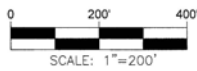


PLAT OF SURVEY

ALL OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 4 WEST, OF THE 5TH P.M., GASCONADE COUNTY, MISSOURI



MISSOURI ROUTE "T" ASPHALT PAVEMENT (30' WIDE)
DOC #1760257A

30' CENTERLINE NON-EXCLUSIVE ROADWAY EASEMENT AS PER DEED RECORDED AS DOC #20123078

FOUND IRON ROD W/MUELLER CAP AT THE CENTER OF SECTION 20 AS PER SURVEY BY DOPUCH DATED APRIL 2012

S89°46'47"E 2724.00'(M)

8" FENCE POST

1362.00'(M)

SET IRON ROD AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20

1362.00'(M)

FOUND MO. LAND SURVEY ROD W/ALUMINUM MONUMENT AT THE WEST QUARTER CORNER OF SECTION 20 AS PER CERTIFIED LAND CORNER DOCUMENT RECORDED ON DECEMBER 10, 1999 AS DOC #60064045
8" P.O. N55°E 30.6'(C)
9" P.O. S19°E 25.15'(C)
12" B.C. S49°30'W 58.8'(C)
9.5" P.O. N13°30'W 6.8'(C)
POWER POLE S72°30'W 29.12'(C)

N/F
BOOK 255 PAGE 129

N/F
BOOK 287 PAGE 528

N/F
BOOK 2009 PAGE 1044

N/F
DOC #20121459

S00°27'25"W 2682.60'(M)
N00°06'00"W 2662.94'(R)

N/F
BOOK 349 PAGE 920

Notes:

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- (M) = Measured outboundary information as per field data obtained on December 1, 2016.
- (R) = Recorded outboundary information as per survey by Klott recorded on April 6, 2016 in Survey Record Book 3, Page 65B in the Gasconade County Recorder of Deeds Office.
- (S) = Recorded outboundary information as per survey by Klott recorded on May 13, 2004 in Survey Record Book 21, Page 137 in the Gasconade County Recorder of Deeds Office.
- (C) = Recorded outboundary information as per Certified Land Corner Document recorded on December 10, 1999 as Document No. 600-64045 in the Gasconade County Recorder of Deeds Office.
- Quit Claim Deed recorded on October 22, 2012 as 2012-3078 in the Gasconade County Recorder of Deeds Office.
- Outboundary and easements as shown hereon as per Quit Claim Deed recorded on October 22, 2012 as 2012-3078 of the Gasconade County Recorder of Deeds Office.

Record Description:

The East half of the Southwest qr. of Section 20, Township 42 North, Range 4 West of the 5th P.M. Also a 30 foot non-exclusive easement for roadway over part of the Southeast qr. of the Northwest qr. and over the Southwest qr. of the Northeast qr. of Section 20, Township 42 North, Range 4 West of the 5th P.M., the centerline of which is described as follows: Commencing 35 feet West of the Southeast corner of Southeast qr. of the Northwest qr. and running North 16 degrees 35 minutes East 33.8 feet, thence North 1 degree 41 minutes West 298 feet; thence North 2 degrees 20 minutes East 80.97 feet; thence North 15 degrees 10 minutes East 56.57 feet; thence North 27 degrees East 22.23 feet; thence North 37 degrees 22 minutes East 19.73 feet; thence North 37 degrees 22 minutes East 206.31 feet; thence North 58 degrees 31 minutes East 134.52 feet; thence North 45 degrees 58 minutes 35 seconds East 131.97 feet to the point on the westerly right of way of Hwy. "T", the point of termination of said road easement.

STATE OF MISSOURI)
COUNTY OF GASCONADE) SS

This is to certify to _____ and Franklin County The Company, that during the month of December, 2016 we executed a Property Boundary Survey on all of the East half of the Southwest Quarter of Section 20, Township 42 North, Range 4 West, of the 5th P.M., Gasconade County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Agriculture, Division of Land Survey and meets the accuracy requirement of a "Rural Property" as defined therein.

Mark R. Frankenberg 1/23/17

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor for
Buesscher Frankenberg Associates, Inc
Corporate Survey No. 00096



SET IRON ROD AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20

1367.27'(M)

SECTION 20 1367.27'(M)

S89°46'16"W 2734.55'(M)
N89°11'E 2734.0'(S)

HIGH BANK OF SOAP CREEK

FOUND IRON ROD W/ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 20 AS PER SURVEY BY KLOTT RECORDED ON DATED APRIL 6, 2016 IN BOOK 3, PAGE 65B

FOUND MO. LAND SURVEY CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 20 AS PER SURVEY BY KLOTT DATED MAY 5, 2004 IN BOOK 21, PAGE 137

TOTAL TRACT
84.20 ACRES
3,667,932 SQ. FT.

E-Mail: mail@bfaeng.com TELEPHONE: (636) 239-4751

BFA

CONSULTANTS-ENGINEERS-SURVEYORS
www.bfaeng.com

103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN	C.R.H.
DATE	12/05/16
JOB No.	4432
SHEET NAME	PLAT OF SURVEY