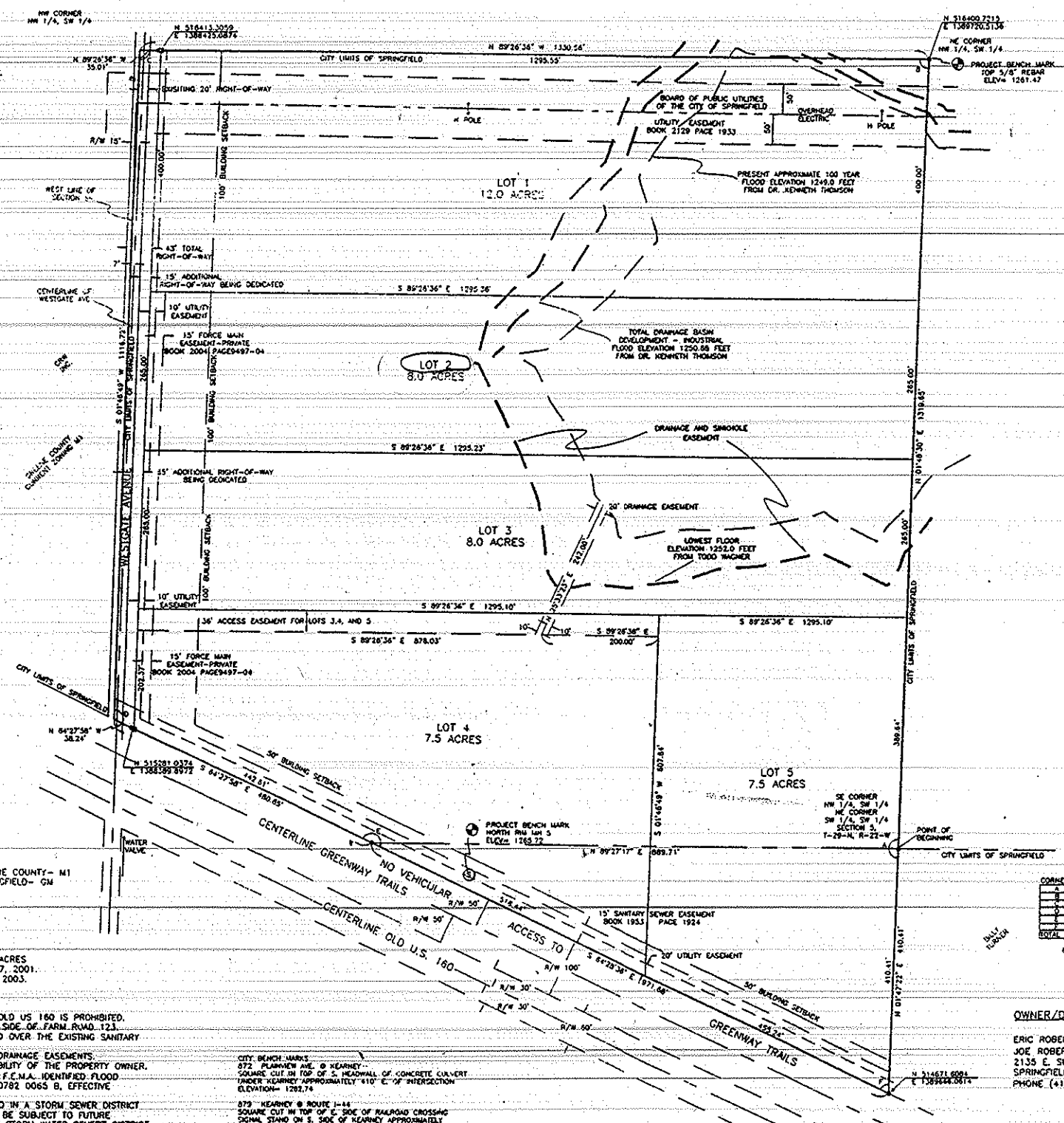
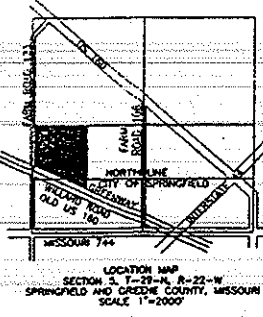
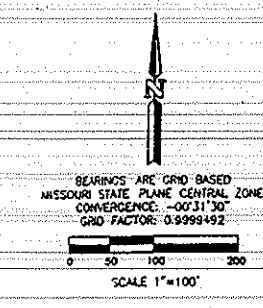


FINAL PLAT
WESTGATE INDUSTRIAL CENTER
A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI

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REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDS & CERTIFICATION
Lester L. Montgomery
RECORDER OF DEEDS



- DEVELOPMENT DATA:
- 1- CURRENT ZONING FOR THE LAND IN GREENE COUNTY- M1
 - 2- CURRENT ZONING FOR THE LAND IN SPRINGFIELD- GM
 - 3- ELECTRIC- CITY UTILITIES OF SPRINGFIELD.
 - 4- WATER- CITY UTILITIES OF SPRINGFIELD.
 - 5- GAS- CITY UTILITIES OF SPRINGFIELD.
 - 6- SEWER- CITY OF SPRINGFIELD.
 - 7- TOTAL- 43 ACRES
 - 8- TOTAL LOTS- 5.
 - 9- LARGEST LOT IS LOT 1- 12.0 ACRES.
 - 10- SMALLEST LOTS ARE LOTS 4 AND 5- 7.5 ACRES
 - 11- PRELIMINARY PLAT APPROVAL: DECEMBER 17, 2001.
 - 12- PRELIMINARY PLAT RENEWAL: OCTOBER 14, 2003.

