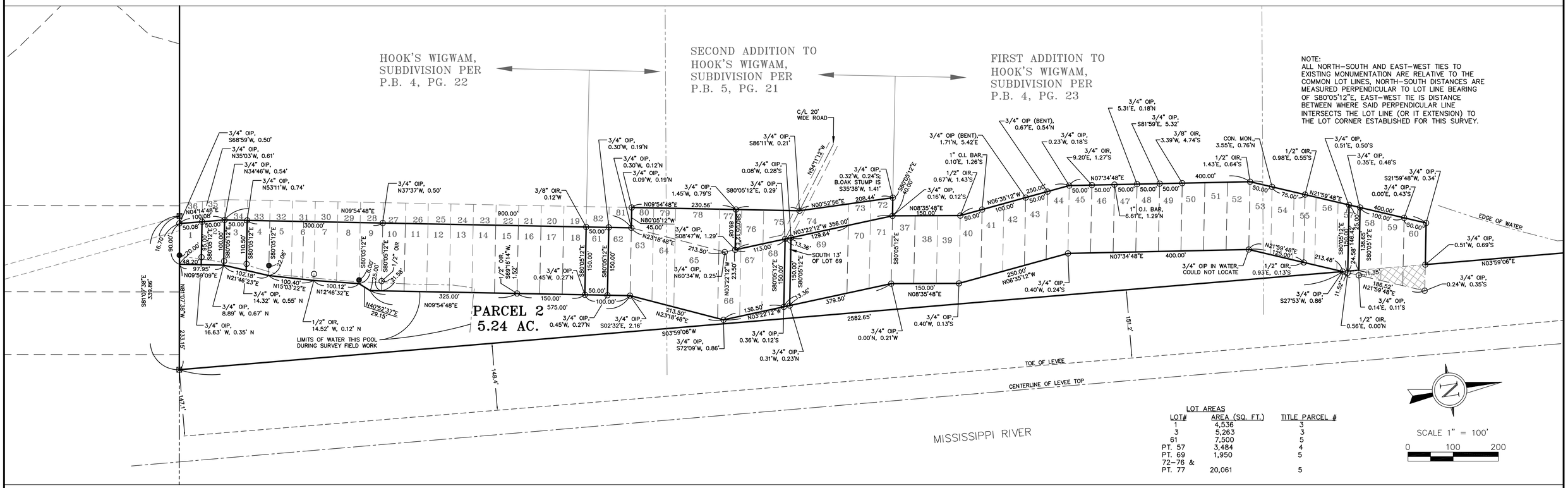
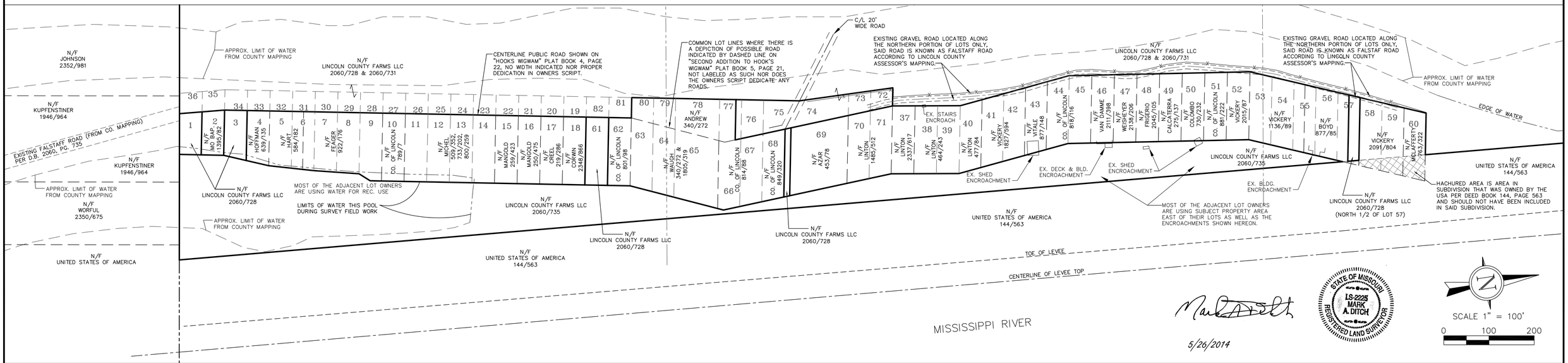


