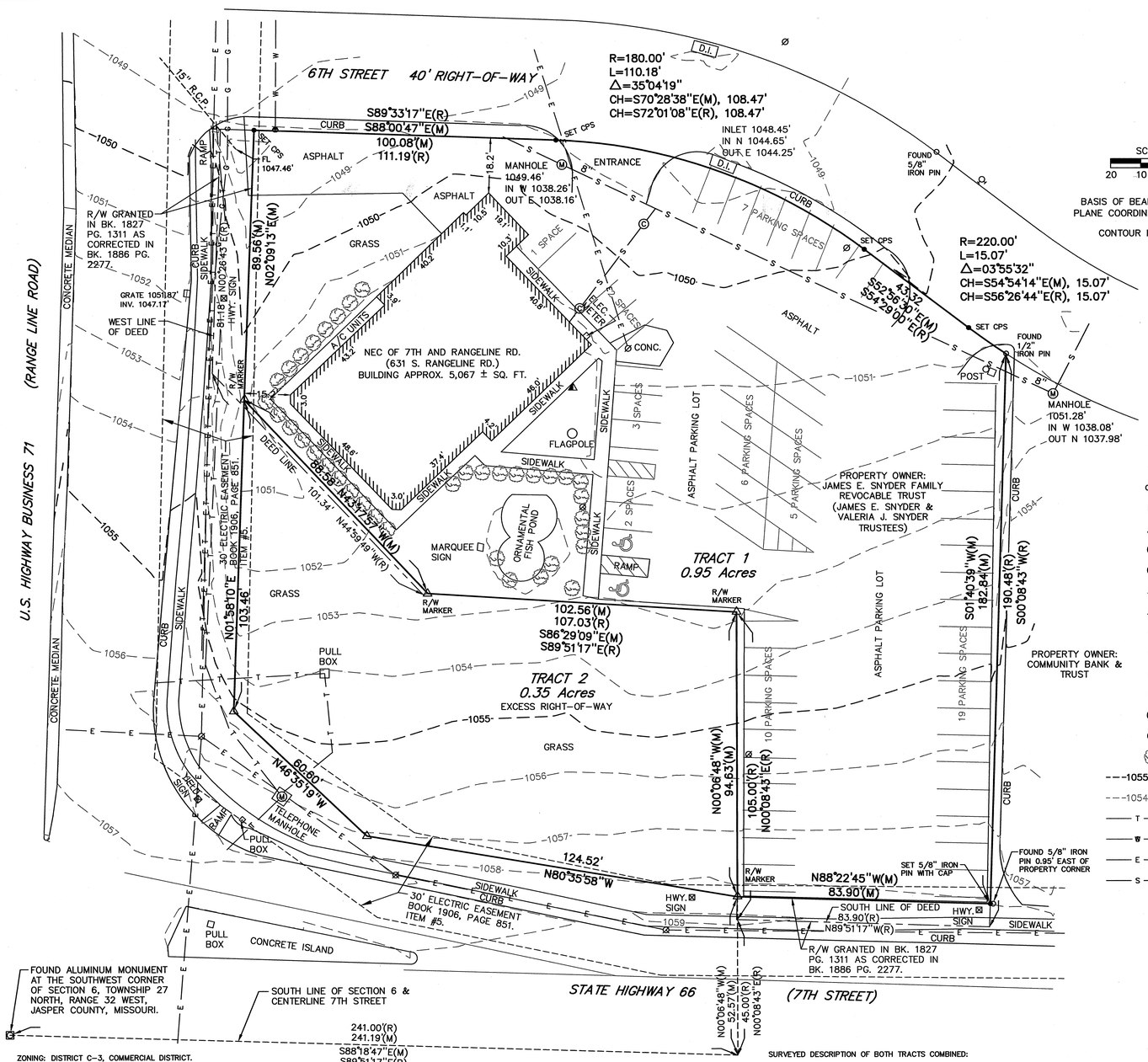


LEGEND

●	SET IRON PIN
○	FOUND IRON PIN
CPS	COTTON PICKER SPINDLE
	FOUND ALUMINUM MONUMENT
△	R/W MARKER
Ⓜ	MANHOLE
Ⓒ	CLEANOUT
	GAS METER
	FIRE HYDRANT
	WATER METER
Ø	POWER POLE
	LIGHT POLE
⊠	SIGN
(M)	MEASURED
(R)	RECORD
	SHRUB
--1055--	INDEX CONTOURS
--1054--	INTERMEDIATE CONTOURS
—T—	BURIED TELEPHONE LINE
—W—	WATERLINE
—E—	OVERHEAD ELECTRIC LINE
—S—	SANITARY SEWER LINE

ZONING: DISTRICT C-3, COMMERCIAL DISTRICT.

NEIGHBORHOOD RETAILING USES ARE PERMITTED.

HEIGHT: BUILDINGS OR STRUCTURES SHALL NOT EXCEED THREE STORIES OR 45 FEET IN HEIGHT.

FRONT YARDS: THERE SHALL BE A FRONT YARD OF NOT LESS THAN 15 FEET.

SIDE YARDS: NO SIDE YARD REQUIRED EXCEPT THAT A SIDE YARD ABUTTING A RESIDENTIAL OR COMMERCIAL SIDE YARD SHALL BE THE SAME AS THE YARD IT ABUTS. A SIDE YARD OF 15 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.

REAR YARDS: NO REAR YARD REQUIRED, EXCEPT THAT A REAR YARD ABUTTING A ZONED RESIDENTIAL OR COMMERCIAL LOT SHALL BE NOT LESS THAN 20 FEET.

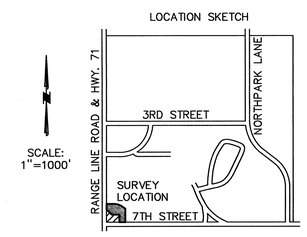
UTILITY NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THIS DRAWING WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS DRAWING AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THIS DRAWING. SAID UTILITIES ARE SHOWN FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF SAID UTILITY LOCATIONS, THERE MAY EXIST OTHER UTILITIES.

FLOOD ZONE CERTIFICATION: COMMUNITY PANEL NUMBER 29097C0278D, DATED MARCH 16, 2006.
ZONE X: AREA TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.

TITLE COMMITMENT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20121266, DATED MAY 4, 2012.



SW 1/4, SEC 6, T27N, R32W
