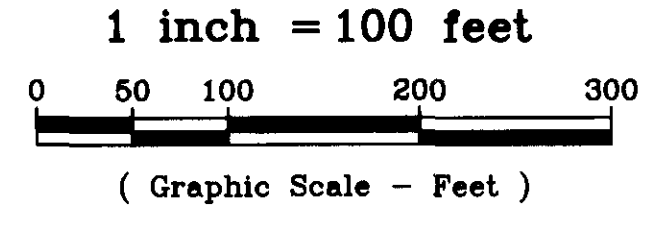


WESTPOINT ESTATES - SECTION THREE

ZONING : RS-1 & PUD  
TOTAL AREA : 38.30 ACRES



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 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 northwesterly corner of WESTPOINT ESTATES - SECTION TWO as per plat of record in Plat Book 11, Page 831, Cole County Recorder's Office; thence along the westerly boundary of said WESTPOINT ESTATES - SECTION TWO, the following courses: S28°47'49"E, 130.10 feet; thence S22°11'44"E, 340.64 feet; thence S15°00'22"E, 343.92 feet to the southerly line of a tract described by deed of record in Book 368, Page 324, Cole County Recorder's Office; thence leaving the boundary of said WESTPOINT ESTATES - SECTION TWO, S74°59'38"W, along the southerly line of said tract, 985.00 feet to the southwest corner thereof; thence N06°00'22"W, along the westerly line of said tract in Book 368, page 324, 231.77 feet to the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 9; thence N06°02'58"W, along the westerly line of said tract in Book 368, page 324, 1330.19 feet to the northwesterly corner thereof; thence along the northerly line of said tract in Book 368, page 324 the following courses: N84°15'29"E, 1102.41 feet; thence N05°44'31"W, 60.00 feet; thence N84°15'29"E, 324.38 feet; thence leaving the northerly line of said tract, S05°40'03"E, 508.91 feet; thence S18°13'58"E, 385.82 feet to a point on the northerly line of said WESTPOINT ESTATES - SECTION TWO; thence along the boundary of said subdivision the following courses: S63°24'20"W, 130.00 feet; thence N24°09'02"W, 455.41 feet; thence S63°24'20"W, 499.42 feet to the point of beginning. Containing 38.30 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. 12783.

Approved this 4<sup>th</sup> day of AUGUST, 1998.

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

BKR INVESTMENTS, INC.  
B-368, P-324

**SYMBOL LEGEND**

- ① N63°24'20"E 29.51'
- ② Ch=N67°17'03"E 46.00'  
L=46.00'  
R=340.00'
- ③ N71°09'46"E 84.01'

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 THREE.

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: *M.L. Kehoe* By: *Michael W. Beasley*  
Michael L. Kehoe, Secretary Michael W. Beasley, President

PARENT TRACT  
BKR INVESTMENTS, INC.  
B-368, P-324

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 387, PAGE 484, COLE COUNTY RECORDER'S OFFICE AND AS AMENDED BY DOCUMENT RECORDED IN BOOK 492, PAGE 526, COLE COUNTY RECORDER'S OFFICE.

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

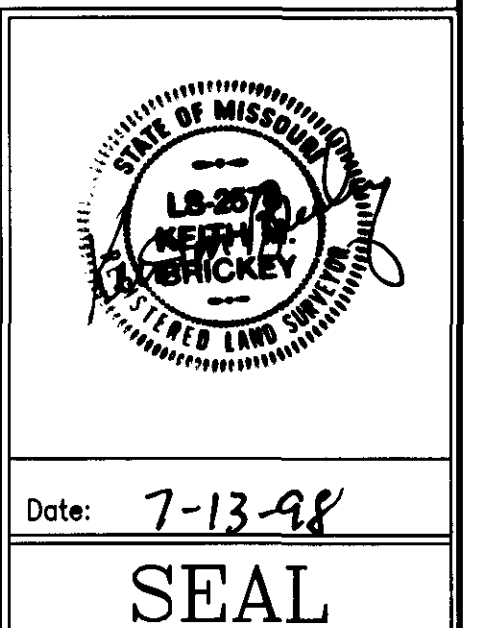
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAP, FEDERAL INSURANCE ADMINISTRATION, DATED: OCTOBER 6, 1981.

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 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 13<sup>th</sup> day of July, 1998.

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



Date: 7-13-98  
SEAL

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

TITLE: WESTPOINT ESTATES - SECTION THREE  
PART OF SEC. 9 & 16, T44N, R12W, J.C., MO

FOR: BKR INVESTMENTS, INC.

DATE: APRIL 98	DRN. BY: K.B.	SCALE: 1" = 100'	BOOK:
REV. DATE:	CKD. BY: C.C.	SHEET 1 of 1	JOB NO. 88-296

Document No. 13461

STATE OF MISSOURI }  
COUNTY OF COLE } ss

Filed for record 15 day of September, 1998.

at 2 O'clock and 27 Minutes P.M.,

recorded in Book 12, Page 66.

LARRY RADEMANN, Recorder

Deputy

