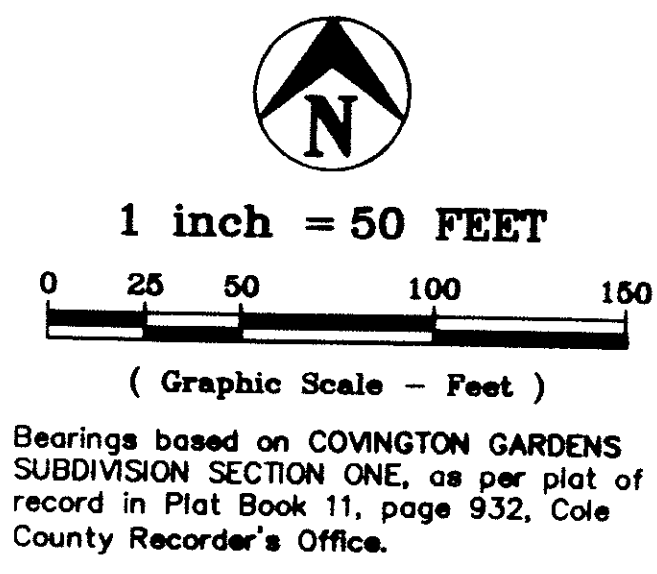
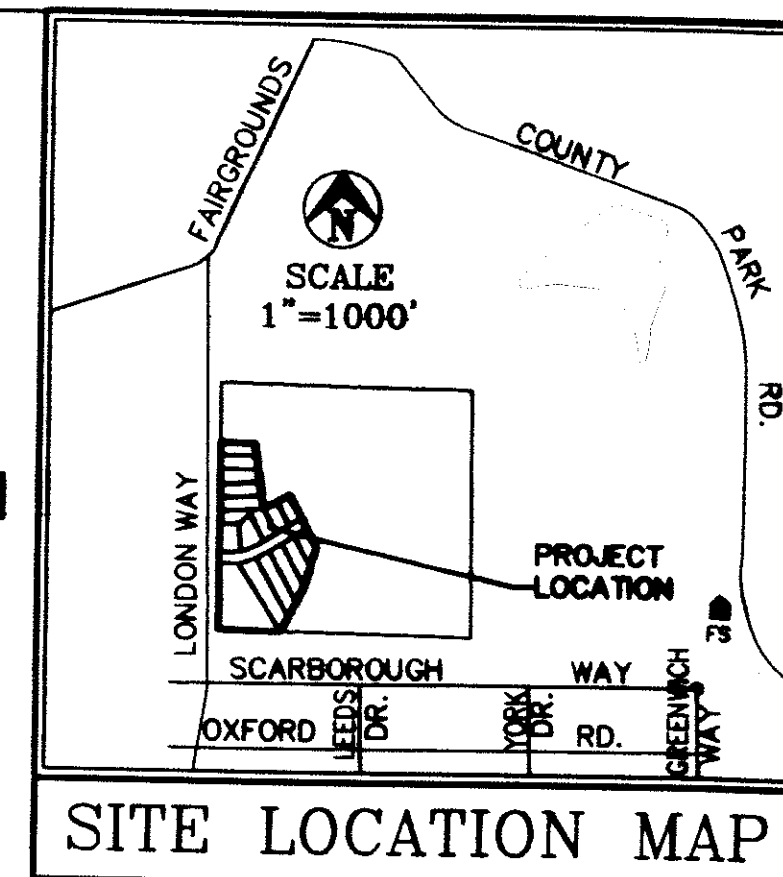


FAIRGROUND ACRES SECTION ONE

PART OF THE SE¹/₄, SW¹/₄, SEC. 17, T44N, R12W
 IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI
 ZONED RS-3
 7.79 ACRES



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northwest corner of Lot 1 of Covington Gardens Subdivision Section One, as per plat of record in Plat Book 11, page 932, Cole County Recorder's Office, said point also being on the easterly right of way line of London Way as per Dedication of Right of Way of record in Book 386, page 157, Cole County Recorder's Office; thence N01°07'01"E along said easterly right of way line of London Way, 975.34 feet; thence leaving said easterly right of way line of London Way, S87°42'25"E, 172.43 feet; thence S06°45'38"E, 343.71 feet; thence N62°06'13"E, 151.24 feet; thence S27°07'36"E, 308.52 feet; thence S23°35'06"W, 475.92 feet to a point on the south line of aforesaid Section 17, said point also being on the north line of said Covington Gardens Subdivision Section One; thence N87°37'58"W along said south line of said Section 17, also being the north line of Covington Gardens Subdivision, Section One, 315.96 feet to the POINT OF BEGINNING, Containing 7.79 acres.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Elmer Senevey, and Eric Senevey, as Members of Senevey Building Co., LLC, a Missouri Limited Liability Company, a survey and subdivision was made under my personal direction, regarding the property shown and described hereon and that the results are represented correctly on this plat and that said survey was performed 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 23 day of February, 2010.



