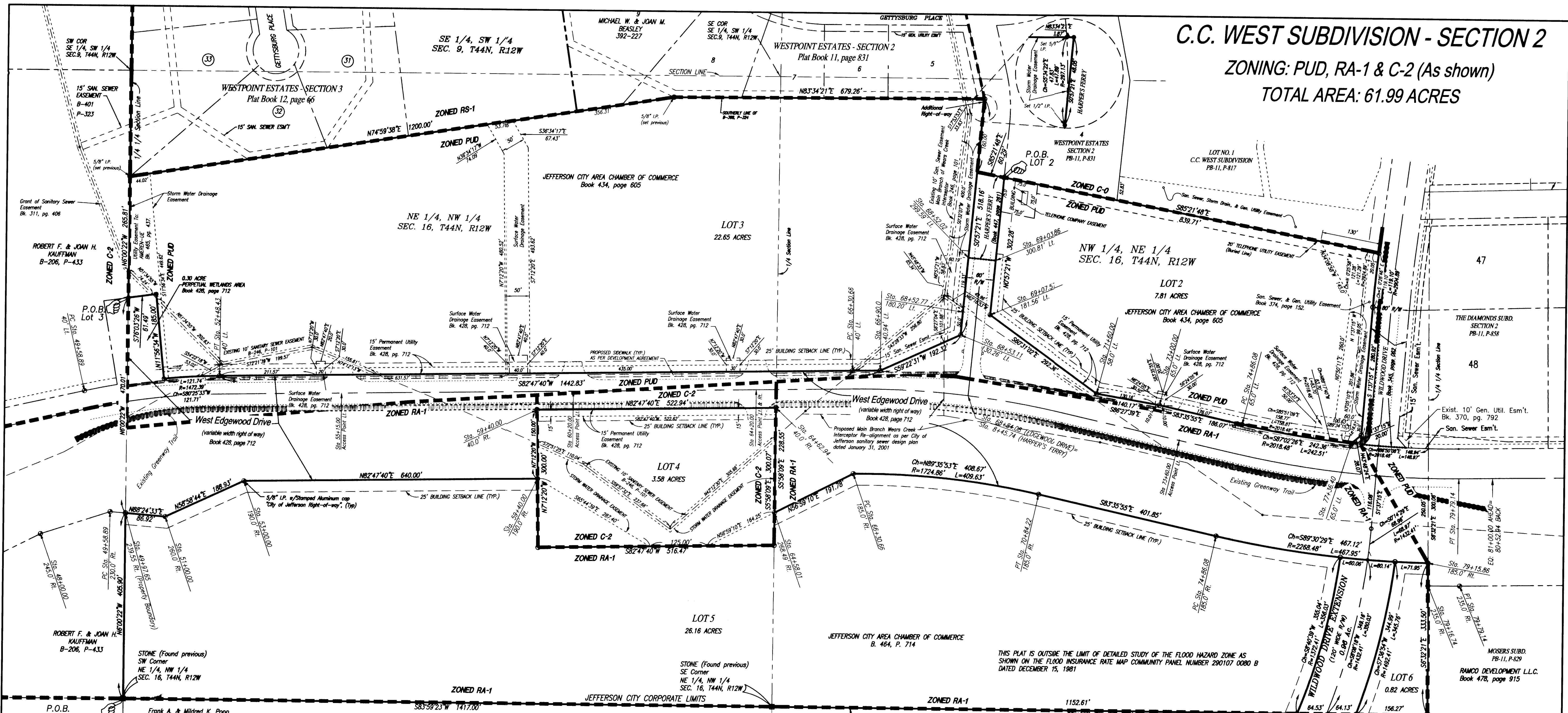


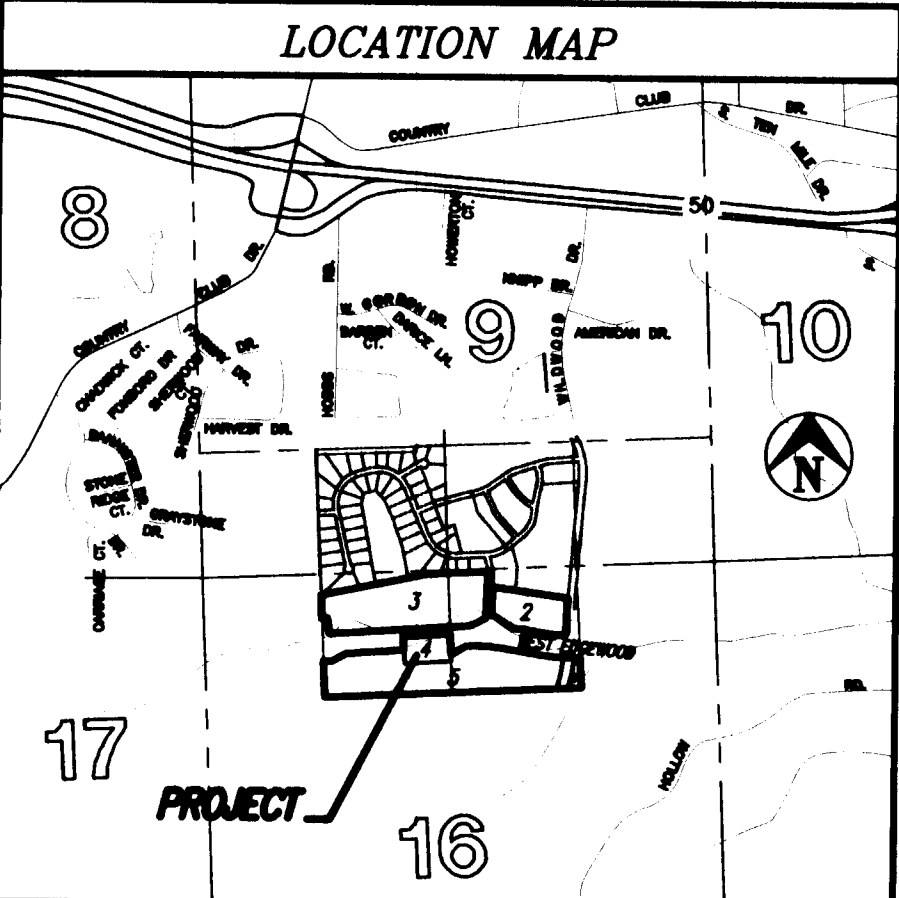
C.C. WEST SUBDIVISION - SECTION 2

ZONING: PUD, RA-1 & C-2 (As shown)
TOTAL AREA: 61.99 ACRES



THIS PLAT IS OUTSIDE THE LIMIT OF DETAILED STUDY OF THE FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 290107 0080 B DATED DECEMBER 15, 1981

- SET 5/8" I.P. w/Stamped Aluminum Cap "City of Jefferson Right-of-way" (Typical)
- SET 1/2" IRON ROD W/CAP AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.



BOUNDARY DESCRIPTION
LOT 2
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 southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 16; thence N87°02'22"W, along the Quarter Quarter Section Line, 1141.72 feet to the southern boundary of Westpoint Estates, Section 3, as per plat of record in Plat Book 12, page 66, Cole County Recorder's Office; thence N74°59'38"E, along the southern boundary of said Westpoint Estates, Section 3, and continuing along the southern boundary of Westpoint Estates, Section 2, as per plat of record in Plat Book 11, page 831, Cole County Recorder's Office, 1200.00 feet; thence N83°34'21"E, along the southern boundary of said Westpoint Estates, Section 2, 679.26 feet to a corner on the southern boundary thereof; thence S27°21'48"E, along said boundary, 180.00 feet; thence S82°21'48"E, along said boundary, 80.29 feet to the southeast corner of Lot 4 of said Westpoint Estates, Section 2, and said point being on the easterly