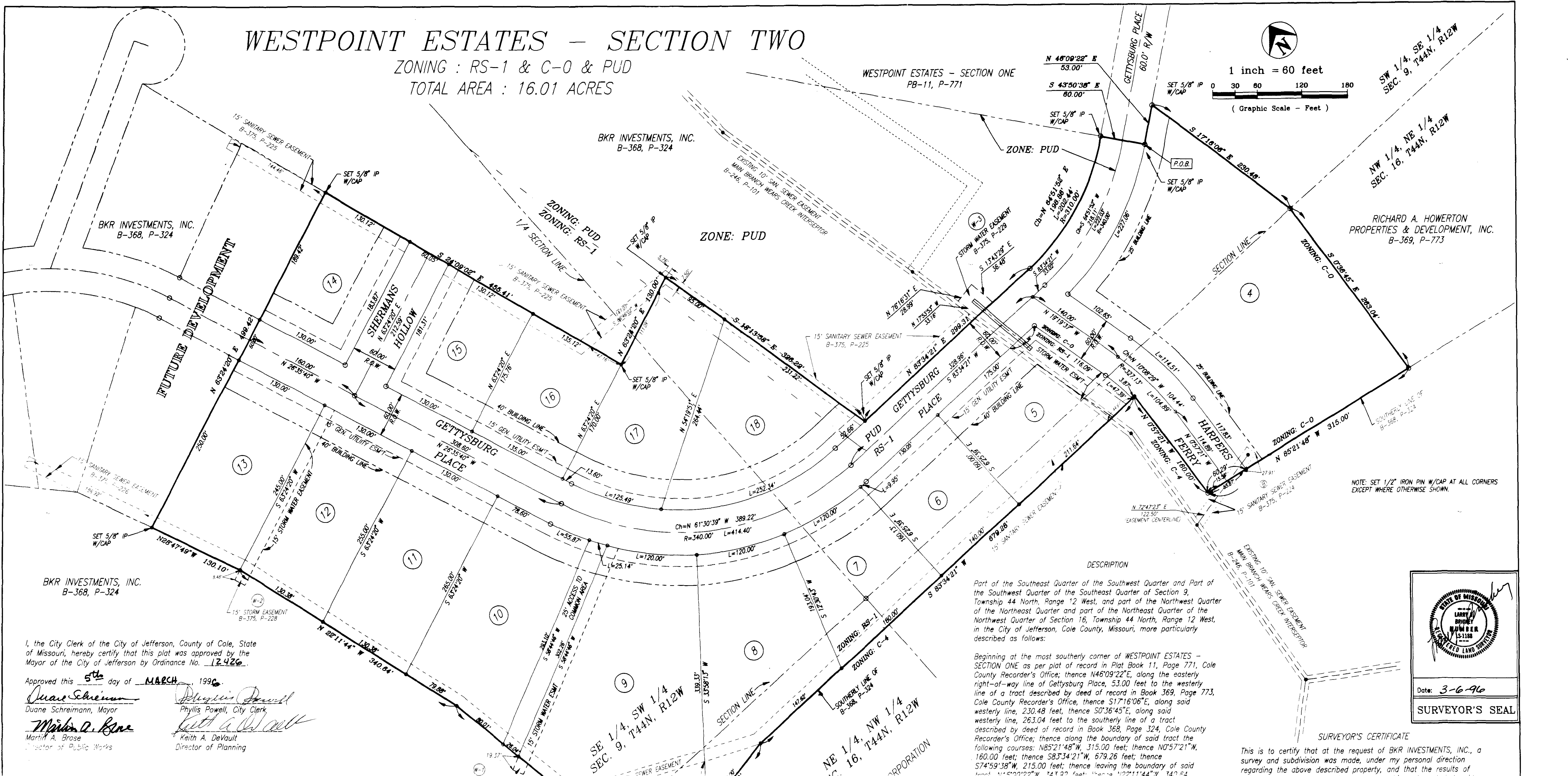
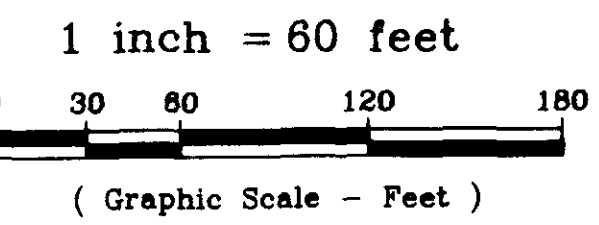


