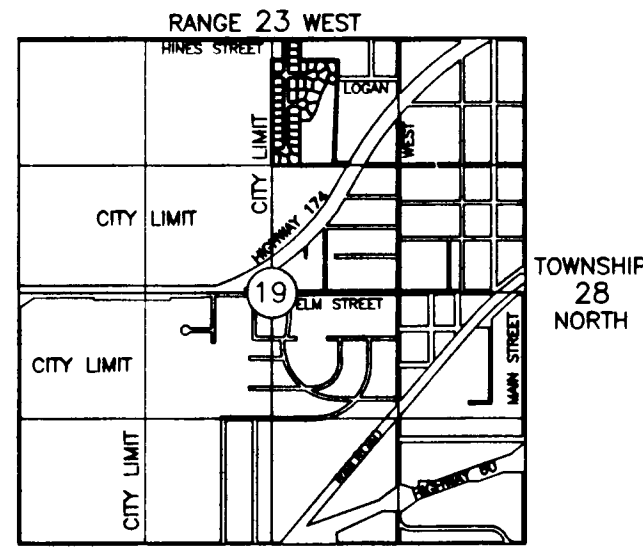
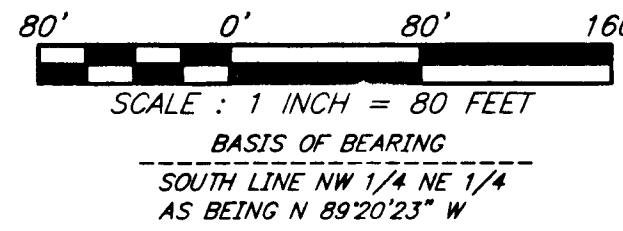
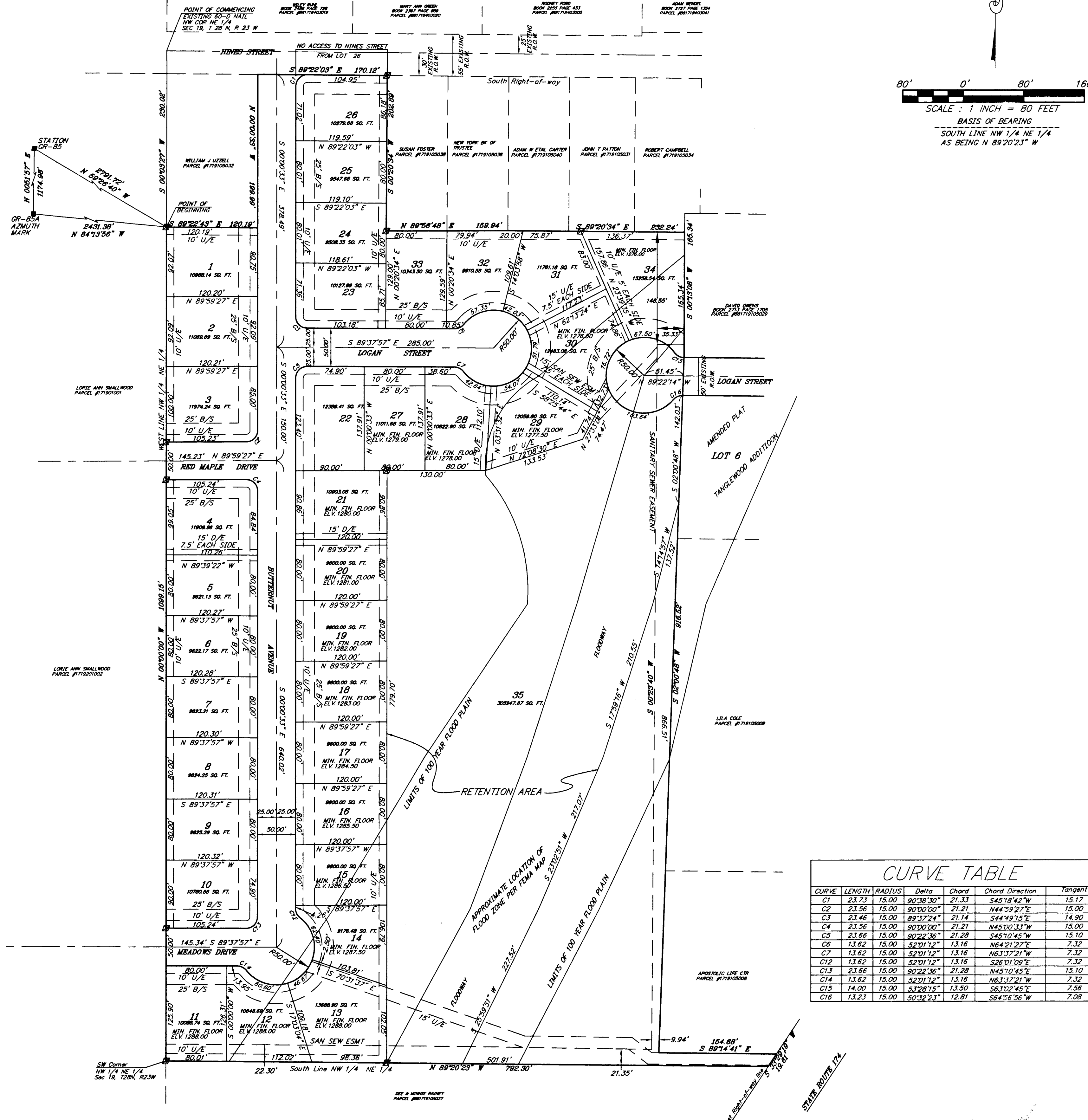