LOT AREAS

LOT#	AREA (SQ. FT.)	TITLE PARCEL #
1	4,536	3
3	5,263	3
61	7,500	5
PT. 57	3,484	4
PT. 69	1,950	5
72-76 & PT. 77	20,061	5



NOTES:
A) ROAD AND FENCES ON THE SOUTHERN PORTION OF THE SUBDIVISION WAS NOT LOCATED NOT SHOWN HEREON.
B) THERE ARE SEVERAL DOCKS, WOODEN WALKWAYS AND OTHER OLDER USES FROM WHAT APPEARS TO BE FROM LOT OWNERS OF THE WIGWAM SUBDIVISION ON BOTH THE EAST AND WEST SIDES OF SAID SUBDIVISION THAT ARE NOT SHOWN HEREON. THE OWNER AND PURCHASER ARE AWARE OF SUCH USES.

LEGEND

- ● SET 1/2" IRON ROD WITH CORPORATE CAP, EXCEPT AS NOTED.
- ○ FOUND 3/4" IRON PIPE, EXCEPT AS NOTED OTHERWISE.
- ⊠ FOUND CONCRETE MONUMENT.

Mark A. Ditch
5/26/2014

STATE OF MISSOURI
LS-2225
MARK A. DITCH
REGISTERED LAND SURVEYOR

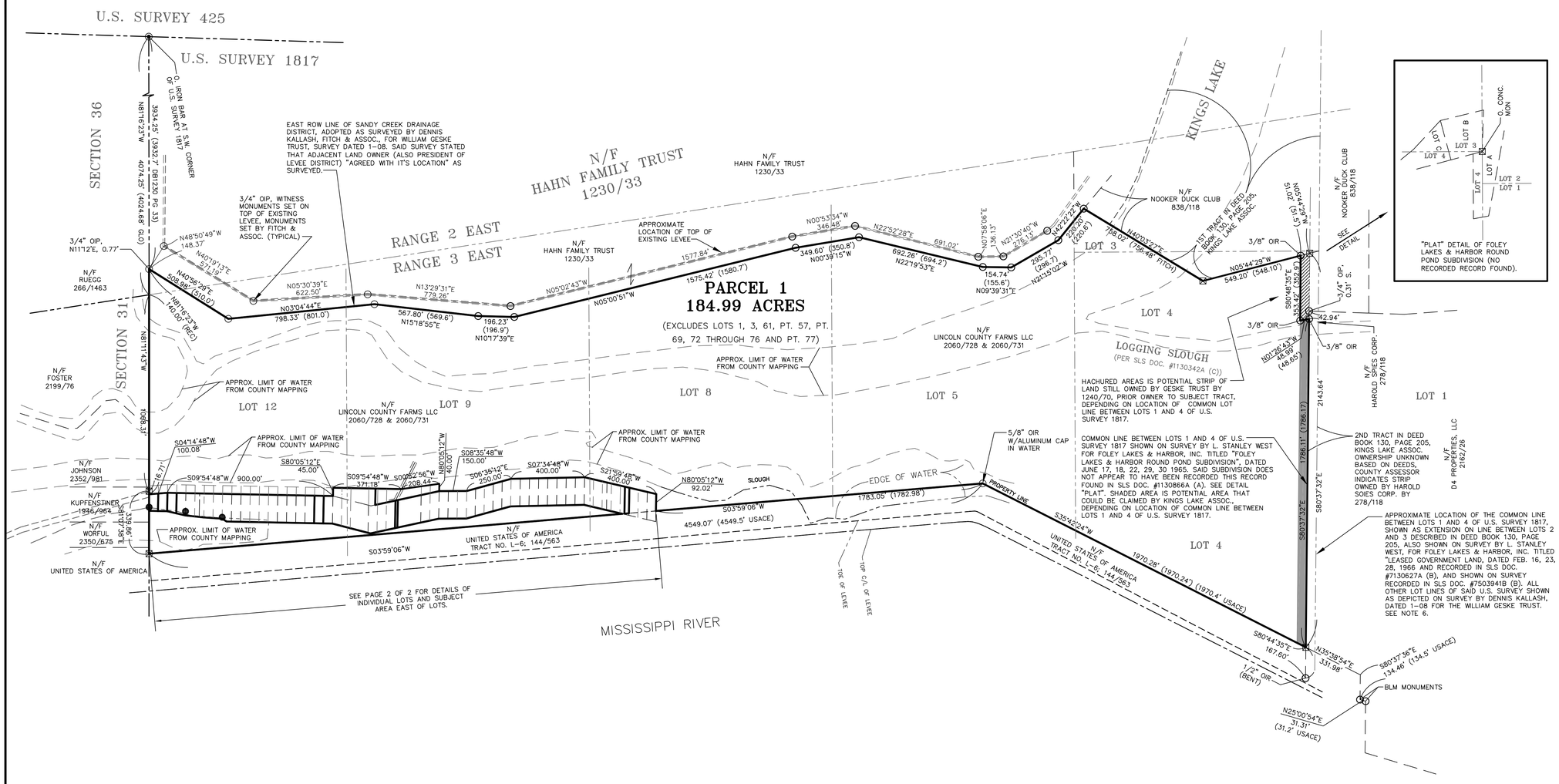
