

# PARTNERSHIP BUSINESS PARK Section 1

Situated in the SW Frac. 1/4, Sec. 19  
and in the NW 1/4, Sec. 30 T44N, R10W  
in the City of Jefferson, Cole County, Missouri.  
Zoned M-1 (Light Industrial)

### PROPERTY BOUNDARY DESCRIPTION

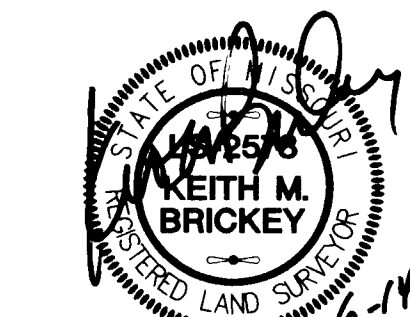
Part of the Southwest Fractional Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 44 North, Range 10 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From a stone marking the southwesterly corner of U.S. Private Survey No. 2616 in Township 44 North, Range 10 West and said corner being the southwesterly corner of a survey of record in Survey Record Book A, page 690, Cole County Recorder's Office; thence S75°02'13"W, on a direct line, 946.40 feet to the POINT OF BEGINNING for this description; thence N85°38'00"W, 836.89 feet to a point intersecting the easterly line of the Militia Drive right-of-way, as shown on a certain Tract Division Survey of record in Survey Record Book A, Page 884, Cole County Recorder's Office; thence along the easterly line of said Militia Drive right-of-way, the following courses: N13°40'46"W, 47.33 feet; thence N25°18'54"W, 187.81 feet; thence N88°18'10"W, 42.65 feet; thence N5°30'37"E, 246.61 feet; thence N1°44'08"W, 107.06 feet; thence leaving the aforesaid Militia Drive right-of-way line, S88°25'51"E, 93.72 feet; thence easterly, on a curve to the left, having a radius of 570.00 feet, an arc distance of 173.81 feet, (the chord of said curve being N82°50'02"E, 173.14 feet); thence N74°05'54"E, 536.38 feet; thence easterly, on a curve to the right, having a radius of 630.00 feet, an arc distance of 170.75 feet, (the chord of said curve being N81°51'46"E, 170.23 feet); thence N89°37'38"E, 61.21 feet; thence S4°22'00"W, 826.11 feet to the POINT OF BEGINNING. Containing 15.09 acres.

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of Randall Allen, President and Secretary of Jefferson City Area Chamber of Commerce, Member of JC Chamber 21st Century Land Investment LLC, a survey and subdivision was made, under my personal direction, regarding the property shown and described hereon and that said survey was performed in accordance with the current minimum 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 14<sup>th</sup> day of June, 2007.



Keith M. Brickey, Mo. P.L.S. No. 2578

### OWNER'S CERTIFICATE

Know all men by these presents, that Randall Allen, President and Corporate Secretary of Jefferson City Area Chamber of Commerce, Member of JC Chamber 21st Century Land Investment LLC, being the owner of the tract of land described in the foregoing property description, has caused said tract to be surveyed and subdivided into a lot and reserved tract and on this plat the number of said lot and the designation of the reserved tract and the sizes thereof are fully and truly set forth, and the undersigned does hereby dedicate to the public, for public use forever, all streets right-of-ways and easements, (not presently of record) as shown on this plat, which shall be known as "PARTNERSHIP BUSINESS PARK - SECTION 1."

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

In Testimony whereof, JC Chamber 21st Century Land Investment LLC, has caused these presents to be signed this 14<sup>th</sup> day of June, 2007.

*Randall Allen*  
Randall Allen, President & Corporate Secretary of  
Jefferson City Area Chamber of Commerce  
Member of JC Chamber 21st Century Land Investment LLC

STATE OF MISSOURI )  
                                  ) ss  
COUNTY OF COLE )

On this 14<sup>th</sup> day of June, 2007, before me personally appeared Randall Allen, President and Corporate Secretary of Jefferson City Area Chamber of Commerce, Member of JC Chamber 21st Century Land Investment LLC, to me known to be the person described in a who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and that he is the authorized signor of Jefferson City Area Chamber of Commerce, Member of JC Chamber 21st Century Land Investment LLC, and is duly authorized to execute this document on behalf of JC Chamber 21st Century Land Investment LLC.

In Testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

My Commission Expires: 12/29/07  
*Louise Krcmar*  
Louise Krcmar  
Notary Public, Cole County

LOUISE KRCMAR  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Callaway  
My Commission Expires 12/29/2007

1 inch = 100 feet  
0 50 100 200 300

(Graphic Scale - Feet)

BASIS OF BEARINGS AND RECORD SOURCE: As per deed of record in Book 543, page 896, Cole County Recorder's Office.