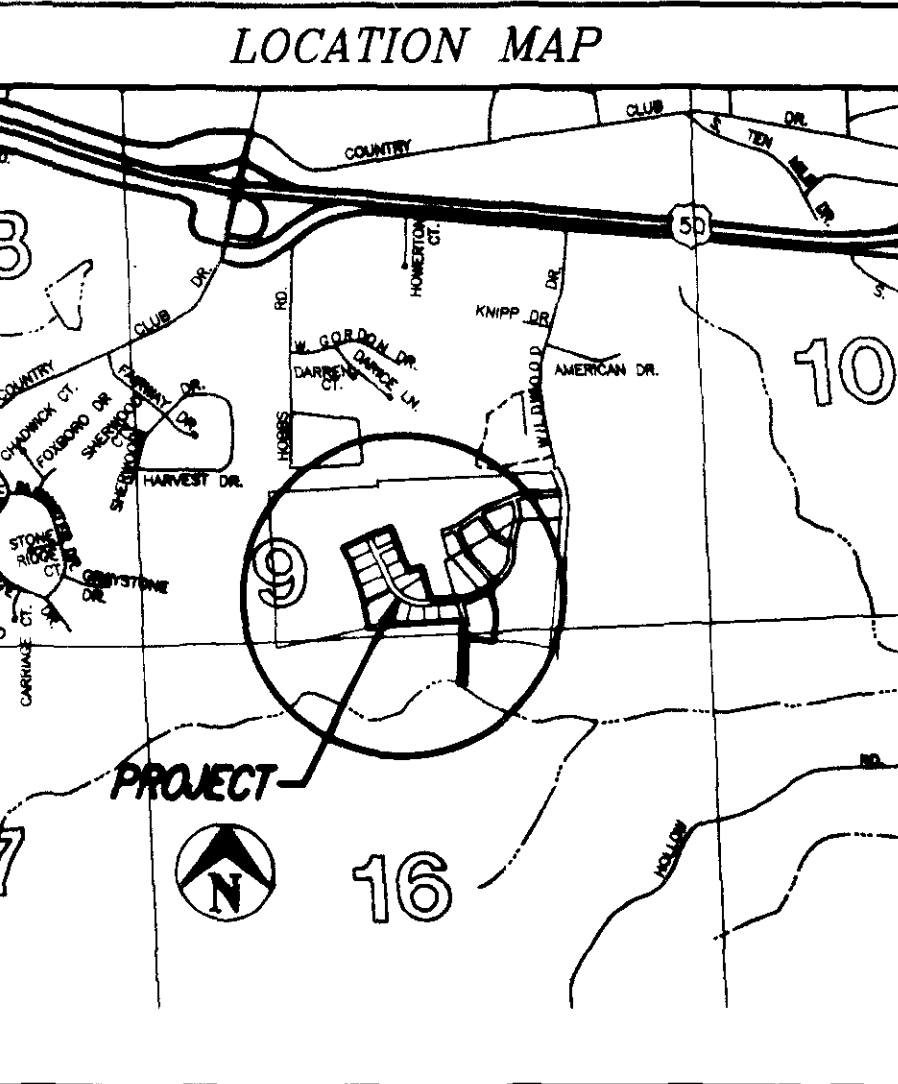
WESTPOINT ESTATES - SECTION TWO

ZONING : RS-1 & C-0 & PUD
TOTAL AREA : 16.01 ACRES



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. 12426.

Approved this 5th day of MARCH, 1996.
 Duane Schreimann, Mayor
 Phyllis Powell, City Clerk
 Martin A. Brose, Director of Public Works
 Keith A. DeVault, Director of Planning



OWNER'S 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 lots, streets and easements, and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all streets and easements (not presently of record), as shown on this plat, which shall be known as WESTPOINT ESTATES, SECTION TWO.

All taxes due and payable against said property have been paid in full.

In testimony whereof BKR INVESTMENTS, INC., a Missouri Corporation, has caused these presents to be signed by its president, and its seal to be affixed this 10 day of April, 1996.