FOLEY MO. PROPERTY
BOUNDARY SURVEY

BUESCHER DITCH & ASSOC., INC.
CIVIL ENGINEERING AND SURVEYING
2 EAST FIFTH STREET, SUITE 200
P.O. BOX 621
WASHINGTON, MISSOURI 63090
Ph. (636) 239-6255
Fax (636) 239-7681

DATE:	NO.	REVISIONS	DRAWN BY:	CHK'D. BY:	DATE:	JOB NO.#	SHEET NO.
			MAD	MAD	05-01-14	14006	1 OF 2

BOUNDARY SURVEY

OF TRACTS OF LAND BEING PART OF LOTS 3, 4, 5, 8, 9, AND 12 OF U.S. SURVEY 1817, IN TOWNSHIP 50 NORTH, RANGES 2 AND 3 EAST, AND ALL OF LOTS 1, 3 AND 19 THROUGH 36 OF HOOK'S WIGWAM, PART OF LOT 57 OF FIRST ADDITION TO HOOK'S WIGWAM, ALL OF LOTS 61, 72 THROUGH 76, 81, AND 82, AND PARTS OF LOTS 69 AND 77 OF SECOND ADDITION TO HOOK'S WIGWAM, WITHIN U.S. SURVEY 1817, TOWNSHIP 50 NORTH, RANGE 3 EAST, LINCOLN COUNTY, MISSOURI.