02-23-2010
 J. BRIAN ROCKWELL, Mo. R.L.S. #2524

OWNER'S CERTIFICATE

Know all men by these presents that the undersigned, Elmer Senevey, a Member of Senevey Building Co., L.L.C., a Missouri Limited Liability Corporation, being the owner of the property described in the foregoing boundary description, have caused said property to be surveyed and subdivided into Lots, Street Right of Ways, Easements, and a Reserved Tract, and on this survey their designation and sizes 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 FAIRGROUND ACRES SECTION ONE.

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

In testimony whereof, Senevey Building Co., L.L.C., has caused these presents to be signed by its Members this 23 day of Feb., 2010.

SENEVEY BUILDING CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY.

Elmer Senevey
 Elmer Senevey, Member

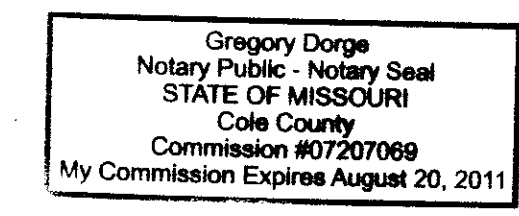
STATE OF MISSOURI } ss
 COUNTY OF COLE }

On this 23 day of February, 2010, before me personally did appear Elmer Senevey, and Eric Senevey, to me being personally known, whom being by me duly sworn, did say that they are the Members of Senevey Building Co., L.L.C., a Missouri Limited Liability Company, and that this Subdivision Plat was signed on behalf of said limited liability company, by authority of its Members, and that said Elmer Senevey, and Eric Senevey acknowledged this plat 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.

My Commission Expires August 20, 2011

Gregory Dorge
 Gregory Dorge
 Notary Public, Cole County



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, Missouri, by Ordinance No. 14653 Approved this 18 day of March, 2010

John Landwehr, Mayor
Phyllis Powell, City Clerk
Patrick E. Sullivan, P.E., Director of Community Development

STATE OF MISSOURI } ss
 COUNTY OF COLE }
 Filed for record 30th day of March, 2010.
 at 3 o'clock and 37 Minutes P.M.
 recorded in Book 12, page 687

LARRY D. RADEMAN, Recorder
Carrie Muenks
 CARRIE MUENKS, DEPUTY

Document No. 201002077

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8886

TITLE FAIRGROUND ACRES SECTION ONE
 SE1/4, SW1/4, SEC. 17, T44N, R12W, JEFFERSON CITY, MO

FOR SENEVEY BUILDING CO., L.L.C.

