

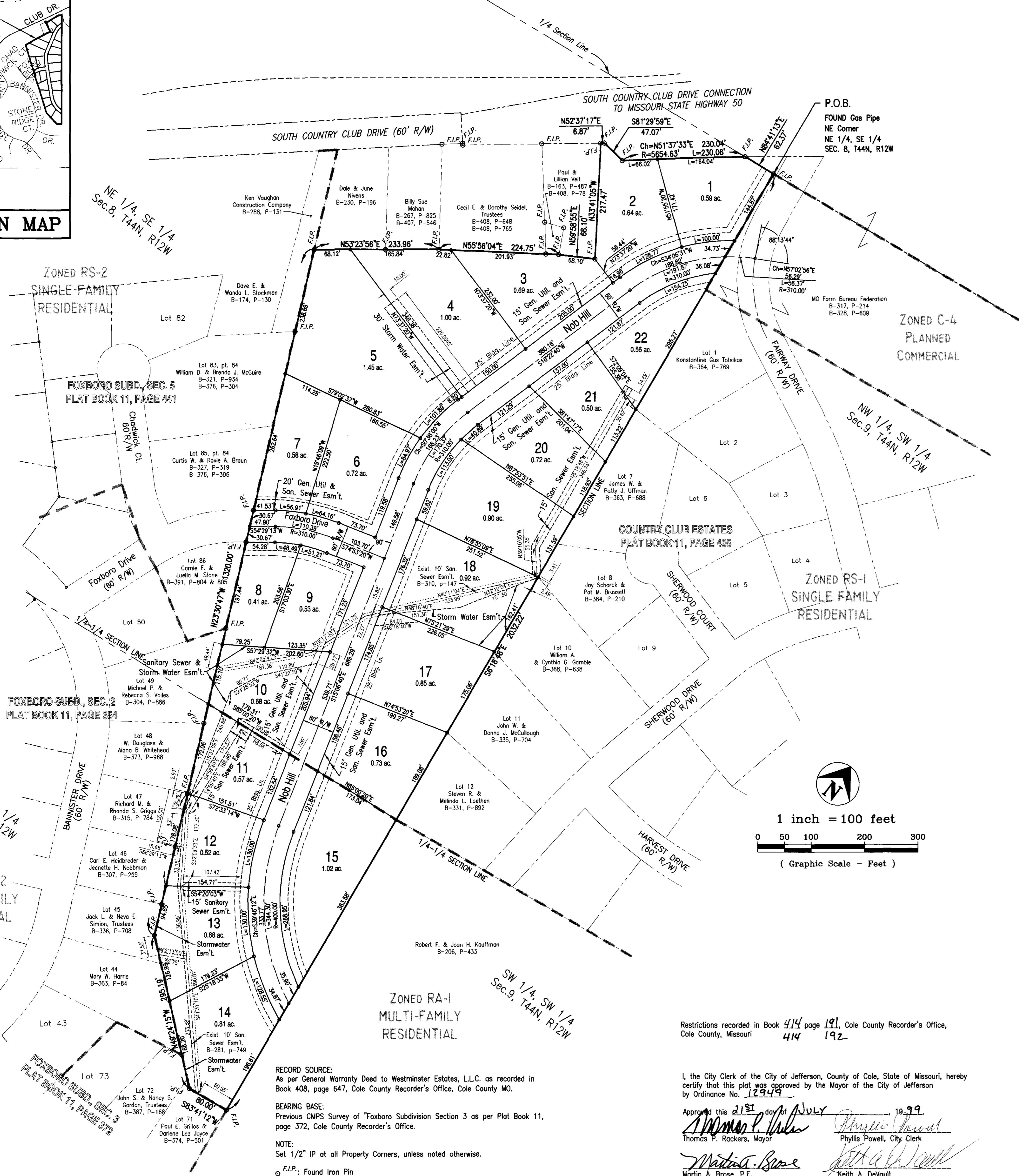
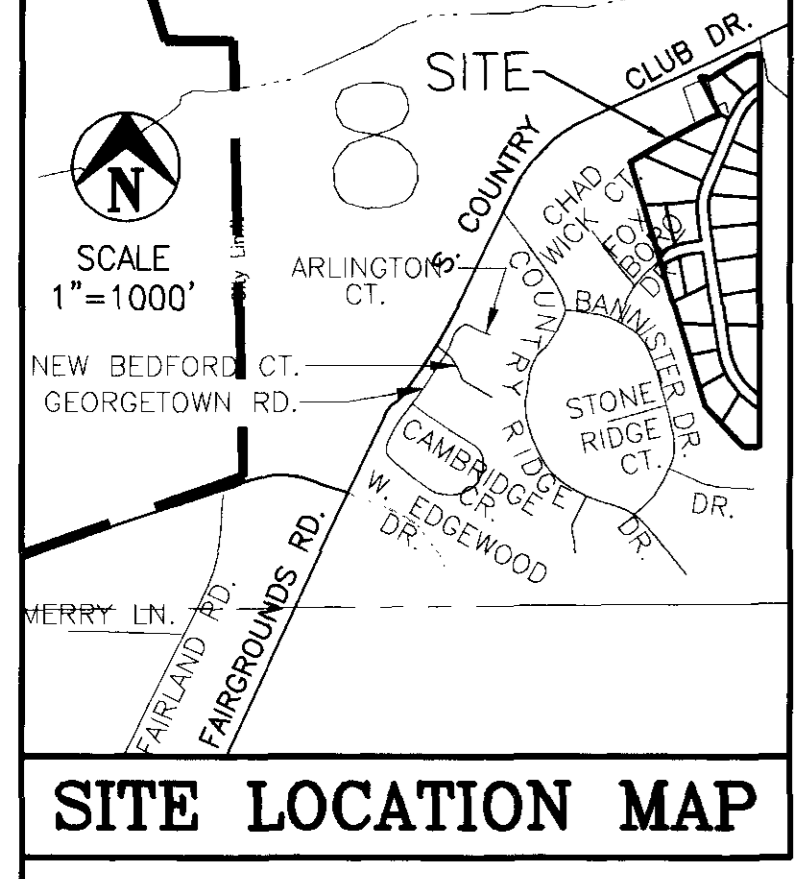
Westminster Estates