BKR INVESTMENTS, INC.
 a Missouri Corporation
 Attest: Michael L. Kehoe, Secretary
 By: Michael W. Beasley, President

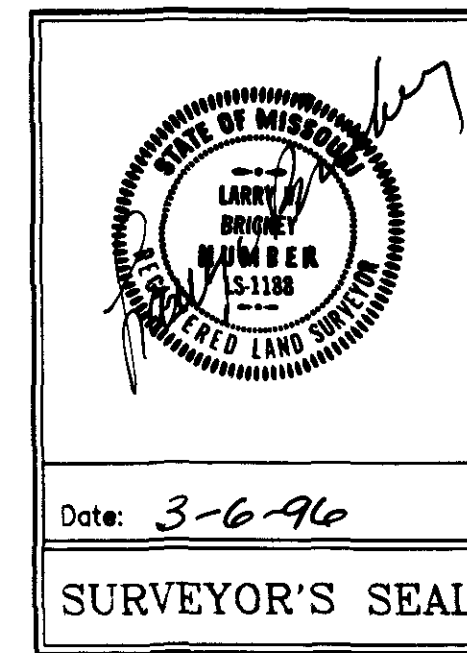
DESCRIPTION
 Part of the Southeast Quarter of the Southwest Quarter and Part of the Southwest Quarter of the Southeast Quarter of Section 9, Township 44 North, Range 12 West, and part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter of Section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

Beginning at the most southerly corner of WESTPOINT ESTATES - SECTION ONE as per plat of record in Plat Book 11, Page 771, Cole County Recorder's Office; thence N46°09'22"E, along the easterly right-of-way line of Gettysburg Place, 53.00 feet to the westerly line of a tract described by deed of record in Book 369, Page 773, Cole County Recorder's Office, thence S17°16'06"E, along said westerly line, 230.48 feet, thence S0°36'45"E, along said westerly line, 263.04 feet to the southerly line of a tract described by deed of record in Book 368, Page 324, Cole County Recorder's Office; thence along the boundary of said tract the following courses: N85°21'48"W, 315.00 feet; thence N0°57'21"W, 160.00 feet; thence S83°34'21"W, 679.26 feet; thence S74°59'38"W, 215.00 feet; thence leaving the boundary of said tract, N1°52'02"W, 343.92 feet; thence N22°11'44"W, 340.64 feet; thence N28°47'49"W, 130.10 feet; thence N63°24'20"E, 499.42 feet; thence S24°09'02"E, 455.41 feet; thence N63°24'20"E, 130.00 feet; thence S18°13'58"E, 326.22 feet; thence N83°34'21"E, 299.31 feet; thence on a curve to the left having a radius of 310.00 feet, an arc distance of 202.44 feet, the chord of said curve being N64°51'52"E, 198.86 feet to the southwesterly line of said WESTPOINT ESTATES - SECTION ONE, thence S43°50'38"E, along the boundary of said subdivision, 60.00 feet to the point of beginning.
 Containing in all, 16.01 Acres.

Bearings based on deed of record in Book 368, Page 324, Cole County Recorder's Office.

STATE OF MISSOURI)
 COUNTY OF COLE) ss
 On this 10th day of April, 1996, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.
 In Witness whereof, I have hereunto set my hand and affixed my seal this 10th day of April, 1996.
 My Commission Expires: 1/26/98
James H. [Signature]
 Notary Public

Document No. 04912
 STATE OF MISSOURI)
 COUNTY OF COLE) ss
 Filed for record 9 day of May, 1996
 at 3 O'clock and 50 Minutes P.M.,
 recorded in Book 11, Page 831.
 LARRY RADEMANN, Recorder
 Deputy: [Signature]



SURVEYOR'S CERTIFICATE
 This is to certify that at the request of BKR INVESTMENTS, INC., 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 requirements of the standards for a 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 10th day of MARCH, 1996.
Larry V. Brickey
 Larry V. Brickey, Mo.R.L.S. 1188

Central Missouri Professional Services, Inc.			
ENGINEERING - SURVEYING		Phone (314) 634-3455	
2500 E. McCARTY		FAX (314) 634-8898	
JEFFERSON CITY, MISSOURI 65101			
TITLE WESTPOINT ESTATES - SECTION TWO			
SEC. 9 & 16, T44N, R12W, J.C., MO			
FOR BKR INVESTMENTS, INC.			
DATE NOV. 1995	DRN. BY K.B.	SCALE 1" = 60'	BOOK 540, 656
REV. DATE JAN 1996	CKD. BY	SHEET 1 of 1	JOB NO. 88-296