

AT THIS LOCATION, THE MERAMEC RIVER IS PROBABLY NAVIGABLE. IF SO, THE BED OF THE RIVER IS OWNED BY THE STATE AND THE BOUNDARY WITH THE JOAN KELLER TRACT IS THE RIVER'S LOW WATER LINE. IN THIS SURVEY USING CONVENTIONAL SURVEYING TECHNIQUES AND AERIAL IMAGERY, THE LOW WATER LINE WAS LOCATED. ITS POSITION IS SHOWN AND NOTED ON THIS PLAT. THE TRACT'S AREA SHOWN HEREON IS 196.7 ACRES MORE OR LESS AND HAS BEEN COMPUTED TO THAT LINE. ACREAGE SHOWN IS FOR THE DATE OF THIS SURVEY. THROUGH THE RIVER'S FUTURE FLUVIAL PROCESSES, AS THE RIVER MOVES, THE RIPARIAN BOUNDARY WILL CHANGE, AS WILL THE TRACT'S ACREAGE.

196.7 ACRES GROSS
196.3 ACRES NET

COURSES ALONG MERAMEC RIVER

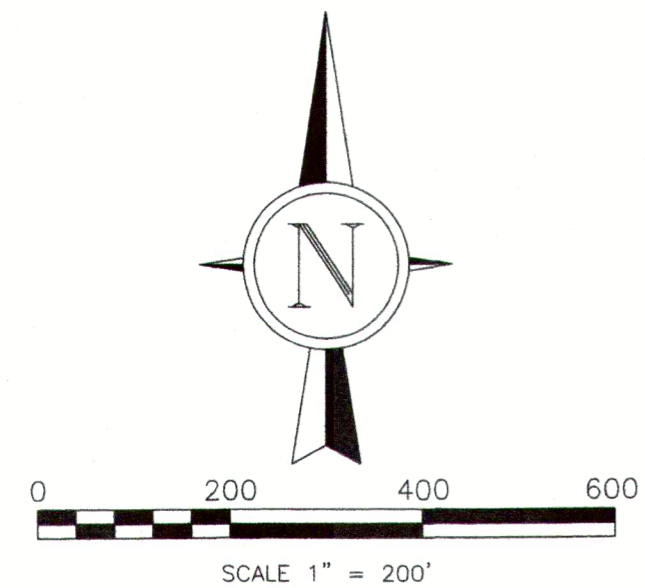
NUMBER	DIRECTION	DISTANCE
L1	N 50°09'50" W	133.21
L2	N 55°49'48" W	254.31
L3	S 66°51'09" E	205.39
L4	S 53°34'50" E	195.38
L5	S 77°02'38" E	150.94
L6	S 89°15'03" E	116.39
L7	S 83°48'50" E	95.25
L8	S 80°20'24" E	48.44

COURSES ALONG NORTH VIRGINIA MINES ROAD

NUMBER	DIRECTION	DISTANCE
L9	N 84°24'10" E	137.81
L10	N 85°39'48" E	232.29
L11	N 83°37'40" E	84.86
L12	N 78°05'22" E	83.56
L13	N 71°02'58" E	80.76
L14	N 68°15'18" E	67.45
L15	N 64°37'48" E	59.03
L16	N 52°50'32" E	76.87
L17	N 34°40'04" E	50.33

COURSES ALONG PRIVATE ROAD

NUMBER	DIRECTION	DISTANCE
L18	S 11°01'07" E	104.72
L19	S 22°01'07" E	87.75
L20	S 11°44'53" W	157.21
L21	S 17°22'07" E	54.97
L22	S 38°16'07" E	199.99
L23	S 29°40'07" E	49.97
L24	S 22°00'07" E	49.97
L25	S 08°23'07" E	149.82
L26	S 05°52'53" W	45.97
L27	S 22°08'53" W	160.01
L28	S 18°37'53" W	199.99
L29	S 22°35'53" W	100.04
L30	S 16°02'53" W	49.87
L31	S 02°48'07" E	140.02
L32	S 15°00'07" E	49.97
L33	S 26°18'07" E	49.97
L34	S 35°34'24" E	72.14



- = FOUND MONUMENT
- = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE
- = FOUND RIGHT OF WAY MARKER
- OHE — = OVERHEAD ELECTRIC
- X — = FENCE LINE
- GAS — = GAS LINE
- ← = SAME OWNERSHIP
- (M) = MEASURED BEARING AND/OR DISTANCE
- (R) = RECORDED BEARING AND/OR DISTANCE
- NET = PROPERTY AREA EXCLUDING ANY AREA ENCOMPASSED WITHIN NORTH VIRGINIA MINES ROAD
- ACCURACY STANDARD = RURAL PROPERTY
- DEED REFERENCE BK. 443 PG. 321
- BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown or line stakes provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

I, Cameron Lueken, hereby certify to Glenn Haley that this survey was completed under my direct supervision, and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.



Cameron Lueken, P.L.S. 2000164340
P.L.S. for Wunderlich Surveying & Engineering, Inc.
Franklin County Surveyor

WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET
UNION, MO 63084 (636) 583-8400

BOUNDARY SURVEY

THE NW FRL 1/4 AND PT. E 1/2 SW 1/4 SEC. 9, T41N, R1E OF THE 5TH P.M. IN FRANKLIN COUNTY, MO.

SCALE: 1"=200'	SHEET
JOB: 6780	
DATE: 2-22-2017	
SC: RC & AS	
REV:	1 OF 1
S:\6780	