

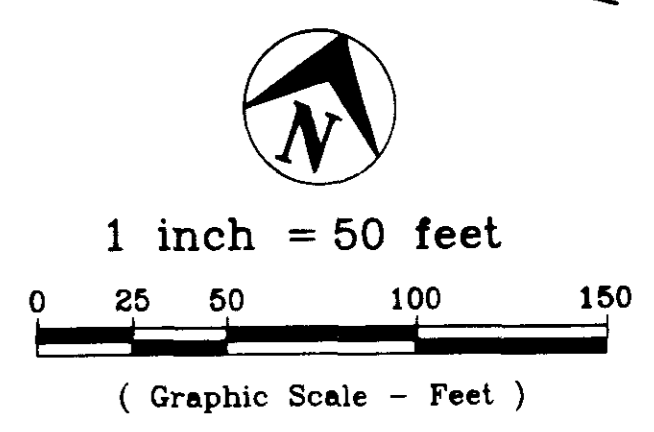
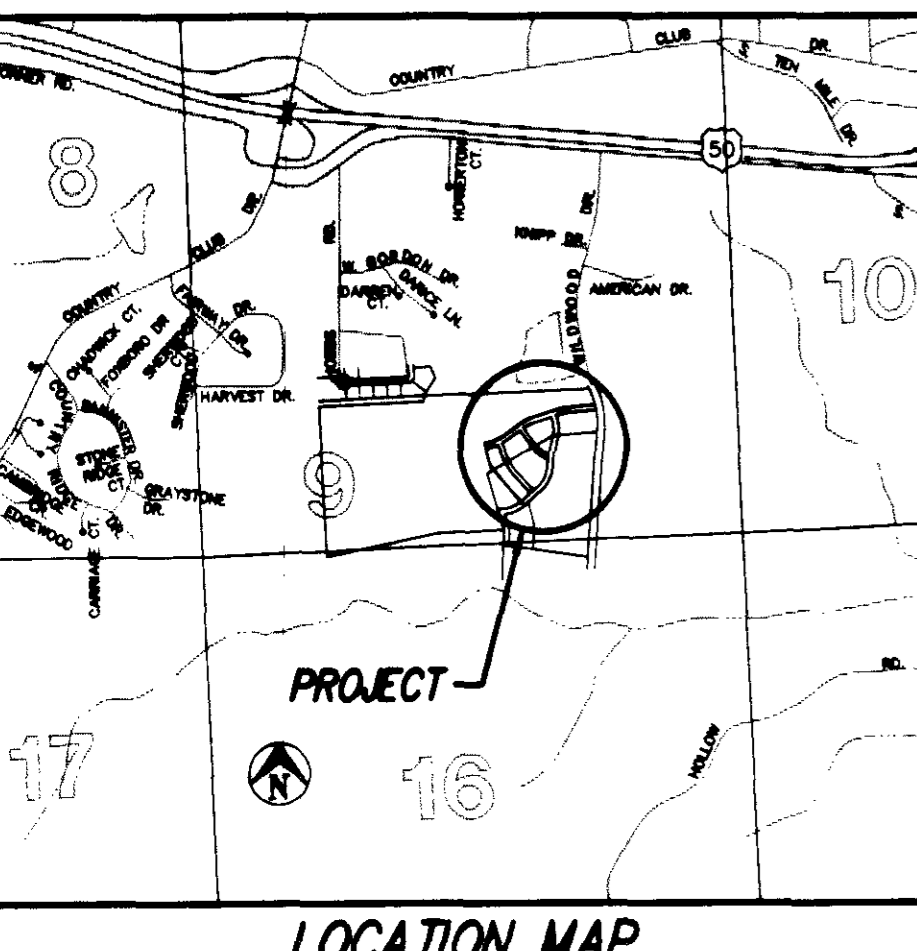
WESTPOINT ESTATES - SECTION ONE