Part of the E 1/2, SE 1/4, Sec. 8, T44N, R12W

City of Jefferson, Cole County Missouri

Zoned: RS-1 and RA-1

Area: 18.83 Acres



PROPERTY DESCRIPTION
Part of the East Half of the Southeast Quarter of Section 8, Township 44 North, Range 12 West, in the City of Jefferson, Missouri, more particularly described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 8; thence S06°18'48"E, along the easterly line of said Section 8, 2032.22 feet to the northeasterly corner of FOXBORO SUBDIVISION, SECTION 3, as per plat of record in Plat Book 11, page 372, Cole County Recorder's Office; thence northerly, along the boundary lines of said FOXBORO SUBDIVISION, SECTION 3, the boundary of FOXBORO SUBDIVISION, SECTION 2, as per plat of record in Plat Book 11, page 354, Cole County Recorder's Office, the boundary of FOXBORO SUBDIVISION, SECTION 5, as per plat of record in Plat Book 11, page 441, Cole County Recorder's Office, and along the easterly boundary of a tract of land described in Book 288, page 131, Cole County Recorder's Office, the following courses: S83°41'12"W, 80.00 feet; thence N49°24'15"W, 295.19 feet; thence N23°30'47"W, 1320.00 feet to the southwesterly corner of a tract of land described in Book 230, page 196, Cole County Recorder's Office; thence leaving the boundary of said FOXBORO SUBDIVISIONS, and the boundary of said tract in Book 288, page 131, N53°23'56"E, along the southerly line of said tract in Book 230, page 196, and the southerly line of a tract of land described in Book 267, page 825 and Book 407, page 546, Cole County Recorder's Office, 233.96 feet to the southeasterly corner of said tract in Book 267, page 825 and Book 407, page 546; thence N55°56'04"E, along the southerly line of a tract of land described in Book 408, page 648 and Book 408, page 765, Cole County Recorder's Office and along the southerly line of a tract of land in Book 408, page 78, Cole County Recorder's Office, 224.75 feet to the southwesterly corner of a tract of land described in Book 163, page 487, Cole County Recorder's Office; thence N59°58'55"E, along the southerly line of said tract, 68.10 feet to the southeasterly corner thereof; thence N33°41'05"W, along the easterly line of said tract in Book 163, page 487, 217.47 feet to the southerly right-of-way line of SOUTH COUNTRY CLUB DRIVE; thence easterly, along the southerly right-of-way line of SOUTH COUNTRY CLUB DRIVE, the following courses: N52°37'17"E, 6.87 feet; thence S81°29'59"E, 47.07 feet; thence easterly, on a curve to the right, having a radius of 5654.63 feet, an arc distance of 230.06 feet, the chord of said curve being N51°37'33"E, 230.04 feet to the northerly line of the Northeast Quarter of the Southeast Quarter of said Section 8; thence leaving the southerly right-of-way line of SOUTH COUNTRY CLUB DRIVE, N84°41'13"E, along the Quarter Section Line, 62.37 feet to the POINT OF BEGINNING. Containing in all 18.83 acres.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Westminster Estates, L.L.C., 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 for Architects, Professional Engineers and Land Surveyors.