NOTES:
1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE #1300STL, EFFECTIVE DATE: FEBRUARY 20, 2014. PARCELS LABELED ACCORDING TO TITLE COMMITMENT PARCELS. SPECIAL EXCEPTIONS REVIEWED AS FOLLOWS:
   ITEM 3) BUILDING LINES AND EASEMENTS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 4 PAGE 22, AND COVENANTS AND RESTRICTIONS, INCLUDI... THERE WERE NO BUILDING LINES OR EASEMENTS SHOWN ON THE PLAT, THERE IS A CALL FOR A PUBLIC ROAD ALONG THE WESTERLY LINES OF LOTS 1 THROUGH 18, WHICH IS ALSO THE EASTERLY LINES OF LOTS 19 THROUGH 36, BUT THERE IS NO WIDTH GIVEN AND THE OWNERS CERTIFICATE ON THE PLAT DOES NOT DEDICATE ANY ROADS TO THE PUBLIC. THE PLAT DOES NOT MENTION SUBDIVISION INDENTURES.
   ITEM 4) A PROVISIONS FOR SUBDIVISION ASSESSMENTS, CONTAINED IN THE SUBDIVISION INDENTURES, ALSO PLAT BOOK 2 PAGE 23, PLAT BOOK 5 PAGE 21 RECORDED IN BOOK 22 PAGE. THE PLAT REFERENCES SHOULD BE PLAT BOOK 4 PAGE 23 AND PLAT BOOK 5 PAGE 21 FOR THE PLATS OF FIRST ADDITION TO HOOK'S WIGWAM AND SECOND ADDITION TO HOOK'S WIGWAM RESPECTIVELY. NO RECORDING INFORMATION GIVEN FOR SUBDIVISION INDENTURES NOR WERE ANY RESEARCHED. FIRST ADDITION TO HOOK'S WIGWAM DOES NOT INDICATE ANY ROADS OR MENTION ANY SUBDIVISION INDENTURES. SECOND ADDITION TO HOOK'S WIGWAM DOES SHOW DASHED LINES INDICATING A POSSIBLE ROAD AND CALLS FOR A 20 FOOT WIDE ROAD BETWEEN LOTS 74 AND 75, NO DEDICATION IS INCLUDED IN THE OWNERS CERTIFICATE AND THERE ARE NO MENTION OF SUBDIVISION INDENTURES.
2. BEARING SHOWN ARE BASED ON GRID BEARINGS TO MISSOURI – EAST STATE PLANE COORDINATE SYSTEM ESTABLISHED BY GPS.
3. ALL INFORMATION IN ( ) IS RECORD DEED INFORMATION UNLESS INDICATED OTHERWISE.
4. CLASS OF SURVEY: SUBURBAN PROPERTY.
5. ALL EXISTING MONUMENTS FOUND ARE NOTED AS OIP (OLD IRON PIPE), OIR (OLD IRON ROD), ETC..
6. THE NORTHERLY LINE OF PARCEL 1 IS DEPENDENT ON THE LOCATION OF THE COMMON LINE BETWEEN LOTS 1 AND 4 OF U.S. SURVEY 1817. USING DOCUMENTS 1130279B (A), 1130342A (C), 1130547B (C), 7130627A (B), AND 7503941B (B) OBTAINED FROM THE STATE LAND SURVEY (SLS) ARCHIVES (THE LETTER IN PARENTHESIS INDICATE THE VIEW FROM THAT PARTICULAR FILE) THE COMMON LOT LINE WOULD BE LOCATED IN THE NORTHERN LOCATION SHOWN. ONE DOCUMENT FOUND IN 1130866A (A), WHICH IS AN UNRECORDED SUBDIVISION PLAT COPIED FROM THE FILES OF L. STANLEY WEST, COUNTY SURVEYOR, PLACES THE COMMON LOT LINE IN THE SOUTHERN LOCATION SHOWN, SAID DOCUMENT CONFLICTS WITH ALL OF THE OTHER DOCUMENTS INCLUDING ONE PREPARED BY WEST. THE SHADED PORTION OF THE SUBJECT PROPERTY SHOWN WOULD BE AFFECTED IF THE COMMON LINE IS FOUND TO BE THE SOUTHERN LOCATION.
7. THE HACHURED AREA ALONG THE NORTHERN BOUNDARY OF PARCEL 1 IS AN AREA THAT APPEARS TO BE OWNED BY THE PRIOR OWNER AND NEVER TRANSFERRED BY DEED TO THE LINCOLN COUNTY FARMS LLC. THE PREVIOUS OWNER, WILLIAM C. GESKE, TRUSTEE OF THE WILLIAM CHARLES GESKE REVOCABLE TRUST DEED DOES NOT APPEAR TO EXCLUDE THE HACHURED AREA AS SHOWN AND SAID HACHURED AREA SEEMS TO BE THE RESULT OF THE PLAT OF "FOLEY LAKES & HARBOR ROUND POND SUBDIVISION" WHICH IS THE DOCUMENT MENTIONED IN ITEM 6 FOUND IN THE SLS ARCHIVES AS DOCUMENT 1130866A (A) AND THE ADJOINING DEED RECORDED IN BOOK 838, PAGE 118 FOR THE NOOKER DUCK CLUB INC. PROPERTY WHICH CALLS FOR THIS AREA OF LAND TO HAVE NOT BEEN OWNED BY GESKE.
8. RECORD TITLE FOUND IN DEED BOOK 2060, PAGE 735 (QCD FOR PARCEL 2), DEED BOOK 2060, PAGE 728 (GWD FOR PARCELS 1, 3, 4, AND 5), AND DEED BOOK 2060, PAGE 731 (QCD FOR PARCEL 1).