CURRENT ZONING: PUD

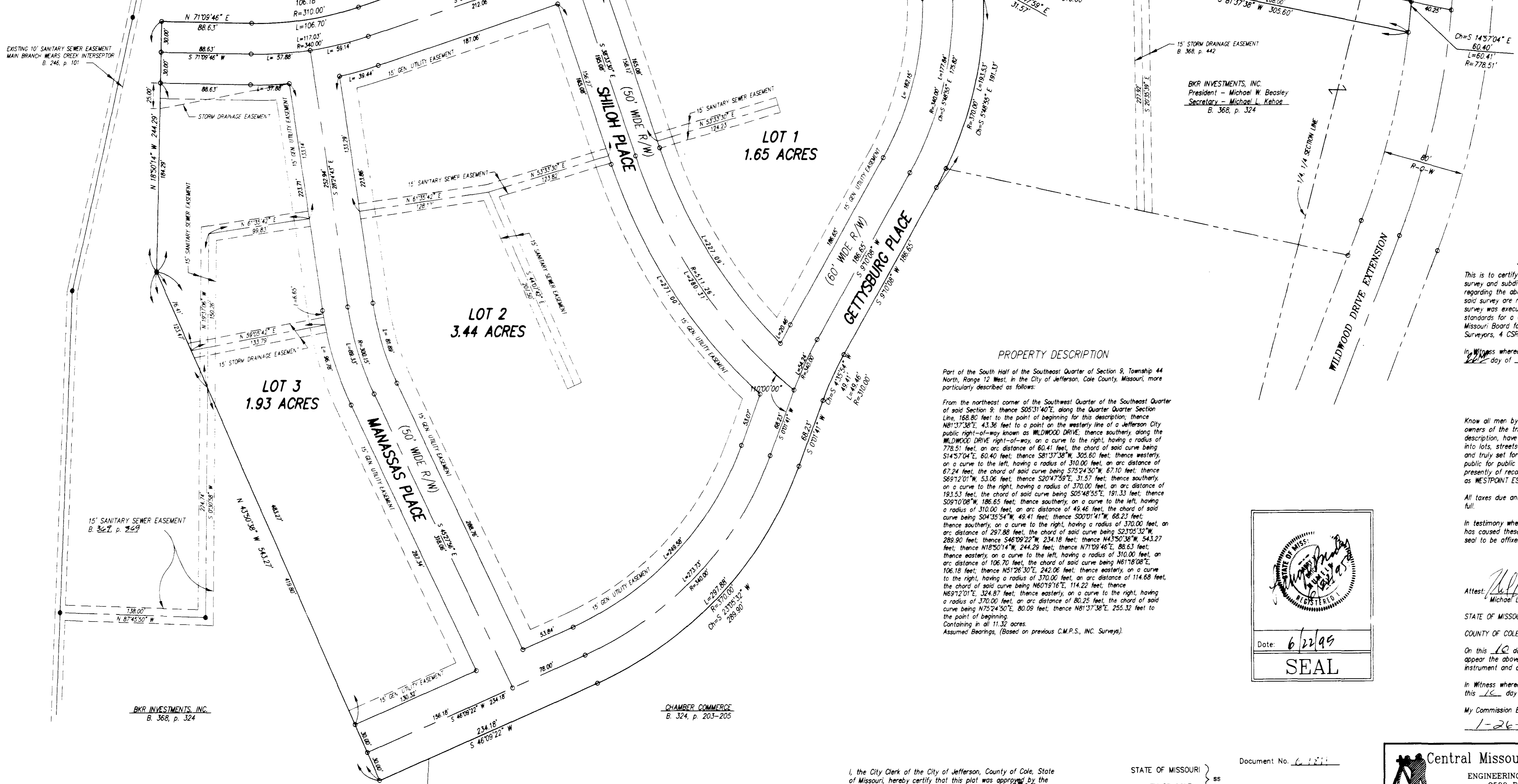
TOTAL AREA: 11.32 ACRES

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

BKR INVESTMENTS, INC.
B. 368, p. 324



LOCATION MAP



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

BKR INVESTMENTS, INC.
President - Michael W. Beasley
Secretary - Michael L. Kehoe
B. 368, p. 324

Handwritten signature and date:
7/11/95

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 Class C property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, 4 CSR 30-17.020.