DATE 1/26/10	DRN. BY P.L.S.	SCALE 1"=50'	BOOK
REV. DATE 2/23/10	CKD. BY J.B.R.	SHEET 1 of 1	JOB NO. 81-099

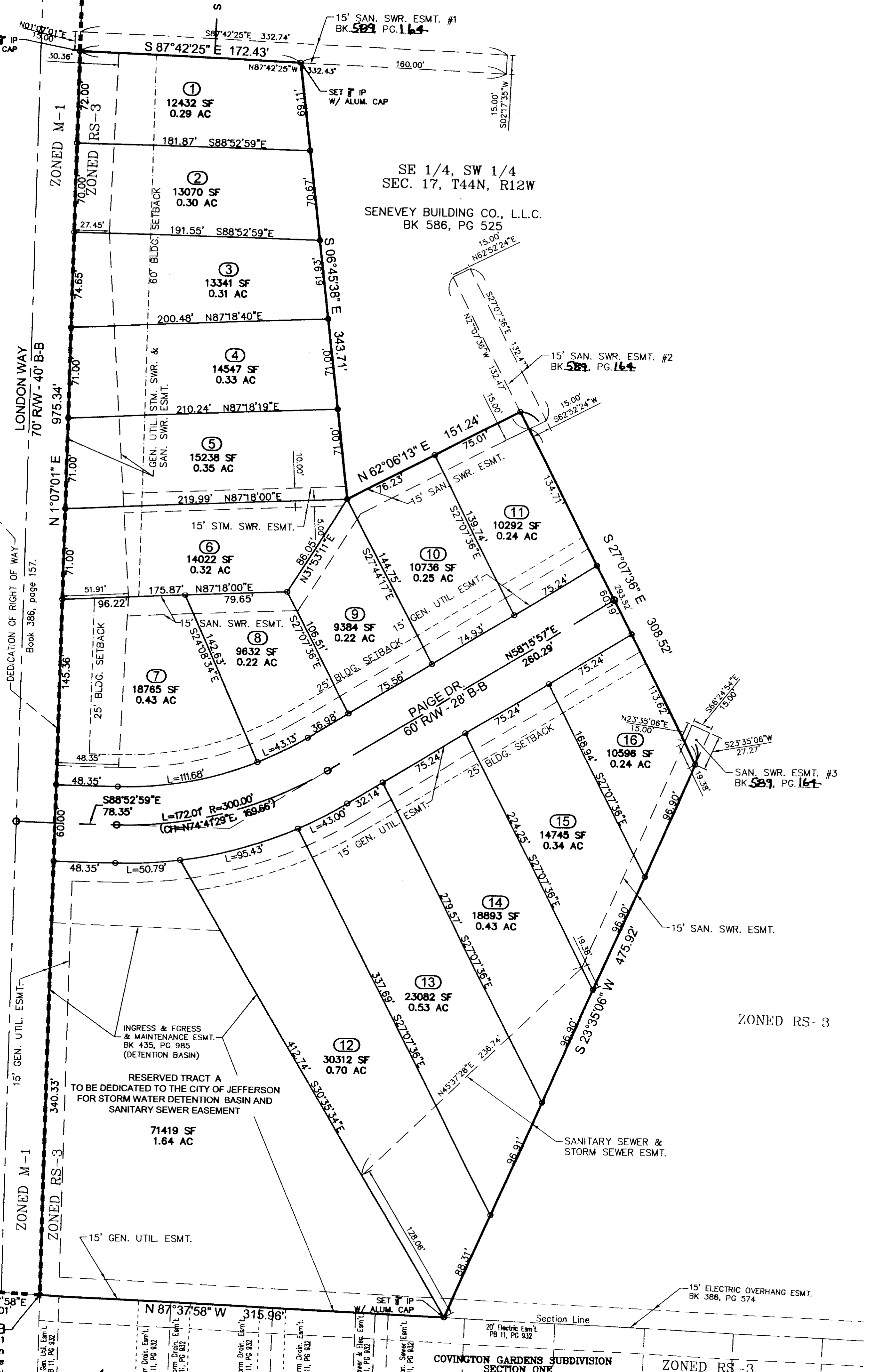
LOT NO. 7
 CAPITAL CITY INDUSTRIAL PARK
 Plat Book 11, page 170
 PORITE JEFFERSON CORP
 BK 460, PG 978
 USE: INDUSTRIAL

SE 1/4, SW 1/4
 SEC. 17, T44N, R12W
 SENEVEY BUILDING CO., L.L.C.
 BK 586, PG 525

LOT NO. 6
 CAPITAL CITY INDUSTRIAL PARK
 Plat Book 11, page 170
 IKON OFFICE SOLUTIONS
 HOLDING COMPANY
 BK 385, PG 268
 USE: VACANT INDUSTRIAL
 PAD SITE

- GENERAL NOTES:**
- Set Iron Pin with Cap at all corners unless otherwise noted.
 - The side and rear setback lines shall be as per City of Jefferson Zoning Regulations.
 - This property is located in Zone X (outside the 0.2% annual chance floodplain) as indicated by the Flood Insurance Rate Map, Cole County, Missouri, Map Number 29051C01200, effective date: December 2, 2005.
 - Restrictions recorded in Book 589 page 688 Cole County Recorder's Office.
 - On-street parking shall be prohibited along the north side of Paige Drive Ordinance No. 14654.

- STORM WATER NOTES:**
- LOTS 1-6: These lots may be subject to storm water overflow. The open channel at the rear of these lots shall be constructed by the developer. The property owner shall be responsible for the perpetual maintenance of said channel to include repair of erosion, removal of debris, establishment of vegetation, and ensuring that the capacity of the channel is not diminished.
 - LOTS 1-16: Property owners shall be responsible for directing storm water from individual lots in a manner that does not adversely impact downstream properties.



SW CORNER
 SE 1/4, SW 1/4
 SEC. 17, T44N, R12W

ZONED M-1
 ZONED RS-3

282
 84

Northwest Corner Lot 1
 Covington Gardens Subdivision
 Section One
 FND. 1/2" IRON PIN

COVINGTON GARDENS SUBDIVISION
 SECTION ONE
 Plat Book 11, page 932

ZONED RS-3

SUB. 532.00