JASPER COUNTY, MISSOURI

SURVEYED DESCRIPTION OF BOTH TRACTS COMBINED:

A TRACT OF LAND IN THE SOUTH-HALF OF GOVERNMENT LOT 2 OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL BASE AND MERIDIAN IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 6;
THENCE S 88°18'47"E ALONG THE SOUTH LINE THEREOF, 241.19 FEET;
THENCE N 00°06'48"W, 52.57 FEET TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66 (7TH STREET);
THENCE N 80°35'58"W ALONG SAID NORTH RIGHT-OF-WAY, 124.52 FEET TO AN ALUMINUM MONUMENT;
THENCE N 46°35'19"W ALONG SAID NORTH RIGHT-OF-WAY, 60.60 FEET TO AN ALUMINUM MONUMENT;
THENCE N 01°58'10"W ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY BUSINESS 71 (RANGE LINE ROAD), 103.46 FEET TO AN ALUMINUM MONUMENT;
THENCE N 02°09'13"E ALONG SAID EAST RIGHT-OF-WAY, 89.56 FEET TO A SET COTTON PICKER SPINDLE AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 6TH STREET;
THENCE S88°00'47"E ALONG SAID SOUTH RIGHT-OF-WAY, 100.08 FEET TO A SET COTTON PICKER SPINDLE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 35°04'19", AN ARC DISTANCE OF 110.18 FEET (CHORD = S 70°28'38"E, 108.47 FEET) TO A SET COTTON PICKER SPINDLE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S 52°56'30"E, 43.32 FEET TO A SET COTTON PICKER SPINDLE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 03°55'32", AN ARC DISTANCE OF 15.07 FEET (CHORD = S 54°54'14"E, 15.07 FEET) TO A FOUND IRON PIN;
THENCE LEAVING SAID RIGHT-OF-WAY S 01°40'39"W, 182.84 FEET TO A SET IRON PIN WITH CAP ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66 (7TH STREET);
THENCE N 88°22'45"W ALONG SAID NORTH RIGHT-OF-WAY, 83.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.30 ACRES, MORE OR LESS.

