

# WESTPOINT ESTATES

## SECTION FOUR

ZONING: PUD & C-0  
AREA: 4.46 TOTAL ACRES

### 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, Missouri, more particularly described as follows:

From the northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 9; thence S84°15'29"W, along the Quarter Quarter Section Line, 11.18 feet to the northeast corner of a tract of land described by deed of record in Book 368, page 324, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence southerly along the westerly right-of-way line of WILDWOOD DRIVE, on a curve to the right having a radius of 778.51 feet, an arc distance of 175.66 feet, (Chord: S23°38'18"E, 175.29 feet), to a point on the north right-of-way line of SHERMAN'S HOLLOW; thence S81°37'38"W, along the north line of SHERMAN'S HOLLOW, 256.08 feet; thence N08°01'02"W, 178.70 feet to a point on the Quarter Quarter Section Line; thence N84°15'29"E, along the Quarter Quarter Section Line, 209.04 feet to the point of beginning. Containing 40,893.90 Square Feet, (0.94 Acres)

ALSO, part of the South Half of the Southeast Quarter of Section 9, Township 44 North, Range 12 West in the City of Jefferson, Missouri, and also being a part of Lot 1 of C.C. WEST SUBDIVISION as per plat of record in Plat Book 11, page 817, Cole County Recorder's Office, more particularly described as follows:

From the northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 9; thence S84°15'29"W, along the Quarter Quarter Section Line, 11.18 feet to the northeast corner of a tract of land described by deed of record in Book 368, page 324, Cole County Recorder's Office; thence along the westerly right-of-way line of WILDWOOD DRIVE the following courses: on a curve to the right having a radius of 778.51 feet, an arc distance of 236.07 feet, (Chord: S21°24'55"E, 235.17 feet), to the POINT OF BEGINNING for this description; thence on a curve to the right having a radius of 778.51 feet, an arc distance of 189.93 feet, (Chord: S05°44'21"E, 189.46 feet); thence S01°15'00"W, 36.24 feet; thence S01°15'00"W, 219.33 feet to the southeast corner of a tract described by deed of record in Book 385, page 89, Cole County Recorder's Office; thence leaving the westerly right-of-way line of WILDWOOD DRIVE, and along the southerly line of said tract in Book 385, page 89 the following courses: N81°23'22"W, 235.75 feet; thence N02°29'17"W, 37.89 feet; thence S85°06'39"W, 179.46 feet to a point on the easterly right-of-way line of GETTYSBURG PLACE; thence N09°10'08"E, along said right-of-way, 87.17 feet; thence along said right-of-way, on a curve to the left having a radius of 370.00 feet, an arc distance of 20.88 feet, (Chord: N07°33'08"E, 20.88 feet); thence leaving the boundary of said tract in Book 385, page 89 and continuing along the easterly line of GETTYSBURG PLACE, on a curve to the left having a radius of 370.00 feet, an arc distance of 172.65 feet, (Chord: N07°25'55"W, 171.09 feet); thence N20°47'59"W, along said right-of-way, 31.57 feet to the south right-of-way line of SHERMAN'S HOLLOW; thence along the south line of SHERMAN'S HOLLOW the following courses: N69°12'01"E, 53.06 feet; thence on a curve to the right having a radius of 310.00 feet, an arc distance of 67.24 feet, (Chord: N75°24'50"E, 67.10 feet); thence N81°37'38"E, 305.60 feet to the point of beginning. Containing 153,480.53 Square Feet, (3.52 Acres)

### PARENT TRACT

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

NOTE: LOT 57 SUBJECT TO RESTRICTION IN BOOK 317, PAGE 166, COLE COUNTY RECORDER'S OFFICE.

NOTE: THERE ARE NO RESTRICTIONS FOR LOTS 54, 55 AND 56.

SET 1/2" IP W/CAP AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAP, FEDERAL INSURANCE ADMINISTRATION, DATED: OCTOBER 6, 1981.

### 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 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 easements (not presently of record), as shown on this plat, which shall be known as WESTPOINT ESTATES - SECTION FOUR.

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 13 day of July, 1998.

BKR INVESTMENTS, INC.  
a Missouri Corporation

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

STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 13 day of July, 1998, 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 13 day of July, 1998.