FINAL PLAT
WEST MEADOWS SUBDIVISION
A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI

051442-03 23 JUL 2003 08:06:06am
Book: 2003
Page: 051442-03
1 page
REPUBLIC
REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATE
J. J. Montgomery
RECORDER OF DEEDS



LOCATION SKETCH
SCALE 1" = 2000'



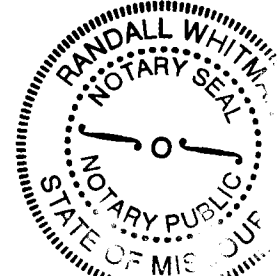
GENERAL NOTES:
TOTAL ACREAGE = 17.65 ACRES
TOTAL NUMBER OF LOTS = 34
PRELIMINARY PLAT APPROVED AS WEST MEADOWS
WEST MEADOWS PRELIMINARY PLAT APPROVED SEPTEMBER 17, 2001, BY THE PLANNING AND ZONING COMMISSION AND SEPTEMBER 24, 2001, BY THE BOARD OF ALDERMEN.
SOURCE OF TITLE = BOOK 2731 PAGE 426
BOOK 2731 PAGE 432
THIS PROPERTY IS IN A DESIGNATED FLOOD PLAIN AS IDENTIFIED AS IDENTIFIED BY FEMA COMMUNITY PANEL NUMBER 290148 0001 9 (6-4-1980)
NO FENCES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY OR DRAINAGE EASEMENT
NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT OF WAY LINE AND BUILDING SETBACK LINE
PERMANENT MONUMENTS ARE 5/8" IRON PINS WITH 2" DIAMETER ALUMINUM CAPS MARKED WITH LS 314-D.
LOT CORNERS ARE 5/8" IRON PINS WITH RED PLASTIC CAPS MARKED WITH LS-314D
BEARINGS ON CENTER OF STREETS ARE THE SAME AS ADJACENT LOT LINE BEARINGS
BUILDING SETBACKS:
FRONT YARD ALONG ALL STREETS = 25 FEET
SIDE YARD SETBACKS = 6 FEET
REAR YARD SETBACKS = 25 FEET
CURRENT ZONING IS R-M
SUBDIVISION COVENANTS AND RESTRICTIONS ARE RECORDED IN BOOK _____ AT PAGE _____ RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.
NO ACCESS TO HINES STREET FROM LOT 26
LARGEST LOT = LOT 35 305975 SQ. FT.
SMALLEST LOT = 14 9176 SQ. FT.

OWNER & DEVELOPER:
KEVIN L. CORNER &
KERRI K. CORNER
590 S. LYNN
REPUBLIC, MO 65738

PROPERTY DESCRIPTION:
Commencing at the northwest corner of the Northeast Quarter of Section 19, Township 28 North, Range 23 West, Greene County, Missouri; Thence S 00°33'27" W, along the West line of the Northeast Quarter, 230.02 feet for a point of beginning; Thence S 89°22'43" E, 120.19 feet; Thence N 00°00'33" W 199.99 feet to the South right-of-way of Hines Street; Thence S 89°22'03" E, along said South right-of-way of 170.12 feet; Thence S 00°20'34" W, leaving said right-of-way, 202.89 feet; Thence S 89°30'48" E, 159.94 feet; Thence S 89°20'34" E, 232.24 feet; Thence S 00°13'08" W, 165.34 feet; Thence S 02°10'48" W, 916.52 feet; Thence S 89°14'41" E, 154.68 feet to the West right-of-way of State Route 174; Thence S 33°29'19" W, along said right-of-way, 19.61 feet; Thence N 89°20'23" W, leaving said right-of-way 792.30 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 19, Township 28 North, Range 23 West, Greene County, Missouri; 1099.15 feet to the point of beginning. Containing 17.65 acres of land more or less, and subject to any easements, rights-of-way or restrictions of record.

