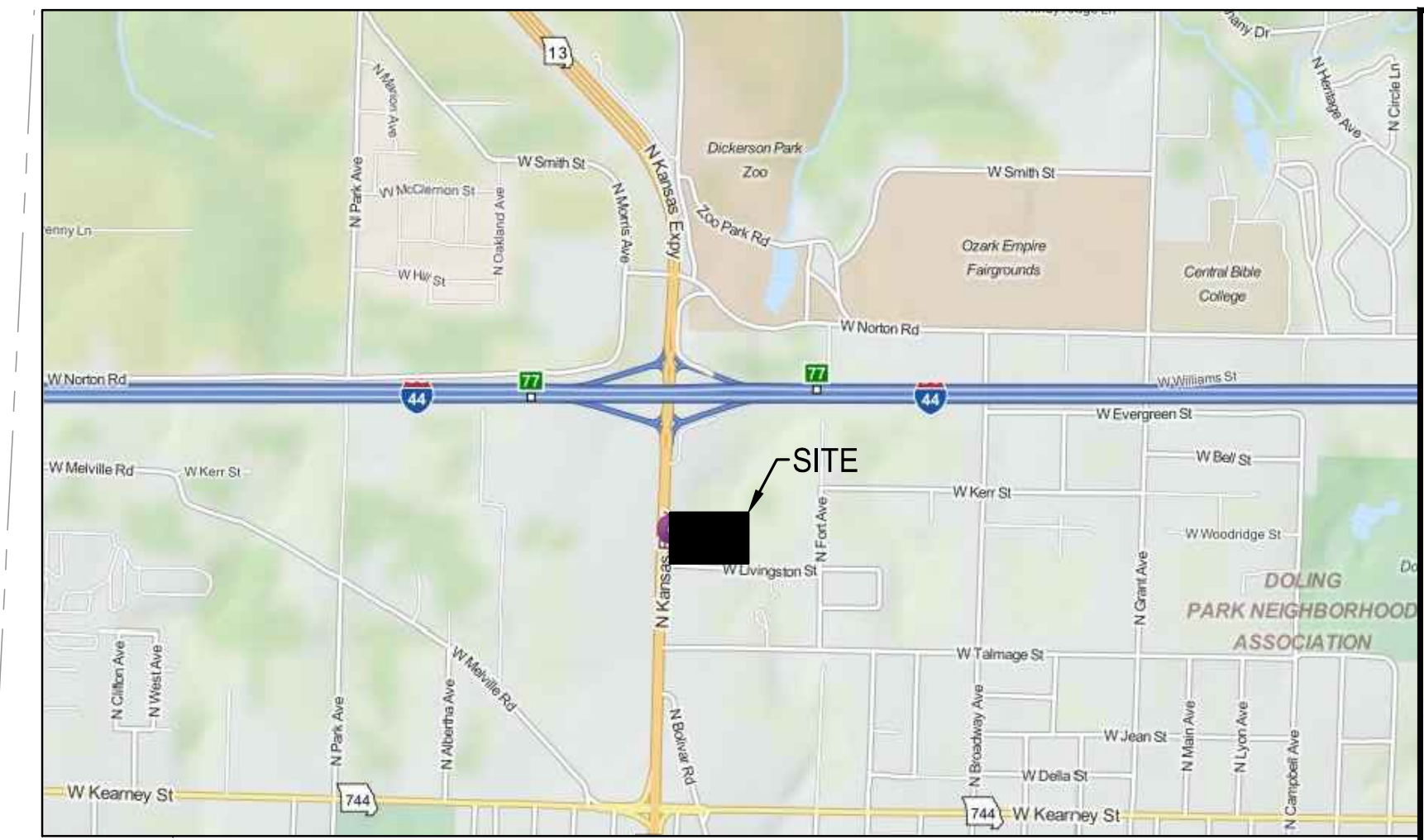
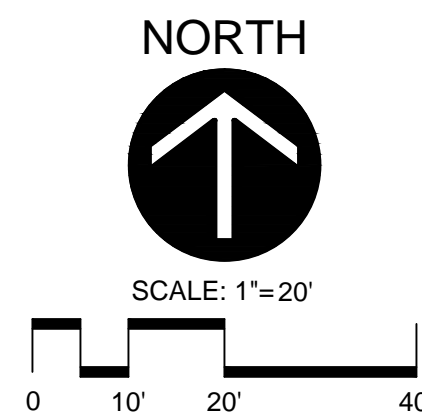


