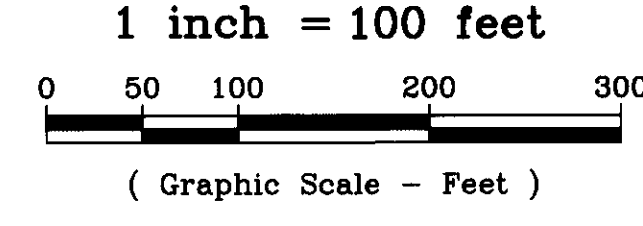


**C. C. WEST SUBDIVISION**  
**ZONED: C-O TOTAL AREA: 14.97 ACRES**

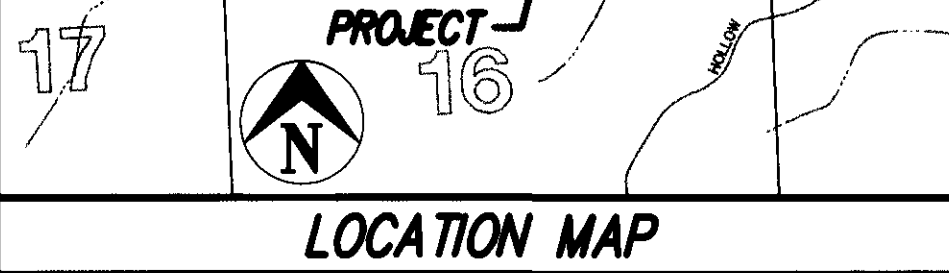
PROPERTY BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 44 North, Range 12 West, also part of the Northwest Quarter of the Northeast Quarter of Section 16, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southwest Quarter of the Southeast Quarter of Section 9, Township 44 North, Range 12 West, thence S83°53'30" W, along the south line of said Section 9, 59.68 feet to the westerly right-of-way line of Willow Drive, and the point of beginning for this description; thence S71°5'00" W, along the said westerly right-of-way line of Willow Drive, 347.52 feet; thence continuing southerly along the westerly line of Willow Drive, on a curve to the left, having a radius of 2904.89 feet, a distance of 26.44 feet (chord S0°59'21" W, 26.44 feet); thence N85°21'48" W, 585.0 feet; thence N0°36'45" W, 263.04 feet; thence N17°16'06" W, 230.48 feet to a point on the easterly line of Gettysburg Place; thence Northeasterly, along the easterly line of said Gettysburg Place, the following courses: N46°09'22" E, 181.18 feet; thence northeasterly, on a curve to the left, having a radius of 370.0 feet, a distance of 297.88 feet (chord N23°05'32" E, 288.90 feet); thence N0°1'41" E, 68.23 feet; thence northerly, on a curve to the right, having a radius of 310.0 feet, a distance of 49.46 feet (chord N04°35'54" E, 49.41 feet); thence N9°10'08" E, 186.65 feet; thence northerly, on a curve to the left, having a radius of 370.0 feet, a distance of 20.88 feet (chord N7°33'08" E, 20.88 feet); thence leaving the easterly line of said Gettysburg Place, N62°15'00" E, 405.40 feet to the westerly right-of-way line of Willow Drive; thence S71°5'00" W, along the westerly right-of-way line of Willow Drive, 926.04 feet to the point of beginning. Containing in all 14.97 acres.