DEDICATION:
I, KEVIN L. CORNER AND KERRI K. CORNER, OWNERS AND DEVELOPERS OF SAID REAL ESTATE DESCRIBED AND SHOWN HEREON, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED, DIVIDED, MAPPED AND ALL ACCESS RIGHTS RESERVED, AND DEDICATED AS REPRESENTED ON THE PLAT. WE HEREBY DEDICATE, GRANT AND CONVEY THE OPEN SPACE, COMMON AREA OR COMMON FACILITIES SHOWN HEREON TO THE CITY OF REPUBLIC, MISSOURI. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED, IN WITNESS WHEREOF, WE, AS SOLE OWNERS, HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 22 DAY OF July 2003.
Kevin L. Corner, Kerri K. Corner
KEVIN L. CORNER AND KERRI K. CORNER - OWNERS DATE

ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF GREENE
ON the 22 day of July 2003, BEFORE ME PERSONALLY APPEARED KEVIN L. CORNER AND KERRI K. CORNER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN Republic, MO COUNTY, MISSOURI, THE FIRST DAY WRITTEN ABOVE.



CERTIFICATE OF APPROVAL BY BOARD OF ALDERMEN
I, Beth Anne Wiest, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WEST MEADOWS WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF SAID CITY OF REPUBLIC, AND APPROVED BY SPECIAL ORDINANCE NO. 23-15 ON THE 22 DAY OF July 2003.

Beth Anne Wiest
CITY CLERK

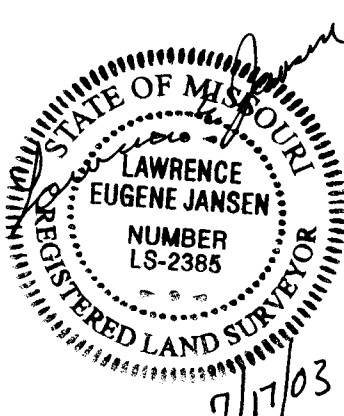
CURVE TABLE

CURVE	LENGTH	RADIUS	Delta	Chord	Chord Direction	Tangent
C1	23.33	15.00	89°38'30"	21.33	S45°18'42"W	15.17
C2	23.56	15.00	90°00'00"	21.21	N44°59'22"E	15.00
C3	23.46	15.00	89°37'24"	21.14	S44°49'15"E	14.90
C4	23.56	15.00	90°00'00"	21.21	N45°00'33"W	15.00
C5	23.66	15.00	90°02'36"	21.29	S45°10'45"W	15.10
C6	13.62	15.00	92°01'12"	13.16	N63°21'22"E	7.32
C7	13.62	15.00	92°01'12"	13.16	N63°33'21"W	7.32
C12	13.62	15.00	92°01'12"	13.16	S26°01'09"E	7.32
C13	23.66	15.00	90°02'36"	21.29	N45°10'45"E	15.10
C14	13.62	15.00	92°01'12"	13.16	N63°33'21"W	7.32
C15	14.00	15.00	93°28'15"	13.50	S63°02'45"E	7.56
C16	13.23	15.00	90°32'24"	12.81	S64°56'36"W	7.08

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.
#88-17-102-041, N #88-17-102-004, 7-22-03
Parcel Number Date
Sharon J. Jones City Collector
CITY COLLECTION OFFICIAL
COUNTY COLLECTION OFFICIAL

I, JOHN FORRESTER, CITY ENGINEER OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WEST MEADOWS SUBDIVISION, CONFORMS TO ALL APPLICABLE CITY ENGINEERING REQUIREMENTS AND SPECIAL ORDINANCES ON THE 22 DAY OF July 2003.
John Forrester
CITY ENGINEER

Lawrence E. Jansen 7/17/03
M.O.R.L.S. # 2385
DATE PREPARED



CLASS "URBAN" SURVEY

ESMT - EASEMENT
D/E - DRAINAGE EASEMENT
B/S - BUILDING SETBACK
U/E - UTILITY EASEMENT
IP - PERMANENT MARKER

Job No.: 0101-065
Date: 7-10-03
Drawn By: JLV
Checked By: LJ

EP 5020 EXISTING IRON PIN
SIP 5003 SET IRON PIN
--X-- FENCELINE
P - PLAT DISTANCE
M - MEASURED DISTANCE
D - DEED DISTANCE

ZARK UTMANN
Consultants Engineers & Surveyors Inc.
P.O. BOX 6306
SPRINGFIELD, MO 65801
(417) 869-6590
Fax (417) 869-4289