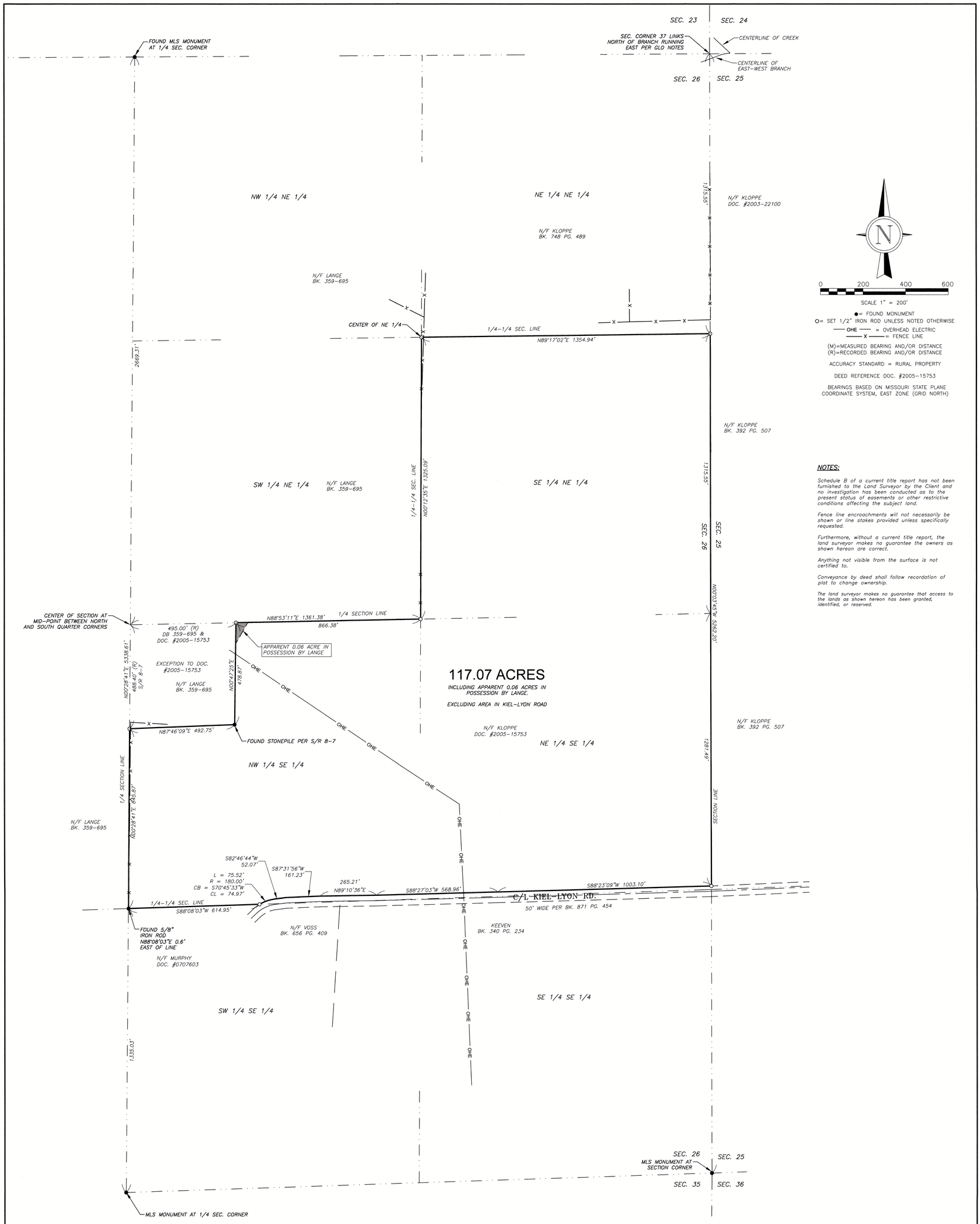

NOTES:

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.

DESCRIPTION OF 117.07 ACRE TRACT:

A tract of land being all of the Southeast Quarter of the Northeast Quarter and part of of the North Half of the Southeast Quarter of Section 26, Township 44 North, Range 3 West of the 5th P.M. in Franklin County, Missouri, being more fully described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter, same being located N 00° 28' 41" E 1335.03 feet from an MLS monument at the South Quarter of Section 26, also being S 88° 08' 03" W 0.6 feet from an iron rod;

Thence N 00° 28' 41" E on the quarter section line 845.87 feet to an iron rod;

Thence N 87° 46' 09" E on the property line 492.75 feet to a stonepile;

Thence N 00° 47' 25" E on the property line 478.87 feet to an iron rod on the quarter section line;

Thence N 88° 53' 11" E on the quarter section line 866.38 feet to an iron rod;

Thence N 00° 12' 35" E on the quarter-quarter section line 1325.09 feet to an iron rod at the center of the Northeast Quarter;

Thence N 89° 17' 02" E on the quarter-quarter section line 1354.94 feet to an iron rod on the section line;

Thence S 00° 03' 45" E on the section line 2597.04 feet to an iron rod on the north line of Kiel-Lyon Road;

Thence on the north line of said road (50 feet wide per bk. 871 pg. 454 as follows:

Thence S 88° 23' 09" W 1003.10 feet;

Thence S 88° 27' 03" W 568.96 feet;

Thence S 89° 10' 36" W 265.21 feet;

Thence S 87° 31' 56" W 161.23 feet;

Thence S 82° 46' 44" W 52.07 feet;

Thence on a curve to the left having a radius of 180.00 feet and a chord bearing and distance of S 70° 45' 33" W 74.97 feet to an iron rod on the quarter-quarter section line;

thence S 88° 08' 03" W on the quarter-quarter section line a distance of 614.95 feet to the POINT OF BEGINNING;

containing 117.07 acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.

I, Cameron Lueken, hereby certify to Kloppe Farms, LLC, Lynn Voss and Lynette Voss 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.

STATE OF MISSOURI
CAMERON D. LUEKEN
NUMBER
LS-2000164340
REGISTERED LAND SURVEYOR

11/17/16

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

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

BOUNDARY SURVEY

A TRACT OF LAND BEING THE SE 1/4 OF THE NE 1/4 AND PT. N 1/2 OF THE SE 1/4 OF SEC. 26, T44N, R3W OF THE 5TH P.M. IN FRANKLIN COUNTY, MO.

SCALE: 1"=200'	SHEET
JOB: 6722	1 OF 1
DATE: 11-30-2016	
SC: RC & AS	
REV:	
S:\6722	