REFERENCED DOCUMENTS:
1) SURVEY BY DENNIS KALLASH WITH FITCH AND ASSOCIATES, DATED JANUARY, 2008, FURNISHED BY OTHERS.
2) HOOK'S WIGWAM, RECORDED IN PLAT BOOK 4, PAGE 22.
3.) FIRST ADDITION TO HOOK'S WIGWAM, RECORDED IN PLAT BOOK 4, PAGE 23.
4) SECOND ADDITION TO HOOK'S WIGWAM, RECORDED IN PLAT BOOK 5, PAGE 21
5) THE FOLLOWING SURVEYS/PLATS OBTAINED FROM THE STATE LAND SURVEY ARCHIVES:
   1130279B (A), SURVEY BY ANDY BROWN, COUNTY SURVEYOR, SURVEYED IN JANUARY, 1912 AND FEBRUARY, 1913
   1130342A (C), SURVEY BY ANDY BROWN, COUNTY SURVEYOR, SURVEYED ON APRIL 23, 1928
   1130547B (C), SURVEY BY ANDY BROWN, COUNTY SURVEYOR, SURVEYED ON OCTOBER 28, 1915
   7130627A (B), SURVEY BY L. STANLEY WEST, COUNTY SURVEYOR, SURVEYED FEBRUARY 16 23, 28, 1966
   7503941B (B), SURVEYOR IS UNKNOWN, DOCUMENT IS 3 OF 3, UNKNOWN DATE.
   1130866A (A), SURVEY BY L. STANLEY WEST, COUNTY SURVEYOR, SURVEYED JUNE 17, 18, 22, 29, 30, 1965

THIS IS TO CERTIFY TO BENELLI LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT WE HAVE DURING MARCH, APRIL AND MAY, 2014 PERFORMED A BOUNDARY SURVEY OF TRACTS OF LAND BEING PART OF LOTS 3, 4, 5, 8, 9, AND 12 OF U.S. SURVEY 1817, IN TOWNSHIP 50 NORTH, RANGES 2 AND 3 EAST, AND ALL OF LOTS 1, 3, AND 19 THROUGH 36 OF HOOK'S WIGWAM, A SUBDIVISION RECORDED IN BOOK 4, PAGE 22 OF THE LINCOLN COUNTY RECORDS, PART OF LOT 57 OF FIRST ADDITION TO HOOK'S WIGWAM, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 23 OF THE LINCOLN COUNTY RECORDS, ALL OF LOTS 61, 72 THROUGH 76, 81, AND 82, AND PARTS OF LOTS 69 AND 77 OF SECOND ADDITION TO HOOK'S WIGWAM, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 21 OF THE LINCOLN COUNTY RECORDS, WITHIN U.S. SURVEY 1817, TOWNSHIP 50 NORTH, RANGE 3 EAST, LINCOLN COUNTY, MISSOURI.

WE FURTHER CERTIFY THAT THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND DEPARTMENT OF ECONOMIC DEVELOPMENT.