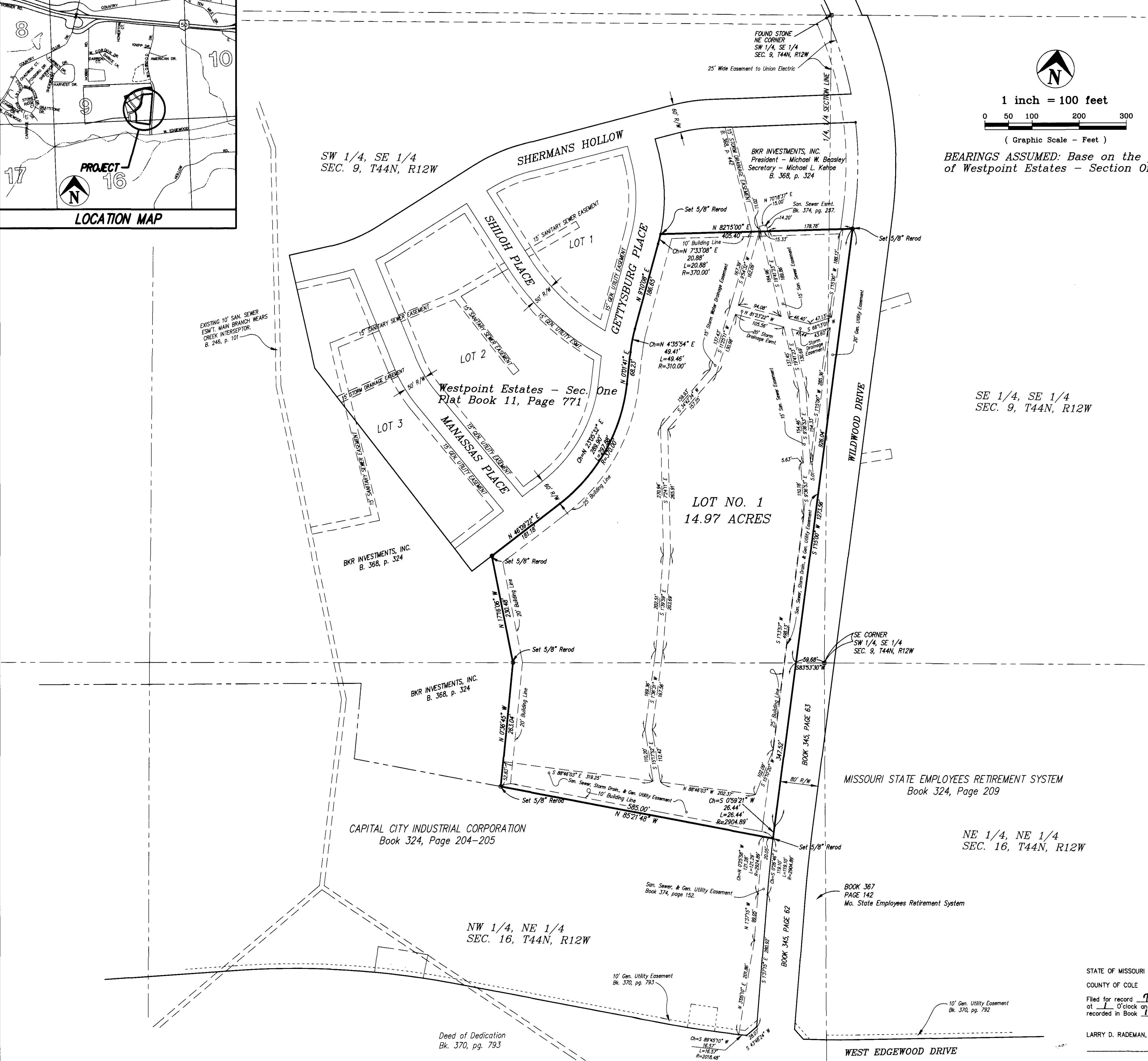
BEARINGS ASSUMED: Base on the plat of Westpoint Estates - Section One.



SW 1/4, SE 1/4  
 SEC. 9, T44N, R12W

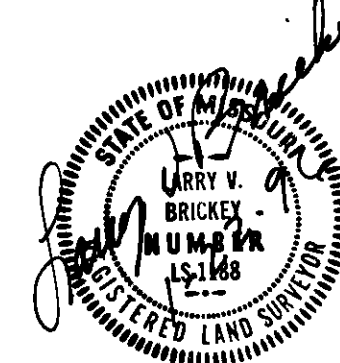
SE 1/4, SE 1/4  
 SEC. 9, T44N, R12W

LOT NO. 1  
 14.97 ACRES



SURVEYOR'S CERTIFICATE

This is to certify that at the request of Richard A. Howerton Properties and Development, Inc., and the Capital City Industrial Corporation, a survey and subdivision was made, under my personal direction regarding the above described property, and that the results of said survey are represented correctly on this plat, and that said survey was executed in accordance with the current requirements of the standards for an Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.



