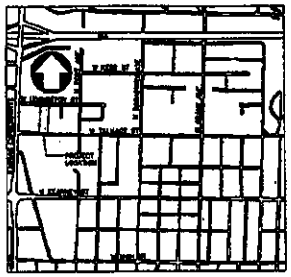
Exhibit A

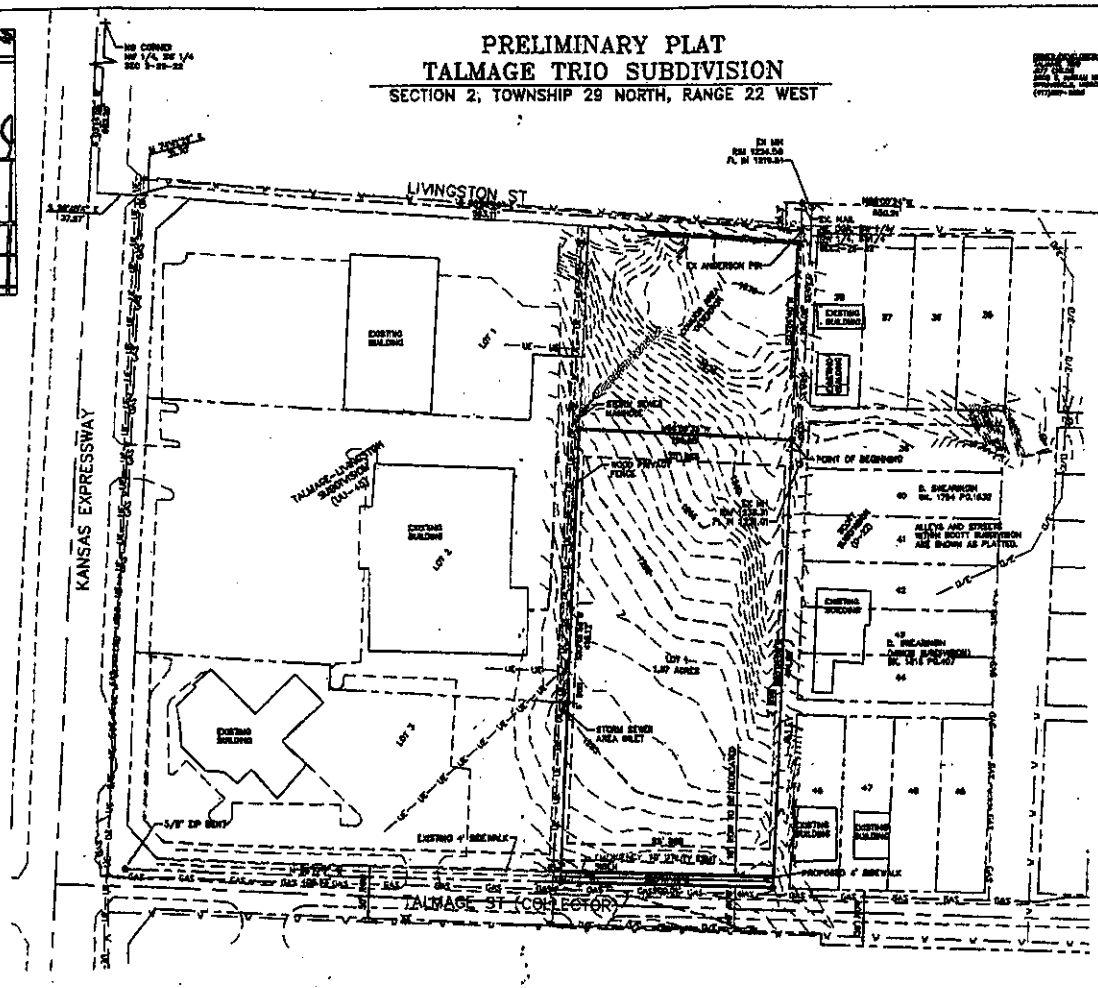
# PRELIMINARY PLAT
## TALMAGE TRIO SUBDIVISION
SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST



VICINITY MAP N.T.S.

LEGEND

- FOUND 5/8" IRON PIN CAPPED LS-220 (EXCEPT AS NOTED)
- SET 5/8" IRON PIN CAPPED "LS-2387"
- CONCRETE R/W MARKER
- CHAIN-LINK FENCE
- (M) MEASURED
- (D) DEEDED
- LIGHT POLE
- SANITARY SEWER LINE
- UTILITY POLE
- O/E — OVERHEAD ELECTRIC
- W — WATER LINE
- GAS — GAS LINE
- UE — UNDERGROUND ELECTRIC
- SANITARY SEWER MANHOLE
- WATER VALVE
- WOODEN PRIVACY FENCE




BEARINGS BASED ON THE RECORDED PLAT OF TALMAGE-LIVINGSTON SUBDIVISION EAST LINE OF SUBJECT PROPERTY BEING N01°01'58"E AS PLATTED.

