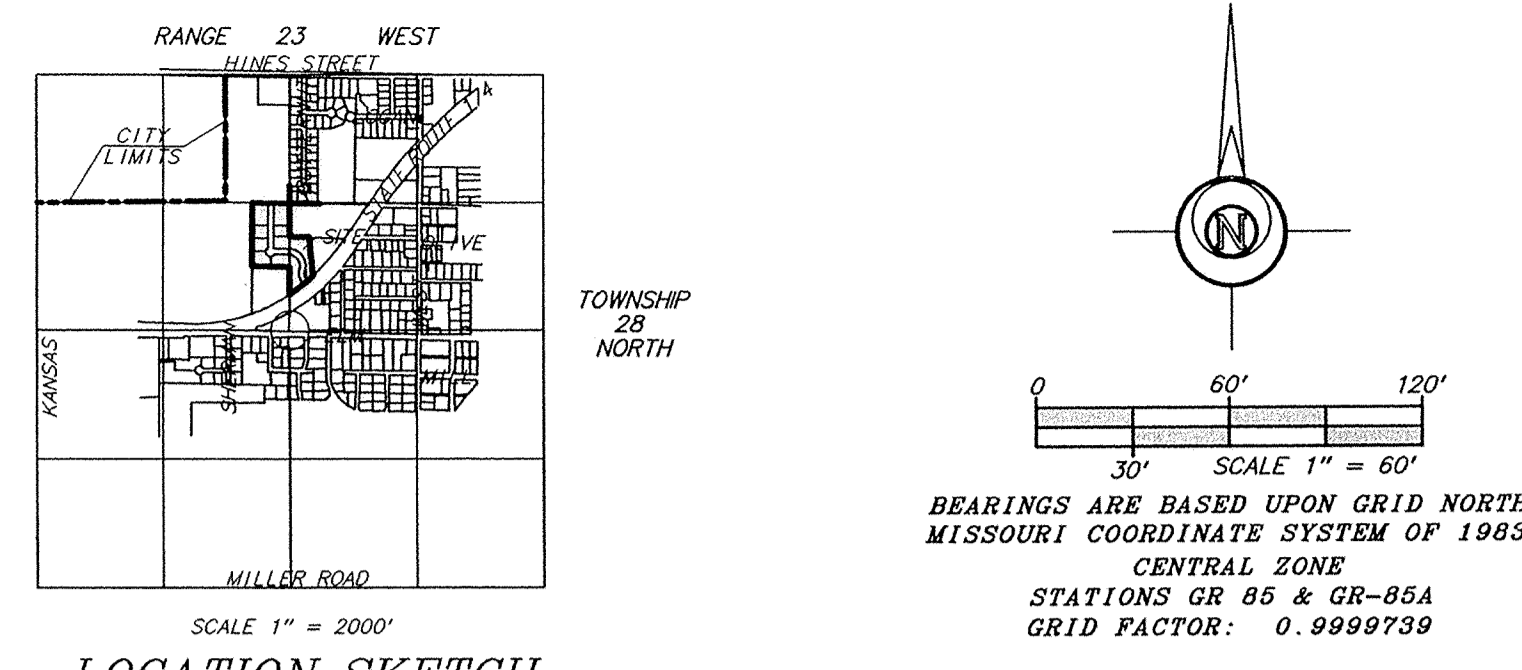


FINAL PLAT WEST BROOK CENTRE A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST

OWNERS REX F. & MARGARET A. PITTMAN 5725 S FARM ROAD 57 REPUBLIC, MO 65738 ALBERT & LORIE LOUGH 9589 W. FARM ROAD 178 REPUBLIC, MO 65738

Record information including date (21 MAR 2005), page (1), and recording details.



BEARINGS ARE BASED UPON GRID NORTH MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE STATIONS GR 85 & GR-85A GRID FACTOR: 0.9999739

LORIE LOUGH BOOK 2004 PAGE 040654-04

BENCHMARK FEMA REFERENCE MARK #RM 7 CHISED SQUARE IN THE NORTHEAST CORNER OF THE NORTH HEADWALL ON THE CULVERT UNDER STATE HIGHWAY 174 100 FEET EAST OF THE INTERSECTION WITH WEST LAFAYETTE STREET ELEVATION = 1298.21

STATE PLANE COORDINATES FOR CONTROLLING CORNERS (METERS)

Table with 3 columns: CORNER #, NORTHING, EASTING. Lists coordinates for corners 1 through 8.

COORDINATES FOR GR 85 NORTHING= 144284.096 EASTING= 411361.965

CURVE TABLE

Table with 7 columns: CURVE #, DELTA, RADIUS, LENGTH, CHORD, TANGENT, CHORD BEARING. Lists data for curves C1 through C8.