My Commission Expires:

12-30-99

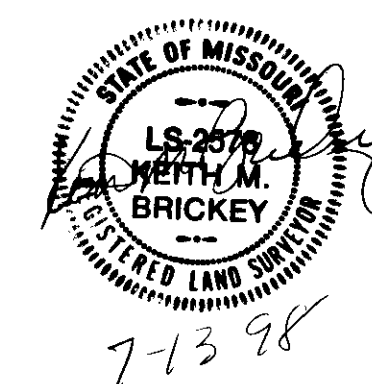
Cance Cardwell  
Notary Public  
Cance Cardwell

### 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 13 day of July, 1998.

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



Document No. 13403

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 15 day of September, 1998

at 2 o'clock and 30 minutes P.M.

recorded in Book 12, Page 67.

LARRY RADEMANN, Recorder

Deputy

### Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING  
2500 E. McCARTY Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

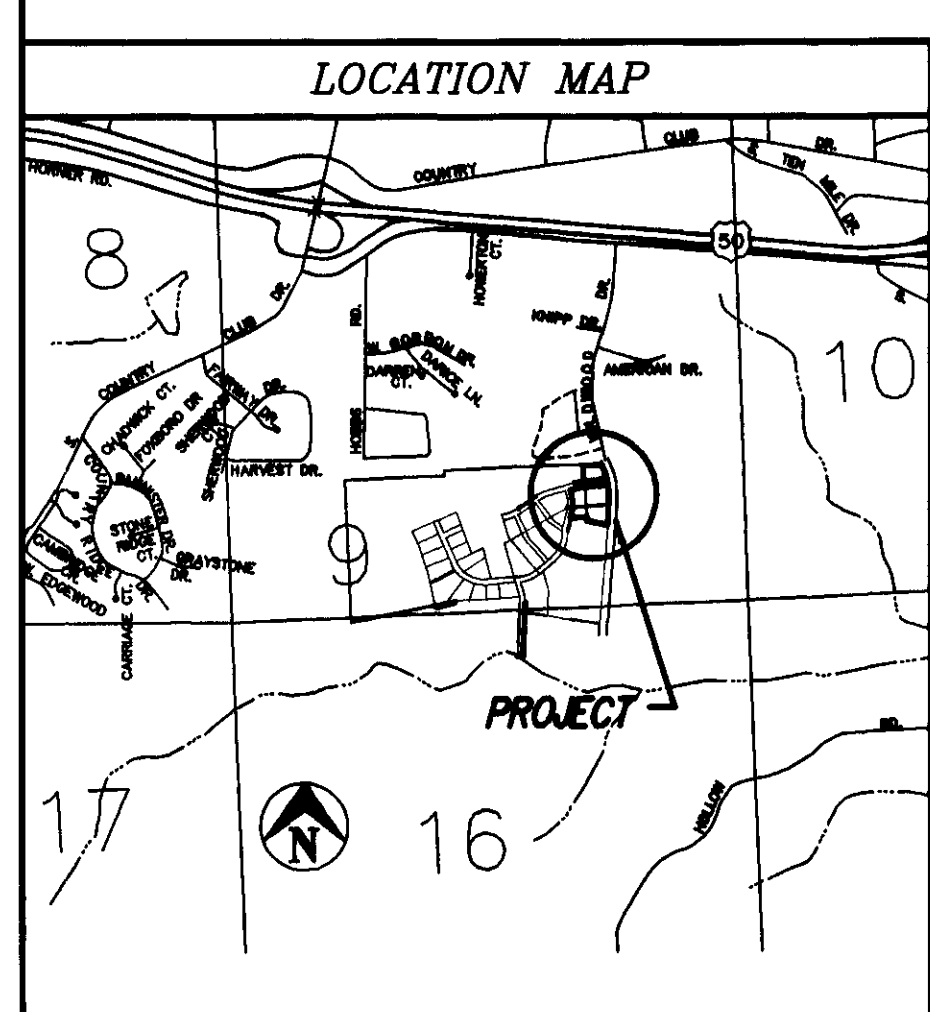
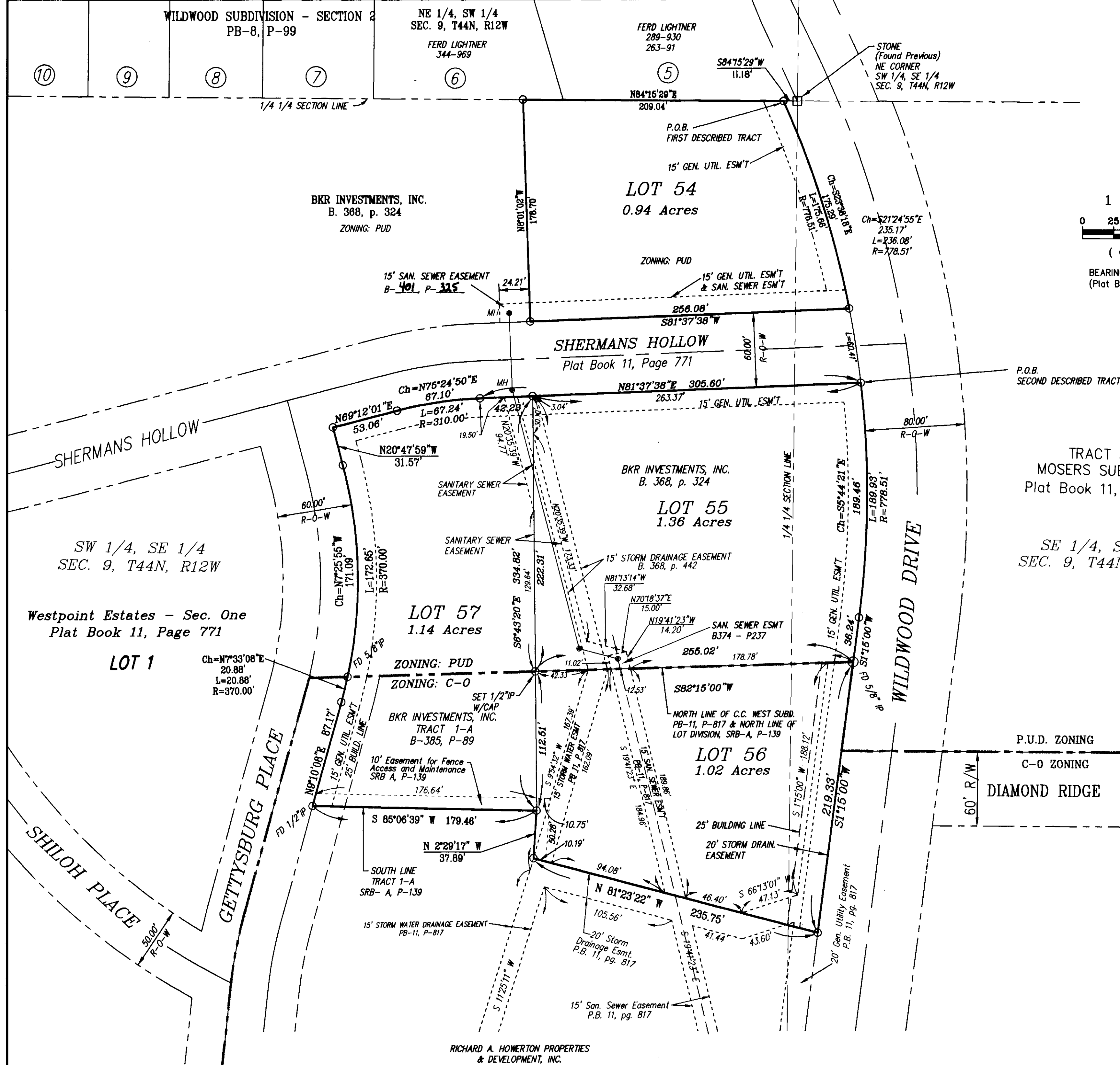
TITLE WESTPOINT ESTATES - SECTION FOUR

WILDWOOD DRIVE

FOR BKR INVESTMENTS, INC.

DATE JULY 1998	DRN. BY K.B.	SCALE 1" = 50'	BOOK
REV.	CKD. BY C.C.	SHEET 1 of 1	JOB NO. 88-296
DATE			

SUBD 388.03



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. 12784.

Approved this 4th day of AUGUST, 1998.

Duane Schreimann, Mayor  
Martha A. Brose, P.E., Director of Public Works  
Phyllis Powell, City Clerk  
Keith A. DeVault, Director Planning and Code Enforcement