line of the Harper's Ferry right-of-way of record in Book 447, page 261, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence continuing S82°21'48"E, along the southern boundary of said Westpoint Estates, Section 2, and along the southern boundary of C.C. West Subdivision, of record in Plat Book 11, page 817, Cole County Recorder's Office, 839.71 feet to the westerly line of the Wildwood Drive right-of-way, of record in Book 345, page 062, Cole County Recorder's Office; thence southerly, along said right-of-way line, on a curve to the left, having a radius of 2904.89 feet, an arc distance of 119.10 feet, (the chord of said curve being S02°26'46"E, 119.10 feet); thence S13°37'15"E, along said right-of-way line, 280.82 feet to the northerly line of the West Edgewood Drive right-of-way, of record in Book 428, page 712, Cole County Recorder's Office; thence westerly, along the northern line of said West Edgewood Drive right-of-way, the following courses: S47°02'24"W, 281.07 feet; thence westerly, on a curve to the right, having a radius of 1018.48 feet, an arc distance of 242.51 feet, (the chord of said curve being N87°02'24"W, 242.51 feet); thence N83°35'53"E, 186.07 feet; thence N87°27'39"W, 140.17 feet; thence N80°31'02"W, 292.36 feet; thence N80°57'21"W, along and moving said West Edgewood Drive right-of-way line and continuing along the easterly line of the aforesaid Harper's Ferry right-of-way line, 322.28 feet to the POINT OF BEGINNING.