BENCHMARK:
VERTICAL DATUM: ELEVATIONS ARE BASED UPON NAVD 1988 BY USING PUBLISHED VALUES ON CITY OF SPRINGFIELD, MO BENCHMARK #230 AND #247

PROPERTY DESCRIPTION:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, EXCEPT THAT PART TAKEN FOR HIGHWAY RIGHT OF WAY AND THAT PART QUIT CLAIMED IN BOOK 608, PAGE 154 IN THE GREENE COUNTY RECORDER'S OFFICE FOR STREET RIGHT OF WAY AND THAT PART USED FOR STREET RIGHT OF WAY, ALSO EXCEPT ALL THAT PART PLATTED AS TALMAGE – LIVINGSTON SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF IN PLAT BOOK LL, PAGE 48 IN THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE S02°11'58" W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 663.39 FEET; THENCE S88°43'04"E, 37.37 FEET TO AN EXISTING IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 13 (KANSAS EXPRESSWAY); THENCE S7°41'18"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 31.70 FEET TO AN EXISTING IRON PIN AT THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF LIVINGSTON STREET; THENCE S88°53'30"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 553.11 FEET TO AN EXISTING IRON PIN ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S02°01'40"W, ALONG SAID EAST LINE, 103.04 FEET TO AN EXISTING IRON PIN CAPPED LS 220 FOR A POINT OF BEGINNING; THENCE N88°58'30"W, 188.98 FEET TO AN EXISTING IRON PIN CAPPED LS 220; THENCE S03°06'56"W, 415.13 FEET TO THE NORTH RIGHT OF WAY LINE OF TALMAGE STREET; THENCE S88°44'40"E, ALONG SAID NORTH RIGHT OF WAY LINE, 200.01 FEET TO AN EXISTING IRON PIN CAPPED LS 220 ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N02°01'58"E, ALONG SAID EAST LINE, 414.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD

NOTES:
ACCURACY STANDARD: TYPE URBAN PROPERTY

SOURCE OF TITLE: BOOK 2873, PAGE 2711

SOURCE OF SURVEY: FINAL PLAT TALMAGE-LIVINGSTON (PLAT LL-48)

THE UTILITIES SHOWN WERE COMPILED FROM EXISTING MAPPING FROM CITY SERVICES, FIELD LOCATION, AND FROM OTHER MAPPING/PLANS SUCH AS HIGHWAY PLANS. THE UTILITIES SHOWN ARE ONLY TO THE EXTENT OF THE AVAILABLE MAPPING AND MAY NOT REPRESENT ALL UTILITIES ON SITE. ANY PARTICULAR AREAS THAT BECOME OF CONCERN DURING DESIGN/PLANNING SHOULD BE RESEARCHED FURTHER. ALL BURIED UTILITIES SHOWN ARE APPROXIMATE ONLY.

ALL UTILITIES TO BE PROVIDED BY:
CITY UTILITIES OF SPRINGFIELD
301 E. CENTRAL
SPRINGFIELD, MO 65802
(417)863-9000

NO PART OF THIS PROPERTY LIES WITHIN A FEMA FLOODPLAIN (SEE) FIRM COMMUNITY PANEL #290149 0002 A)

STORMWATER NOTES:
SINCE THE LAND IS NOT BEING SUBDIVIDED, DETENTION AND WATER QUALITY WILL BE PROVIDED TO CURRENT CITY STANDARDS AT THE TIME OF DEVELOPMENT.

SURVEYOR'S STATEMENT:
KNOW ALL MEN BY THESE PRESENTS:

THAT I, DON RAY BERRY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY LEE ENGINEERING & ASSOCIATES DATED AUGUST 03, 2007 AND SIGNED BY RICHARD BARLEY, L.S. NO. 2387 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF DON RAY BERRY L.S. NO. 2004017629 IN ACCORDANCE WITH THE MISSOURI URBAN STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND SECTION 410.8 OF THE SUBDIVISION REGULATIONS, ARTICLE 5, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DATE PREPARED _____

SIGNATURE _____
DON RAY BERRY, P.L.S.

MISSOURI L.S. NO. 2004017629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"Engineering with Integrity"


PROJECT NO. 737

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|---|---|
| PRELIMINARY PLAT<br>TALMAGE TRIO SUBDIVISION | |
| W. TALMAGE STREET<br>SPRINGFIELD, GREENE COUNTY, MISSOURI | |
| SURVEY BY LEE | DRAWN LEE |
| FIELD BK | DRAWN LEE |
| LEVEL BK | CHECKED LEE |
| SCALES HOR. 1"=50' | SHEET 1 OF 1 SHEETS |
| VERT. N/A | DATE |