BUESCHER DITCH & ASSOCIATES, INC., L.C. 2001010600–D

BY: _____
MARK A. DITCH, MO. P.L.S. 2225

5/26/2014

STATE OF MISSOURI
LS-2225
MARK A. DITCH
REGISTERED LAND SURVEYOR

SCALE 1" = 300'
0 300 600

LEGEND

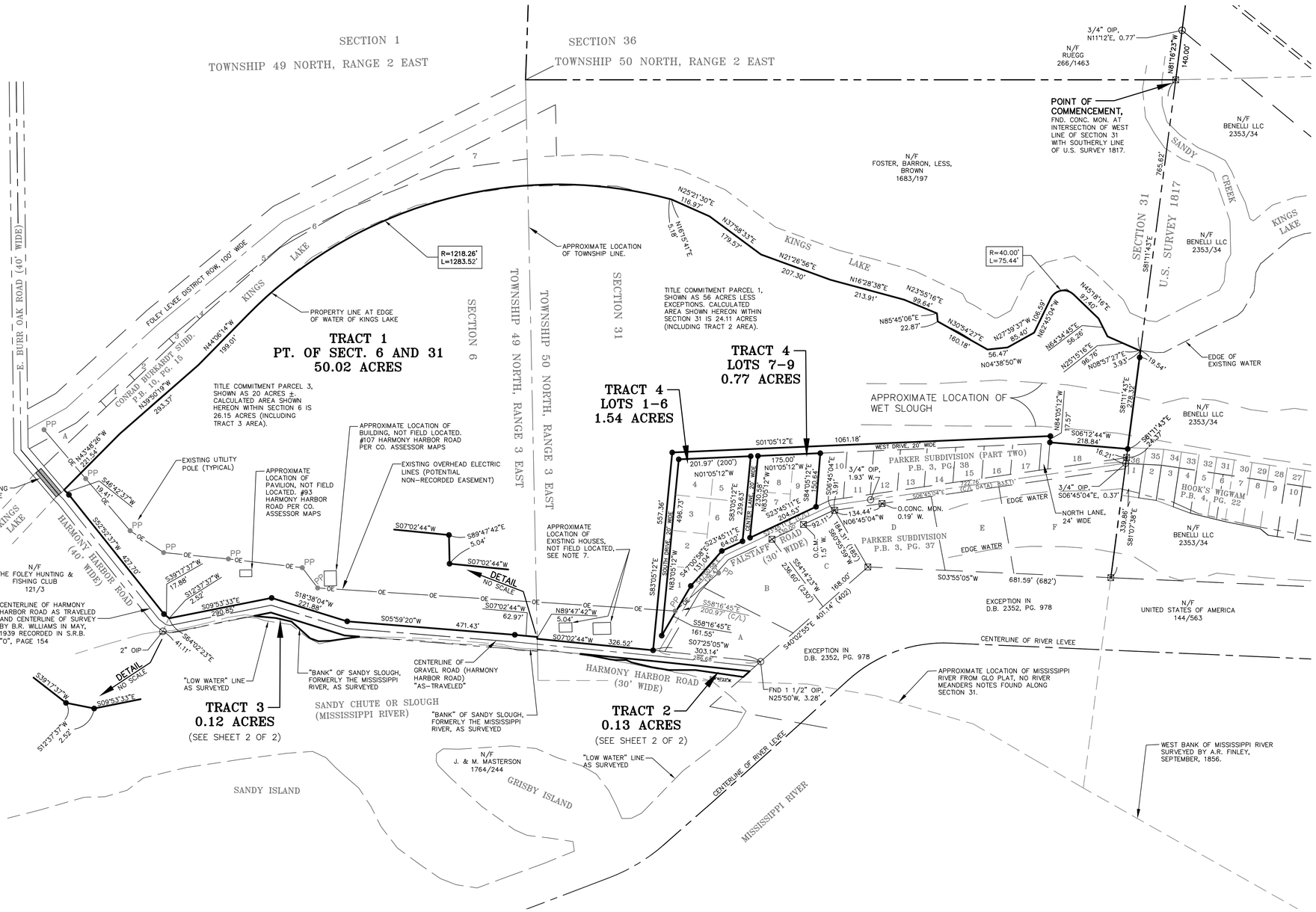
- ● SET 1/2" IRON ROD WITH CORPORATE CAP, EXCEPT AS NOTED.
- ○ FOUND 3/4" IRON PIPE, EXCEPT AS NOTED OTHERWISE.
- ⊠ FOUND CONCRETE MONUMENT.

FOLEY MO. PROPERTY
BOUNDARY SURVEY
BUESCHER DITCH & ASSOC., INC.
CIVIL ENGINEERING AND SURVEYING
2 EAST FIFTH STREET, SUITE 200
P.O. BOX 621
WASHINGTON, MISSOURI 63090
Ph. (636) 239-6255
Fax (636) 239-7681

DATE:	NO.	REVISIONS	DRAWN BY:	CHKD. BY:	DATE:	JOB NO.#	SHEET NO.
			MAD	MAD	05-01-14	14006	1 OF 2

BOUNDARY SURVEY

OF TRACTS OF LAND BEING PART OF SECTION 31 AND LOTS 1 THROUGH 9 (INCLUSIVE) OF PARKER SUBDIVISION, PART TWO, ALL IN TOWNSHIP 50 NORTH, RANGE 3 EAST, AND PART OF SECTION 6, IN TOWNSHIP 49 NORTH, RANGE 3 EAST, LINCOLN COUNTY, MISSOURI.