**LEGAL DESCRIPTION**

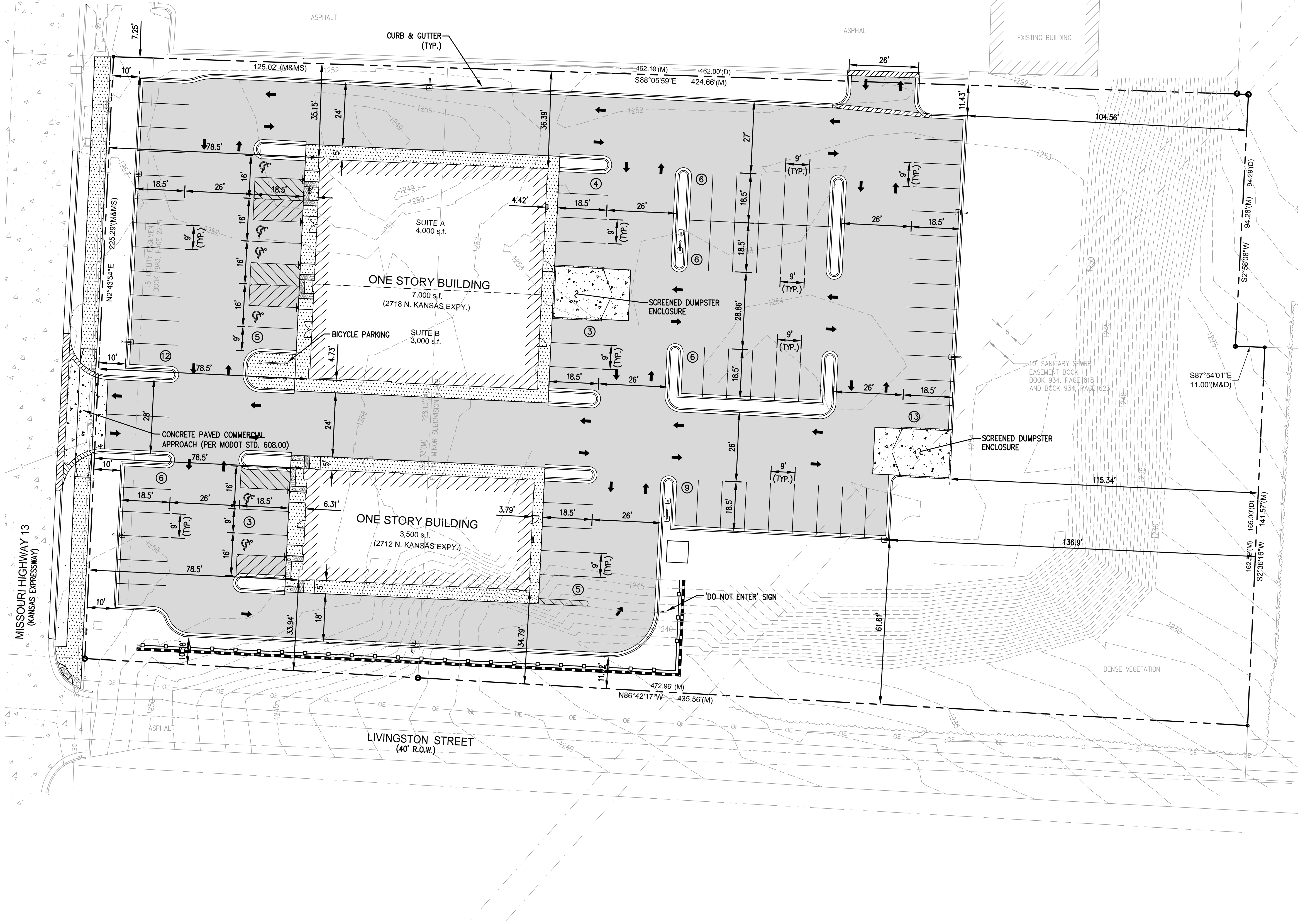
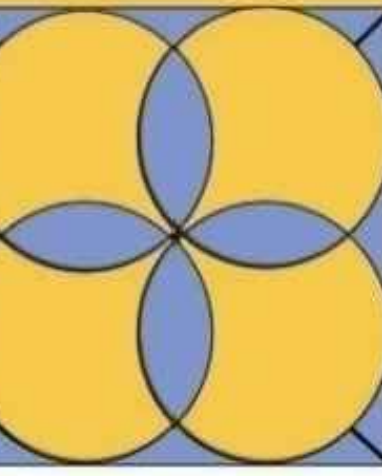
A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4), OF THE NORTHWEST QUARTER (NW1/4), OF THE SOUTHWEST QUARTER (SW1/4), OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPLE MERIDIAN, SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4), OF THE NORTHWEST QUARTER (NW1/4), OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 02 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 30.89 FEET; THENCE SOUTH 86 DEGREES 42 MINUTES 17 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 37.40 FEET, TO AN EXISTING IRON PIN BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 13, ALSO KNOWN AS KANSAS EXPRESSWAY, FOR THE POINT OF BEGINNING;  
 THENCE NORTH 02 DEGREES 43 MINUTES 54 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 225.29 FEET, TO AN IRON PIN SET; THENCE SOUTH 88 DEGREES 05 MINUTES 59 SECONDS EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 424.66 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 02 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 94.28 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 87 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 11.00 FEET, TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 36 MINUTES 16 SECONDS WEST, A DISTANCE OF 141.57 FEET, TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF LIVINGSTON STREET, AS IT NOW EXISTS; THENCE NORTH 86 DEGREES 42 MINUTES 17 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 435.56 FEET TO THE POINT OF BEGINNING, CONTAINING 99,360.38 SQUARE FEET, OR ABOUT 2.28 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS OF RECORD AND ANY PART TAKEN OR USED FOR PUBLIC ROADS OR HIGHWAYS.



VICINITY MAP  
N.T.S.

**Quattro**  
Development



**SITE DATA**

Zoning: GR (General Retail)  
 Site Area: 2.283 Acres  
 Proposed Building 1: 7,000 S.F.  
 Proposed Building 2: 3,500 S.F.

**Parking:**  
 Building 1:  
 Suite A (Mattress Sales): Min. 4 / 1,000 S.F.  
 Suite B (Retail): Min. 4 / 1,000 S.F.  
 Building 2:  
 Dental Office: Min. 4 / 1,000 S.F.

42 Parking Spaces Required  
 78 Parking Spaces Provided  
 (Including 6 Accessible Parking Spaces)

**SURFACE LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

**PROPOSED  
RETAIL DEVELOPMENT**  
 2712 N. KANSAS EXPRESSWAY  
 SPRINGFIELD, MO

Project Title:

Seal:

Date:  
Expires:

Rev.	Date	Description

Project #: Little Rock-Chenal  
 Drawn By: BJD  
 Checked By: KB  
 Issue Date: 03.09.15  
 Sheet Title:

SITE PLAN

**SP1.0**