SCHEDULE "B" ITEMS:

ITEM 5: EASEMENTS TO THE EMPIRE DISTRICT ELECTRIC COMPANY RECORDED IN BOOK 657 AT PAGE 273 AND BOOK 1906 AT PAGE 851.

ITEM 6: RELINQUISHMENT OF ABUTTER'S RIGHTS OF DIRECT ACCESS TO U.S. HIGHWAY 71 BY DEEDS RECORDED IN BOOK 857 AT PAGE 277 AND BOOK 1827 AT PAGE 1311, AS CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED IN BOOK 1866 AT PAGE 2277.

OTHER DOCUMENTS EXAMINED:

BOOK 2153, PAGE 256
WARRANTY DEED TO THE JAMES E. SNYDER FAMILY REVOCABLE TRUST
TRACT 1 INCLUDES THE SUBJECT TRACT AND LAND THAT WAS TAKEN FOR RIGHT-OF-WAY BY DOCUMENTS FILED IN BOOK 1886, PAGE 2277; BOOK 1827, PAGE 1311; BOOK 1629, PAGE 2019; BOOK 1630, PAGE 1285; BOOK 857, PAGE 277; BOOK 857, PAGE 277.
TRACT 2 DOES NOT AFFECT THE SUBJECT TRACT.

BOOK 1886, PAGE 2277
AFFIDAVIT OF SCRIVENER'S ERROR
CORRECTS DESCRIPTION IN DOCUMENT FILED IN BOOK 1827, PAGE 1311 OF HIGHWAY RIGHT-OF-WAY LINE AFFECTING SOUTH AND WEST LINES OF SUBJECT TRACT. DEFINES CURRENT RIGHT-OF-WAY.

BOOK 1827, PAGE 1311
TRUSTEE'S WARRANTY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE AFFECTING SOUTH AND WEST LINES OF SUBJECT TRACT. CORRECTED BY BOOK 1886, PAGE 2277.

BOOK 1629, PAGE 2019
GENERAL WARRANTY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE AFFECTING WEST LINE OF SUBJECT TRACT. SUPERSEDED BY 1886, PAGE 2277.

BOOK 1630, PAGE 1285
QUITCLAIM DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE AFFECTING WEST LINE OF SUBJECT TRACT. SUPERSEDED BY 1886, PAGE 2277.

BOOK 857, PAGE 277
HIGHWAY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE AFFECTING SOUTH AND WEST LINES OF SUBJECT TRACT. SUPERSEDED BY BOOK 1886, PAGE 2277.

BOOK 857, PAGE 279
HIGHWAY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY EAST OF SUBJECT TRACT. DOES NOT AFFECT SUBJECT TRACT.

BOOK 1474, PAGE 960
ORDINANCE NO. 95-31, CITY OF JOPLIN
VACATES SANITARY SEWER EASEMENT NORTH OF SUBJECT TRACT. DOES NOT AFFECT SUBJECT TRACT.

BOOK 657, PAGE 273
POLE LINE PERMIT TO EMPIRE DISTRICT ELECTRIC
DOES NOT AFFECT SUBJECT TRACT.

BOOK N/A, PAGE N/A DATED AUG. 21, 1947
HIGHWAY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE WEST OF SUBJECT TRACT THAT HAS BEEN SUPERSEDED BY WIDER RIGHT-OF-WAY. DOES NOT AFFECT SUBJECT TRACT.