- GENERAL NOTES:
- 1- DIRECT ACCESS FROM LOTS 4 AND 5 TO OLD US 160 IS PROHIBITED.
 - 2- SIDEWALKS TO BE BUILT ALONG THE EAST SIDE OF FARM ROAD 123.
 - 3- NO STRUCTURES MAY BE BUILT OR PLACED OVER THE EXISTING SANITARY SEWER EASEMENT IN LOT 4 AND LOT 5.
 - 4- MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENTS OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - 5- THE LAND SHOWN HEREON DOES LIE IN A F.E.M.A. IDENTIFIED FLOOD HAZARD AREA PER COMMUNITY PANEL #290782 0065 B, EFFECTIVE DATE OF JUNE 25, 1983.
 - 6- THE LAND SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY THE EXISTING SINK HOLE AND OPEN DRAINAGE FACILITIES.
 - 7- ALL LOT CORNERS SHALL BE MARKED BY 5/8\"/>

CITY BENCH MARKS:
872 PLUMBING AVE. @ KEARNEY
CORNER CUT IN TOP OF S. HEADWALL OF CONCRETE CULVERT UNDER KEARNEY APPROXIMATELY 610' E. OF INTERSECTION ELEVATION= 1282.74
873 KEARNEY @ ROUTE 1-44 SQUARE CUT IN TOP OF E. SIDE OF RAILROAD CROSSING SIGNAL STAND ON S. SIDE OF KEARNEY APPROXIMATELY 500' W. OF OVERPASS ELEVATION= 1284.84

CORNER	INTERIOR ANGLE
A	178.0000
B	26.4143
C	31.1134
D	113.9334
E	179.5924
F	35.1134
G	210.0000
H	221.0000
I	720

OWNER/DEVELOPER
ERIC ROBERTS, JAVALINA, LLC
JOE ROBERTS, FORERUNNER, LLC
2135 E. SUNSHINE
SPRINGFIELD, MISSOURI 65804
PHONE (417) 881-1533

PROPERTY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29S, RANGE 22W; THENCE N01°48'30\"/>

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING

THIS PLAT HAS BEEN APPROVED BY THE CITY OF SPRINGFIELD PLANNING AND ZONING COMMISSION DULY ADOPTED THIS 8th DAY OF November 2004

Ralph Rogstad
RALPH ROGSTAD, JR. DIRECTOR OF PLANNING & DEVELOPMENT DEPT.

CERTIFICATE OF APPROVAL BY CITY COUNCIL

I, BRENDA M. CRTIN CITY CLERK OF SPRINGFIELD, MISSOURI DO HEREBY CERTIFY THAT THE PLAT OF WESTGATE INDUSTRIAL CENTER WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, AND APPROVED BY ORDINANCE NUMBER 24137 DULY ADOPTED THIS 17th DAY OF December 2004

Brenda M. Cortin
BRENDA M. CRTIN, CITY CLERK
Brenda M. Cortin, Acting City Clerk

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN ON THIS PLAT. STREETS, LIMITS OF NO ACCESS AND EASEMENTS ARE HEREBY RELINQUISHED AND DEDICATED TO THE PUBLIC IN WITNESS WHEREOF THE SOLE OWNERS HAVE HERETO SET THEIR HANDS THIS 2nd DAY OF March 2004

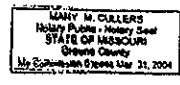
Eric Roberts
ERIC ROBERTS, MEMBER
JAVALINA, LLC, A MISSOURI LIMITED LIABILITY COMPANY
Joe R. Roberts
JOE R. ROBERTS, MEMBER
FORERUNNER, LLC, A MISSOURI LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF MISSOURI)
)SS
COUNTY OF GREENE)

ON THIS 2nd DAY OF March 2004, BEFORE ME PERSONALLY APPEARED ERIC ROBERTS, A MEMBER OF JAVALINA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND JOE R. ROBERTS, A MEMBER OF FORERUNNER, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN Springfield, GREENE COUNTY, MISSOURI.

NOTARY PUBLIC SIGNATURE *Mary M. Cullers*
PRINT NAME Mary M. Cullers
MY COMMISSION EXPIRES March 1, 2004



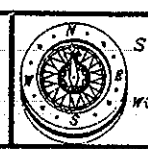
SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, MICHAEL JOHNSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND PREPARED BY STRIBLING SURVEYING, LLC DATED 08/02/2000 AND SIGNED BY LARRY STRIBLING L.S. 2179 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL JOHNSON L.S. 2238 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SIGNATURE *Michael Johnson*
MISSOURI L.S. NO. 2238
DATE PREPARED: FEBRUARY 26, 2004



Prepared For:
JAVALINA, LLC &
FORERUNNER, LLC
2135 E. Sunshin
Springfield, Missouri



Stribling Surveying, LLC
304 E. Jackson A107
PO Box 26
Willard, Missouri 65781-0026
Phone (417) 742-0585