In witness whereof I have hereunto set my seal and signature this 10 day of JUNE, 1995
Signature of Notary
LARRY V. WICKY, MO R.L.S. 1188

PROPERTY DESCRIPTION

Part of the South Half of the Southeast Quarter of Section 9, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 9, thence S05°31'40"E, along the Quarter Quarter Section Line, 168.80 feet to the point of beginning for this description, thence N81°37'38"E, 43.36 feet to a point on the westerly line of a Jefferson City public right-of-way known as WILDWOOD DRIVE, thence southerly along the WILDWOOD DRIVE right-of-way, on a curve to the right, having a radius of 778.51 feet, an arc distance of 60.41 feet, the chord of said curve being S14°57'04"E, 60.40 feet; thence S81°37'38"W, 305.60 feet; thence westerly, on a curve to the left, having a radius of 310.00 feet, an arc distance of 67.24 feet, the chord of said curve being S75°24'50"W, 67.10 feet; thence S89°12'01"W, 53.06 feet; thence S20°47'59"E, 31.57 feet; thence southerly, on a curve to the right, having a radius of 370.00 feet, an arc distance of 193.53 feet, the chord of said curve being S05°48'55"E, 193.33 feet; thence S09°10'00"W, 186.65 feet; thence southerly, on a curve to the left, having a radius of 310.00 feet, an arc distance of 49.46 feet, the chord of said curve being S04°35'54"W, 49.41 feet; thence S00°01'41"W, 68.23 feet; thence southerly, on a curve to the right, having a radius of 370.00 feet, an arc distance of 297.88 feet, the chord of said curve being S23°05'32"W, 289.90 feet; thence S48°09'22"W, 234.18 feet; thence N43°50'38"W, 543.27 feet; thence N18°50'14"W, 244.26 feet; thence N71°09'46"E, 88.63 feet; thence easterly, on a curve to the left, having a radius of 310.00 feet, an arc distance of 106.70 feet, the chord of said curve being N81°18'08"E, 106.18 feet; thence N51°26'30"E, 242.06 feet; thence easterly, on a curve to the right, having a radius of 370.00 feet, an arc distance of 114.68 feet, the chord of said curve being N69°12'01"E, 114.22 feet; thence N69°12'01"E, 324.87 feet; thence easterly, on a curve to the right, having a radius of 370.00 feet, an arc distance of 80.25 feet, the chord of said curve being N75°24'50"E, 80.09 feet; thence N81°37'38"E, 255.32 feet to the point of beginning.
Containing in all 11.32 acres.
Assumed Bearings, (Based on previous C.M.P.S., INC. Surveys).

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 ONE.

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 JULY, 1995.

Attest: *Signature of Michael L. Kehoe* By *Signature of Michael W. Beasley*
Michael L. Kehoe, Secretary Michael W. Beasley, President

STATE OF MISSOURI)
) ss
COUNTY OF COLE)

On this 10 day of JULY, 1995, 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 10 day of JULY, 1995.
My Commission Expires: 1-26-98
Signature of Notary
Notary Public



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. 1327.
Approved this 08 day of AUGUST, 1995
Signature of Phyllis Powell
Phyllis Powell, City Clerk
Signature of Martin A. Brose
Martin A. Brose, Director of Public Works
Signature of Keith A. DeVault
Keith A. DeVault, Director of Planning

STATE OF MISSOURI)
) ss
COUNTY OF COLE)
Filed for record 11 day of August, 1995.
at o'clock and Minutes M.,
recorded in Book 11, Page 911.
LARRY RADEMANN, Recorder

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

TITLE: WESTPOINT ESTATES - SECTION ONE
SEC. 9, T44N, R12W, J.C., MO.

FOR: BKR INVESTMENTS, INC.

DATE: APRIL, 1995	DRN: BY DGS	SCALE: 1"=50'	BOOK: 540
REV. DATE: MAY, 1995	OKD: BY LVB	SHEET: 1 OF 1	JOB NO: 88-296

SUB. 388.00