In Witness whereof I have hereunto set my seal and signature this 22 day of Jan, 1996  
 Larry V. Brickey, Notary Public, State of Missouri

OWNERS CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into a lot, and the site thereof is fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all easements (not presently of record), as shown on this plat, which shall be known as C.C. WEST SUBDIVISION.

All taxes due and payable against said property have been paid in full.  
 In testimony whereof Richard A. Howerton Properties and Development, Inc., a Missouri corporation, has caused these presents to be signed by its president, and its seal to be affixed this 19 day of January, 1996.

RICHARD A. HOWERTON PROPERTIES AND DEVELOPMENT, INC., a Missouri Corporation  
 Attest: [Signature] Secretary  
 By: [Signature] Richard A. Howerton, President

STATE OF MISSOURI } ss  
 COUNTY OF COLE }  
 On this 14 day of January, 1996, before me personally did appear Richard A. Howerton, to me personally known, who being by me duly sworn did say that he is president of Richard A. Howerton Properties and Development, Inc., a Missouri Corporation, and that the seal affixed to this plat is the seal of said corporation, and that said plat was signed on behalf of said corporation by the authority of its governing body, and that said Richard A. Howerton acknowledged said plat to be the free act and deed of said corporation.

In Witness whereof, I have hereunto set my hand and affixed my seal this 14 day of January, 1996.  
 My Commission Expires: \_\_\_\_\_  
 GERALD LUEBERBERG  
 Notary Public - STATE OF MISSOURI  
 Notary Public, Cole County  
 MY COMMISSION EXPIRES MAY 14, 1997

In testimony whereof Capital City Industrial Corporation, a Missouri corporation, has caused these presents to be signed by its president, and its seal to be affixed this 23 day of January, 1996.  
 CAPITAL CITY INDUSTRIAL CORPORATION  
 a Missouri Corporation  
 Attest: [Signature] Gary Rlummar, Secretary  
 By: [Signature] Wm. J. Carr, President

STATE OF MISSOURI } ss  
 COUNTY OF COLE }  
 On this 22 day of January, 1996, before me personally did appear Wm. J. Carr, to me personally known, who being by me duly sworn did say that he is president of Capital City Industrial Corporation, a Missouri Corporation, and that the seal affixed to this plat is the seal of said corporation, and that said plat was signed and sealed on behalf of said corporation by the authority of its governing body, and that said Wm. J. Carr acknowledged said plat to be the free act and deed of said corporation.

In Witness whereof, I have hereunto set my hand and affixed my seal this 22 day of January, 1996.  
 My Commission Expires: May 21, 1999  
 CYNTHIA M. TANDY  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Cole County  
 My Commission Expires: May 21, 1999

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson by Ordinance No. 12336.  
 Approved this 9 day of January, 1996.  
 Duane E. Schreimann, Mayor  
 Martin A. Brose, Director of Public Works  
 Phyllis Howell, City Clerk  
 Keith A. DeVault, Director of Planning

STATE OF MISSOURI } ss  
 COUNTY OF COLE }  
 Filed for record 7 day of March, 1996  
 at 1 O'clock and 45 Minutes P.M.,  
 recorded in Book 11, Page 817.

LARRY D. RADEMAN, Recorder  
 Deputy



Central Missouri Professional Services, Inc.  
 ENGINEERING - SURVEYING  
 2500 E. McCARTY  
 JEFFERSON CITY, MISSOURI 65101  
 Phone (314) 634-3455  
 FAX (314) 634-8898

TITLE  
**C. C. WEST SUBDIVISION**  
**SEC. 9 & 16, T44N, R12W, J.C., MO.**

FOR  
**CAPITAL CITY INDUSTRIAL CORPORATION & RICHARD A. HOWERTON PROPERTIES AND DEVELOPMENT, INC.**

DATE DEC, 1995	DRN. BY DGS	SCALE 1"=100	BOOK 540
REV. DATE	OKD. BY	SHEET 1 of 1	JOB NO. 88-296