LOT 3
Part of the Northwest Quarter of the Northeast Quarter, and part of the Northeast 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 southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 16; thence N87°02'22"W, along the Quarter Quarter Section Line, 875.91 feet to the northerly line of the West Edgewood Drive right-of-way, of record in Book 428, page 712, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence continuing N87°02'22"W, along the Quarter Quarter Section Line, 265.81 feet to the southern boundary of Westpoint Estates, Section 3, as per plat of record in Plat Book 12, page 66, Cole County Recorder's Office; thence N74°59'38"E, along the southern boundary of said Westpoint Estates, Section 3, and continuing along the southern boundary of Westpoint Estates, Section 2, as per plat of record in Plat Book 11, page 831, Cole County Recorder's Office, 1200.00 feet; thence N83°34'21"E, along the southern boundary of said Westpoint Estates, Section 2, 679.26 feet to a corner on the southern boundary thereof; thence S27°21'48"E, along said boundary, 180.00 feet; thence S82°21'48"E, along said boundary, 80.29 feet to the southeast corner of Lot 4 of said Westpoint Estates, Section 2, and said point being on the easterly line of the Harper's Ferry right-of-way of record in Book 447, page 261, Cole County Recorder's Office and the northern line of said West Edgewood Drive right-of-way, of record in Book 428, page 712, 518.16 feet; thence westerly, along the northern line of said West Edgewood Drive right-of-way, the following courses: S57°23'31"W, 192.32 feet; thence S82°47'40"W, 1442.83 feet; thence easterly, on a curve to the left, having a radius of 1472.39 feet, an arc distance of 121.74 feet, (the chord of said curve being S82°25'33"W, 121.74 feet); thence N11°56'34"W, 185.00 feet; thence S70°03'26"W, 61.49 feet to the POINT OF BEGINNING.

LOTS 4, 5, 6 AND WILDWOOD EXTENSION
Part of the Northwest Quarter of the Northeast Quarter, and part of the Northeast 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:

BEGINNING at the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 16; thence N87°02'22"W, along the Quarter Quarter Section Line, 405.90 feet to the southerly line of the West Edgewood Drive right-of-way, of record in Book 428, page 712, Cole County Recorder's Office; thence along said West Edgewood Drive right-of-way line the following courses: N88°24'33"E, 86.92 feet; thence N58°58'44"E, 188.83 feet; thence N82°47'40"E, 640.00 feet; thence N71°20'20"W, 150.00 feet; thence N82°47'40"E, 522.94 feet to a point on the east line of the Northeast Quarter of the aforesaid Section 16; thence S57°59'09"E, along the Quarter Section Line, 228.55 feet; thence N56°59'10"E, 191.78 feet; thence easterly, on a curve to the right, having a radius of 1724.86 feet, an arc distance of 408.63 feet, (the chord of said curve being N89°35'53"E, 408.63 feet); thence S83°35'53"E, 401.85 feet; thence easterly, on a curve to the left, having a radius of 2268.48 feet, an arc distance of 467.95 feet, (the chord of said curve being S89°30'29"E, 467.12 feet) to a point on the east line of the Northeast Quarter of the Northeast Quarter of the aforesaid Section 16; thence, leaving said West Edgewood Drive right-of-way line, S83°21'12"E, along the Quarter Quarter Section Line, 333.50 feet to the southeast corner of the Northeast Quarter of said Section 16; thence S84°01'26"W, along the Quarter Quarter Section Line, 1437.24 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 16; thence S83°59'23"W, along the Quarter Quarter Section Line, 1417.00 feet to the POINT OF BEGINNING.

OWNER'S CERTIFICATE
Know all men by these presents, that we, the undersigned owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into lots, and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all easements and right-of-ways (not presently of record), as shown on this plat, which shall be known as C.C. WEST SUBDIVISION, SECTION 2.