GENERAL NOTES: TOTAL ACERAGE = 8.589 ACRES. TOTAL NUMBER OF LOTS = 9. PRELIMINARY PLAT APPROVED AS WEST BROOK CENTRE WEST BROOK CENTRE PRELIMINARY PLAT APPROVED 03-06-2003 BY THE PLANNING AND ZONING COMMISSION AND 03-13-2003 BY THE BOARD OF ALDERMEN. SOURCE OF TITLE = BOOK 2003 PAGE 073398-03 BOOK 3019 PAGE 1985. PART OF THIS PROPERTY IS IN A DESIGNATED FLOOD PLAIN AS IDENTIFIED AS IDENTIFIED BY FEMA COMMUNITY PANEL NUMBER 290148 0001 B (6-04-1980). 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 (EXCEPT AS ALLOWED BY REPUBLIC ZONING CODE, SECTION 406.940-944). MAINTENANCE OF THE AREA REFERRED TO AS DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE LOT OWNER. PERMANENT MONUMENTS ARE 24" - 5/8" IRON PINS WITH 2" DIAMETER ALUMINUM CAPS MARKED WITH LS 314-D. LOT CORNERS ARE 18" - 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. LARGEST LOT = LOT 9 47,558 SQ. FT. SMALLEST LOT = LOT 4 21,682 SQ. FT. NO ACCESS TO STATE HIGHWAY 174 FROM LOTS 1 AND 9. BUILDING SETBACKS:

Table with 3 columns: FRONT, REAR, SIDE (STREET), SIDE (INTERIOR). Lists setback requirements for different lot types (C-1, C-2, R-3).

CERTIFICATE OF TAXES

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.

88-17-19-201-010 + 88-17-19-105-028 PARCEL NUMBER. Signed by official on 3-17-05.