STATE OF MISSOURI )  
                                  ) ss  
COUNTY OF COLE )

Filed for record 20 day of June, 2007.  
at 9:00 clock and 30 Minutes A.M.  
recorded in Book 543, page 896.

LARRY D. RADEMAN, Recorder  
*Debra Nash*  
Deputy

Document No. 200706553

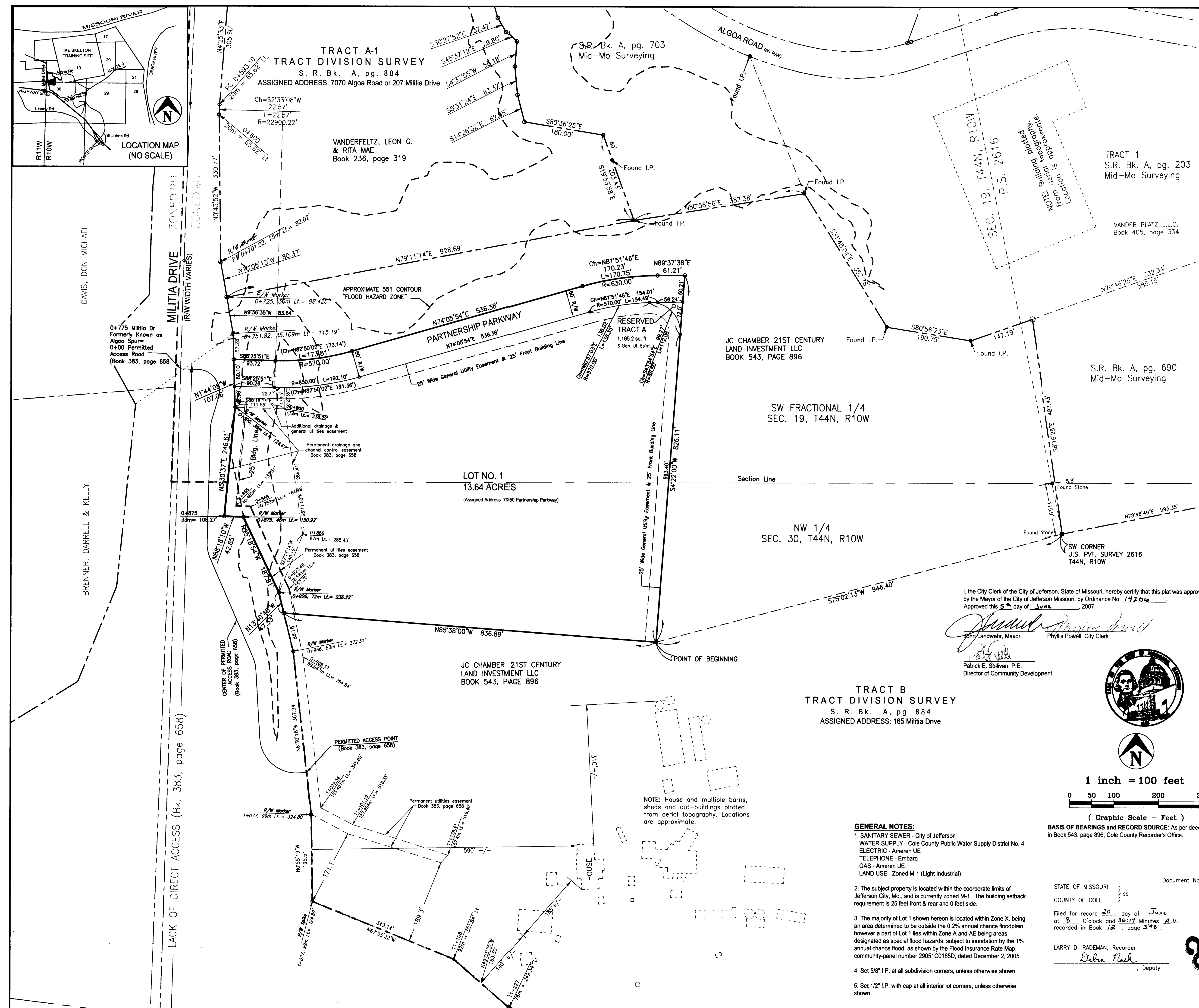
Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2500 E. McCARTY Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE PARTNERSHIP BUSINESS PARK - SECTION 1  
Part of Sections 19 & 30, T44N, R10W

FOR JC Chamber 21st Century Land Investment LLC

DATE APRIL 2007	DRN. BY DCS	SCALE 1"=100'	BOOK GPS DC
REV. DATE June 12, 2007	CKD. BY DV	SHEET 1 OF 1	JOB NO. 78-241

SUB D 485.00



COPY