TRACT 1
LAND DESCRIPTIONS

A TRACT OF LAND BEING PART OF SECTION 31, TOWNSHIP 50 NORTH RANGE 3 EAST AND PART OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN LINCOLN COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE WEST LINE OF ABOVE SAID SECTION 31 WITH THE SOUTHERLY LINE OF U.S. SURVEY 1817; THENCE SOUTH 81°11'43" EAST ALONG THE SOUTHERLY LINE OF SAID U.S. SURVEY 1817 A DISTANCE OF 765.62 FEET TO THE EASTERLY BANK OF KINGS LAKE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 81°11'43" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID U.S. SURVEY 1817 A DISTANCE OF 278.32 FEET TO THE WESTERLY LINE OF PARKER SUBDIVISION PART TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 38 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARKER SUBDIVISION PART TWO THE FOLLOWING COURSES AND DISTANCE: SOUTH 06°12'44" WEST 218.84 FEET; THENCE NORTH 84°05'12" WEST 17.57 FEET; THENCE SOUTH 01°05'12" EAST 1061.18 FEET; THENCE SOUTH 83°05'12" EAST 557.36 FEET TO THE WESTERLY LINE OF HARMONY HARBOR ROAD, 30 FEET WIDE; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID HARMONY HARBOR ROAD, 30 AND 40 FEET WIDE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 07°02'44" WEST 326.52 FEET; THENCE NORTH 89°47'42" WEST 5.04 FEET; THENCE SOUTH 07°02'44" WEST 62.97 FEET; THENCE SOUTH 05°59'20" WEST 471.43 FEET; THENCE SOUTH 18°38'04" WEST 221.88 FEET; THENCE SOUTH 09°53'33" EAST 290.85 FEET; THENCE SOUTH 12°37'37" WEST 252 FEET; THENCE SOUTH 39°17'37" WEST 17.88 FEET; THENCE SOUTH 52°52'37" WEST 427.70 FEET; THENCE SOUTH 46°42'37" WEST 19.41 FEET TO THE EASTERLY BANK OF AFOREMENTIONED KINGS LAKE; THENCE ALONG THE EASTERLY BANK OF SAID KINGS LAKE THE FOLLOWING COURSES AND DISTANCES: NORTH 43°48'26" WEST 221.54 FEE; THENCE NORTH 39°50'19" WEST 293.37 FEET; THENCE NORTH 44°06'14" WEST 199.01 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1218.26 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 1283.52 FEET; THENCE NORTH 16°15'41" EAST 5.18 FEET; THENCE NORTH 25°21'30" EAST 116.97 FEET; THENCE NORTH 37°58'33" EAST 179.57 FEET; THENCE NORTH 21°26'56" EAST 207.30 FEET; THENCE NORTH 16°28'38" EAST 213.91 FEET; THENCE NORTH 23°55'16" EAST 99.64 FEET; THENCE NORTH 85°45'06" EAST 22.87 FEET; THENCE NORTH 30°54'27" EAST 160.18 FEET; THENCE NORTH 04°38'50" WEST 56.47 FEET; THENCE NORTH 27°39'37" WEST 85.40 FEET; THENCE NORTH 62°45'04" WEST 106.59 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 75.44 FEET; THENCE NORTH 45°18'16" EAST 97.40 FEET; THENCE NORTH 64°34'45" EAST 56.26 FEET; THENCE NORTH 25°15'16" EAST 96.76 FEET; THENCE NORTH 08°57'27" EAST 3.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.02 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR TRACTS 2 AND 3

TRACT 4

A TRACT OF LAND BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 OF PARKER SUBDIVISION PART TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 38 OF THE LINCOLN COUNTY RECORDS.