In Witness whereof I have hereunto set my seal and signature this 21st day of JUNE, 1999.
Keith M. Brickey
Keith M. Brickey, MO R.L.S. 2578

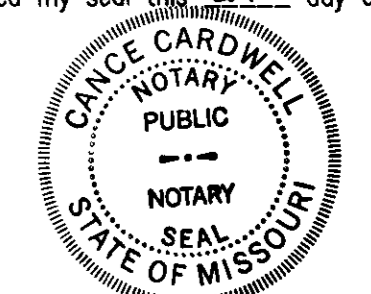
OWNERS CERTIFICATE
Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into lots, and the sizes thereof are fully and truly set forth, and the undersigned 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 Westminster Estates.

All taxes due and payable against said property have been paid in full.
In testimony whereof Westminster Estates, L.L.C., a Missouri Limited Liability Company, the said party of the first part has caused these presents to be signed by its Members, this 21 day of JUNE, 1999.

Westminster Estates, L.L.C., a Missouri Limited Liability Company
Ronald M. Dawson
Ronald M. Dawson, Member
Donald L. Welch
Donald L. Welch, Member

STATE OF MISSOURI)
) ss
COUNTY OF COLE)
On this 21 day of JUNE, 1999, before me personally did appear the above signed, to me personally known, who being by me duly sworn did say that they are the members of Westminster Estates, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have hereunto set my hand and affixed my seal this 21 day of JUNE, 1999.
My Commission Expires: 12-30-99
Gance Cardwell
Gance Cardwell
Notary Public, Cole County



Restrictions recorded in Book 414 page 191, Cole County Recorder's Office, Cole County, Missouri 414 192

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. 12949.
Approved this 21st day of JULY, 1999.
Thomas P. Rockers
Thomas P. Rockers, Mayor
Phyllis Powell
Phyllis Powell, City Clerk
Martin A. Brose
Martin A. Brose, P.E.
Director of Public Works
Keith A. DeVault
Keith A. DeVault
Director of Planning & Code Enforcement

RECORD SOURCE:
As per General Warranty Deed to Westminster Estates, L.L.C. as recorded in Book 408, page 647, Cole County Recorder's Office, Cole County MO.
BEARING BASE:
Previous CMPS Survey of Foxboro Subdivision Section 3 as per Plat Book 11, page 372, Cole County Recorder's Office.
NOTE:
Set 1/2" IP at all Property Corners, unless noted otherwise.
o F.I.P.: Found Iron Pin
Building Setbacks shall be in accordance with the current regulations of the City of Jefferson, MO.

Document No. 12194
STATE OF MISSOURI)
) ss
COUNTY OF COLE)
Filed for record 16 day of Sept, 1999
at 7 O'clock and 37 Minutes A.M.,
recorded in Book 12, Page 140.
Larry D. Rademan, Recorder
Deputy
Date: _____

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: **FINAL PLAT - WESTMINSTER ESTATES**
E 1/2, SE 1/4, SEC 8, T44N, R12W, Cole Co., MO

FOR: **Welch-Dawson**

DATE	05/14/99	DRN. BY	C.F.B.	SCALE	1"=100'	BOOK	723
REV.	06/15/99	CHKD. BY	K.B.	SHEET	1 of 1	JOB NO.	99-008

SUBD. 429.00