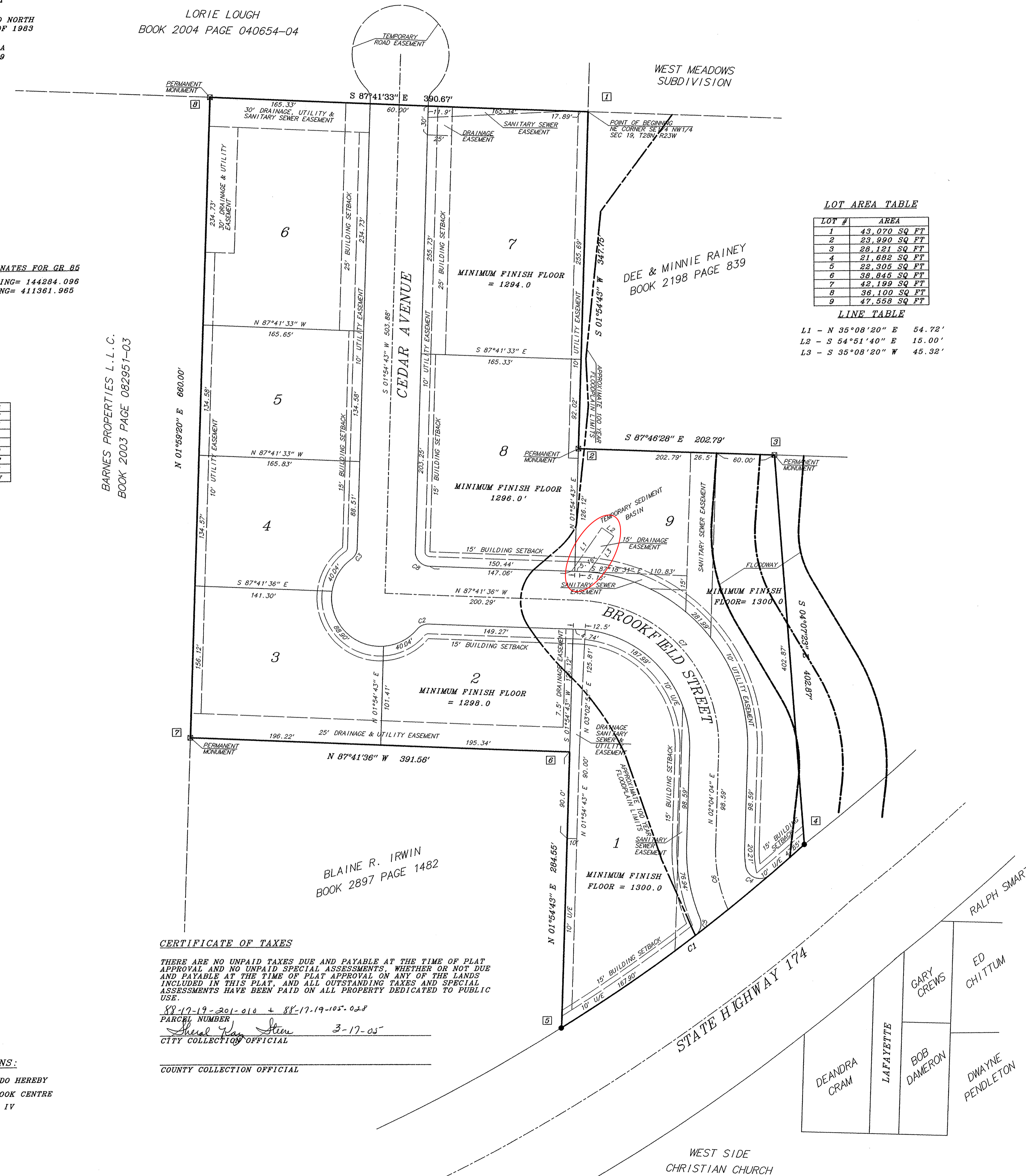
COUNTY COLLECTION OFFICIAL

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

I, Charles Ortuain, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE 18 DAY OF March, 20 05, THE FINAL PLAT OF WEST BROOK CENTRE CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

Signed by Charles Ortuain, City Planner, dated 3/18/05.

CITY COLLECTION OFFICIAL



LOT AREA TABLE with 2 columns: LOT #, AREA. Lists areas for lots 1 through 9.

LINE TABLE with 3 columns: L1, L2, L3. Lists line descriptions and bearings.

LEGAL DESCRIPTION: ALL THAT PART OF THE SE1/4 OF THE NW1/4 AND ALL THAT PART OF THE SW1/4 OF THE NE1/4 OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SE1/4 OF THE NW1/4; THENCE SOUTH 01 DEGREES 54 MINUTES 43 SECONDS WEST WITH THE EAST LINE OF SAID SE1/4 OF THE NW1/4, 347.76 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 28 SECONDS EAST, 202.79 FEET; THENCE SOUTH 04 DEGREES 07 MINUTES 23 SECONDS EAST, 402.87 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 174; THENCE SOUTHWESTERLY, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1855.06 FEET, A DELTA OF 09 DEGREES 47 MINUTES 35 SECONDS, AN ARC LENGTH OF 319.66 FEET AND A CHORD WHICH BEARS SOUTH 53 DEGREES 24 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 319.27 FEET; THENCE NORTH 01 DEGREES 54 MINUTES 43 SECONDS EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 284.55 FEET; THENCE NORTH 87 DEGREES 41 MINUTES 36 SECONDS WEST, 391.56 FEET; THENCE NORTH 01 DEGREE 54 MINUTES 43 SECONDS EAST, 680.00 FEET TO THE NORTHERLY LINE OF SAID SE1/4 OF THE NW1/4; THENCE SOUTH 87 DEGREES 41 MINUTES 36 SECONDS EAST, WITH SAID NORTH LINE, 390.87 FEET TO THE POINT OF BEGINNING, CONTAINING 8.589 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

DEDICATION: WE, ALBERT & LORIE LOUGH, HUSBAND AND WIFE, AND REX F. & MARGARET A. PITTMAN, 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. I HEREBY DEDICATE, GRANT AND CONVEY THE OPENS SPACE COMMON AREAS AND PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC, FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WANT 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 OUR HAND AND AFFIXED OUR SEAL.

Signatures and dates for Albert Lough, Lorie Lough, Rex F. Pittman, and Margaret A. Pittman.

ACKNOWLEDGMENT STATE OF MISSOURI COUNTY OF GREENE ON THE 9 DAY OF March, 20 05, BEFORE ME PERSONALLY APPEARED ALBERT LOUGH AND LORIE LOUGH, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN Greene County, MISSOURI, THE FIRST DAY WRITTEN ABOVE. NOTARY PUBLIC: Wendy L. Brown. PRINT NAME: Wendy L. Brown. MY COMMISSION EXPIRES: 11-27-05.

ACKNOWLEDGMENT STATE OF MISSOURI COUNTY OF GREENE ON THE 9 DAY OF March, 20 05, BEFORE ME PERSONALLY APPEARED REX F. PITTMAN AND MARGARET A. PITTMAN, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN Greene County, MISSOURI, THE FIRST DAY WRITTEN ABOVE. NOTARY PUBLIC: Wendy L. Brown. PRINT NAME: Wendy L. Brown. MY COMMISSION EXPIRES: 11-27-05.

CERTIFICATE OF APPROVAL BY BOARD OF ALDERMEN I, Beth Anne West, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WEST BROOK CENTRE WAS PRESENTED TO AND ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. 05-13 ON THE 14th DAY OF February, 20 05.

KNOW ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, GREENE COUNTY, MISSOURI.

Signed by Lawrence E. Jansen, dated 3-4-05.

Professional seal and contact information for Zark Mountain Consultants Engineers & Surveyors Inc., Springfield, MO.