BOOK 413, PAGE 186
CONVEYANCE FOR HIGHWAY TO JASPER COUNTY
GRANTS RIGHT-OF-WAY FOR 4TH STREET. DOES NOT AFFECT SUBJECT TRACT.

BOOK 395, PAGE 418
RIGHT-OF-WAY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE WEST OF SUBJECT TRACT THAT HAS BEEN SUPERSEDED BY WIDER RIGHT-OF-WAY. DOES NOT AFFECT SUBJECT TRACT.

BOOK 374, PAGE 555
RIGHT-OF-WAY DEED TO STATE OF MISSOURI
GRANTS HIGHWAY RIGHT-OF-WAY LINE SOUTH OF SUBJECT TRACT THAT HAS BEEN SUPERSEDED BY WIDER RIGHT-OF-WAY. DOES NOT AFFECT SUBJECT TRACT.

BOOK 1468, PAGE 2276
AFFIDAVIT
SUBJECT TRACT IS EXCEPTED FROM THIS DOCUMENT. DOES NOT AFFECT SUBJECT TRACT.

BOOK 1509, PAGE 844
SPECIAL WARRANTY DEED TO D.T. KNIGHT LIVING TRUST
DESCRIBES SUBJECT TRACT AND LAND THAT WAS TAKEN FOR RIGHT-OF-WAY BY DOCUMENTS FILED IN BOOK 1886, PAGE 2277; BOOK 1827, PAGE 1311; BOOK 1629, PAGE 2019; BOOK 1630, PAGE 1285; BOOK 857, PAGE 277; BOOK 857, PAGE 277.

NOTE:

BASIS OF BEARINGS FOR TRACT 1 DESCRIPTION: SOUTH LINE OF SECTION 6 BEING SOUTH 89 DEGREES 08 MINUTES 43 SECONDS EAST.

BASIS OF BEARINGS FOR TRACT 2 DESCRIPTION: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.

BASIS OF BEARINGS FOR THIS SURVEY AND [MEASURED DIMENSIONS]: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.

TRACT 1 DESCRIPTION DEFINES OLD RIGHT-OF-WAY, MEASURED DIMENSIONS ARE TO CURRENT RIGHT-OF-WAY.

TRACT 1:
PROPERTY DESCRIPTION FROM TITLE COMMITMENT
[MEASURED DIMENSIONS IN BRACKETS]:

ALL THAT PART OF LOT 2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6;
THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST [MEAS. S 88°18'47"E], ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 241.00 FEET [MEAS. 241.19 FEET];
THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST [MEAS. N00°06'48"W] A DISTANCE OF 45.00 FEET [MEAS. 52.57 FEET] TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 66 (7TH STREET) WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71 (RANGE LINE ROAD), SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST [MEAS. N00°06'48"W] ON SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71 (RANGE LINE ROAD), A DISTANCE OF 105.00 FEET [MEAS. 94.63 FEET];
THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST [MEAS. N 86°29'09"W] A DISTANCE OF 107.03 FEET [MEAS. 102.56 FEET];
THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, NORTH 44 DEGREES 59 MINUTES 49 SECONDS WEST [MEAS. N 43°17'57"W] A DISTANCE OF 101.34 FEET [MEAS. 88.58 FEET];
THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 26 MINUTES 43 SECONDS EAST [MEAS. N 02°09'13"E] A DISTANCE OF 81.18 FEET [MEAS. 89.56 FEET];
THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST [MEAS. S 88°00'47"E] A DISTANCE OF 111.19 FEET [MEAS. 100.08 FEET];
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A LONG CHORD BEARING OF SOUTH 72 DEGREES 01 MINUTES 08 SECONDS EAST [MEAS. S 70°28'38"E] AND A LONG CHORD DISTANCE OF 108.47 FEET, AN ARC DISTANCE OF 110.18 FEET;
THENCE SOUTH 54 DEGREES 29 MINUTES 00 SECONDS EAST [MEAS. S 52°56'30"E] A DISTANCE OF 43.32 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A LONG CHORD BEARING OF SOUTH 56 DEGREES 26 MINUTES 44 SECONDS EAST [MEAS. S 54°54'14"E], AND A LONG CHORD DISTANCE OF 15.07 FEET, AN ARC DISTANCE OF 15.07 FEET;
THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST [MEAS. S 01°40'39"W] A DISTANCE OF 190.48 FEET [MEAS. 182.84 FEET] TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 66 (7TH STREET);
THENCE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST [MEAS. N 88°22'45"W], ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 83.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.95 ACRES, MORE OR LESS.