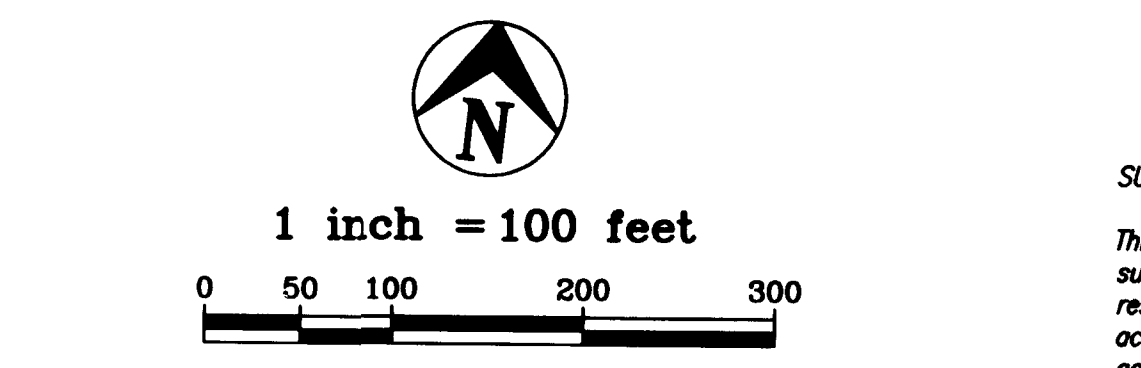
In testimony whereof Jefferson City Area Chamber of Commerce, a Missouri Corporation, has caused these presents to be signed by its President/CEO and Chairman, and its seal to be affixed this 17 day of January, 2005.

JEFFERSON CITY AREA CHAMBER OF COMMERCE
a Missouri Corporation
Attest: Don E. Shinkle, Chairman
By: Don E. Shinkle, President/CEO
STATE OF MISSOURI }
COUNTY OF COLE } ss

On this 17 day of January, 2005, before me personally did appear Don Shinkle, (President/CEO) and Mike Kozak, Chairman, to me personally known, who being by me duly sworn did say that they are President/CEO and Chairman of Jefferson City Area Chamber of Commerce, 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 Don Shinkle and Mike Kozak 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 17 day of January, 2005.

My Commission Expires: 12-30-07
CANCE CARDWELL
Notary Public, Cole County
My Commission Exp. 12/30/2007



SURVEYOR'S CERTIFICATE
This is to certify that at the request of The Jefferson City Area Chamber of Commerce, 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 of Architects, Professional Engineers and Land Surveyors. In Witness whereof I have hereunto set my seal and signature this 11th day of January, 2005.

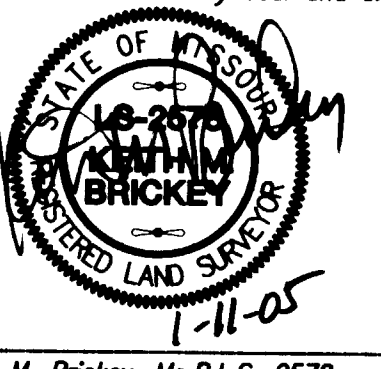
RECORD SOURCE: Deeds of record in Book 434, page 805 and Book 434, page 714, Cole County Recorder's Office.

STATE OF MISSOURI }
COUNTY OF COLE } ss

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, Missouri, by Ordinance No. 130-023 Approved this 20th day of January, 2005.

John Landwehr, Mayor
Phyllis Powell, City Clerk

Keith M. Brickey, Mo.R.L.S. 2578



Document No. 200500795

STATE OF MISSOURI }
COUNTY OF COLE } ss

Filed for record 24 day of January, 2005.
at 9:00 o'clock and 13:16 Minutes A.M.
recorded in Book 13, page 412.

LARRY D. RADEMAN, Recorder
Deputy

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE: **C.C. WEST SUBDIVISION - SECTION 2**
Section 16, T44N, R12W, Jefferson City, Mo.

FOR: **Jefferson City Chamber of Commerce**

DATE: Nov. 2002	DRN: BY DGS	SCALE: 1"=100'	BOOK:
REV: Jan. 11, 2005	CHK: BY RMB	SHEET: 1 OF 1	JOB NO. 88-296

SUBD. 395.01