TRACT 2:
EXCESS RIGHT-OF-WAY DESCRIPTION FROM MODOT:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTINO 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE S 88 DEG. 18 MIN. 47 SEC. E, A DISTANCE OF 241.19 FEET; THENCE N 00 DEG. 06 MIN. 48 SEC. W, 52.75 FEET TO AN ALUMINUM MONUMENT AT THE EXISTING MHTC BOUNDARY OF RTE 66 (7TH STREET) SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00 DEG. 06 MIN. 48 SEC. W, 94.63 FEET ALONG EXISTING MHTC BOUNDARY OF RTE 66 (7TH STREET) TO A COPPERWELD; THENCE N 86 DEG. 29 MIN. 09 SEC. W, 102.56 FEET ALONG EXISTING MHTC BOUNDARY OF RTE 66 (7TH STREET) TO A STEEL BOUNDARY MARKER; THENCE N 43 DEG. 17 MIN. 57 SEC. W, 88.58 FEET ALONG EXISTING MHTC BOUNDARY TO AN ALUMINUM MONUMENT ON THE EXISTING MHTC BOUNDARY OF RANGELINE ROAD (BUS 71); THENCE S 01 DEG. 58 MIN. 10 SEC. W, 103.46 FEET TO AN ALUMINUM MONUMENT ON THE EXISTING MHTC BOUNDARY OF RANGELINE ROAD (BUS 71); THENCE S 46 DEG. 35 MIN. 19 SEC. E, 60.60 FEET TO AN ALUMINUM MONUMENT; THENCE S 80 DEG. 35 MIN. 58 SEC. E, 124.52 FEET ALONG EXISTING MHTC BOUNDARY OF RTE 66 (7TH STREET) TO THE POINT OF BEGINNING. CONTAINING + OR - 15450 SQUARE FEET.

SURVEY CERTIFICATION:

TO: QUATTRO DEVELOPMENT SERVICES, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(A), 11(B), 13, 14, 15, 16, 17, 18, AND 19 OF TABLE "A" THEREOF.
DATE: JULY 16, 2012.

ALLGEIER, MARTIN & ASSOCIATES
BY MONNIE D. SEARS (AGENT)

SIGNATURE IN BLUE INK SEAL IMPRESSED

STATE OF MISSOURI
7-16-12
Monnie Sears
NUMBER LS-2422
REGISTERED LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

MONNIE D. SEARS LS 2422
ALLGEIER, MARTIN AND ASSOCIATES
7231 E. 24TH STREET
JOPLIN, MO 64804
PH: 417-680-7200

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS · HYDROLOGISTS · SURVEYORS
7231 EAST 24TH ST. JOPLIN, MISSOURI 64804 (417) 680 - 7200

THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

CERTIFICATE OF AUTHORITY
MISSOURI NO. 000427
OKLAHOMA NO. 675

DATE	REVISION

DWN. BY:	BF
CKD. BY:	MDS
APPD. BY:	MDS
DATE :	7-16-2012

ALTA/ACSM LAND TITLE SURVEY: QUATTRO DEVELOPMENT SERVICES
NEC OF 7TH AND RANGELINE RD., JOPLIN, MO 64801

SECTION 6, T27N, R32W — JASPER COUNTY, MO

DWG. NO.