NOTES:
1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE #6525STL, EFFECTIVE DATE: MARCH 16, 2016. PARCELS IN COMMITMENT ARE LABELED WITH RESPECTIVE CALCULATED AREAS AND RECORD AREAS IN PARENTHESIS. SPECIAL EXCEPTIONS REVIEWED AS FOLLOWS:
   ITEM 4) DECREASE IN AREA, IF ANY, OF THE PREMISES IN QUESTION BY EROSION AND THE CONSEQUENCES OF ANY PART OR FUTURE CHANGE IN THE LOCATION OF THE MISSISSIPPI RIVER, WHICH FORMS THE BOUNDARY OF THE HEREIN DESCRIBED PROPERTY OR AND DISPUTE OR INCONSISTENCIES IN AREA, IF ANY, ARISING OVER THE LOCATION OF THE MISSISSIPPI RIVER OR ANY VARIANCE BETWEEN THE SAID BOUNDARIES AS ORIGINALLY CONVEYED AND THE PRESENT BOUNDARIES THEREOF, AS NOW USED AND OCCUPIED AND TO ANY INCONSISTENCIES CREATED BY ACCRETION, AVULSION AND RELICTION, IF ANY. SEE NOTES HEREON REGARDING BANK OF THE MISSISSIPPI RIVER USED FOR THE BOUNDARY AND THE CREATION OF SANDY SLOUGH.
   ITEM 5) RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS, IN AND TO FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE MISSISSIPPI RIVER, WHICH FORMS THE BOUNDARIES OF THE PREMISES IN QUESTION WITH DIMINUTION OR POLLUTION. THE CORPS OF ENGINEERS HAS CONSTRUCTED A LEVEE UPSTREAM TO CUT OFF NATURAL (NORMAL) FLOW OF THE WATER OF THE MISSISSIPPI RIVER AS SHOWN HEREON.
   ITEM 6) NAVIGATIONAL SERVITUDES AND ALL OTHER STATUTORY RIGHTS AND POWERS OF THE UNITED STATES, THE STATE OF MISSOURI, THE COUNTY OF ST. LOUIS AND THE PUBLIC OVER THE MISSISSIPPI RIVER AND ITS SHORE LANDS, EXTENDING TO THE ORDINARY HIGH WATER LINE THEREOF AND WHICH MAY BE EXERCISED WITHOUT OBLIGATION FOR COMPENSATION TO THE RIPARIAN OWNERS. THIS SURVEY ESTABLISHED THE CURRENT "ORDINARY HIGH WATER LINE" AS THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY ACCORDING TO THE CALL IN THE DEED DESCRIPTION FOR THE "BANK OF THE MISSISSIPPI RIVER" AS ONE OF IT'S BOUNDARIES. THE CALL IN THE COMMITMENT FOR "COUNTY OF ST. LOUIS" SHOULD BE REPLACED WITH "COUNTY OF LINCOLN".
2. BEARING SHOWN ARE BASED ON GRID BEARINGS TO MISSOURI – EAST STATE PLANE COORDINATE SYSTEM ESTABLISHED BY GPS.
3. ALL INFORMATION IN ( ) IS RECORD DEED INFORMATION UNLESS INDICATED OTHERWISE.
4. CLASS OF SURVEY: SUBURBAN PROPERTY.
5. ALL EXISTING MONUMENTS FOUND ARE NOTED AS OIP (OLD IRON PIPE), OIR (OLD IRON ROD), ETC..
6. HARMONY HARBOR ROADWAY RIGHT-OF-WAY (ROW) WIDTHS OF 30 AND 40 FEET WIDE, SHOWN ACCORDING TO THE LINCOLN COUNTY ASSESSORS MAPS. THE LOCATION OF SAID ROW ACCORDING TO SURVEY RECORDED IN SURVEY RECORD BOOK "O", PAGE 154, AND THE CENTERLINE OF THE EXISTING GRAVEL ROAD "AS TRAVELED".
7. EXISTING RESIDENCES SHOWN IN THEIR APPROXIMATE LOCATION (NOT FIELD LOCATED). BOTH STRUCTURES ARE ELEVATED BUT NO ELEVATION EVALUATION TO THE 100 YEAR FLOOD PLAIN WAS MADE FOR THIS SURVEY. THE NORTHERN RESIDENCE IS OCCUPIED BY THE CURRENT OWNER OF THE PROPERTY. THE SOUTHERN RESIDENCE HAS IT OWN LINCOLN COUNTY ASSESSOR'S IDENTIFICATION NUMBER AND IS SHOWN AS A SEPARATE PARCEL WHICH, ACCORDING TO THE COUNTY ASSESSOR IS FOR LEASE PURPOSES. ADDRESSES SHOWN ON COUNTY ASSESSOR'S MAP ARE #171 AND #191 FOR THE SOUTHERN AND NORTHERN RESIDENCES RESPECTIVELY.
8. THIS SURVEY USES THE WESTERN BANK OF SANDY SLOUGH AS THE EASTERN PROPERTY LINE EXCEPTING THE PORTIONS WITHIN HARMONY HARBOR ROAD. SANDY SLOUGH (IMPOUNDED WATERS) APPEARS TO HAVE BEEN CREATED WHEN THE U.S. ARMY CORPS OF ENGINEERS CONSTRUCTED THE LEVEE AS SHOWN BETWEEN THE BANK OF THE RIVER AND THE EXISTING ISLANDS SHOWN AS GRISBY AND SANDY ISLANDS. HISTORICAL MAPPING, INCLUDING THE GOVERNMENT LAND OFFICE (GLO) MAPS PREPARED WHEN THE LANDS WERE ORIGINALLY SECTIONALIZED, INDICATE THAT THE PORTION SHOWN AS SANDY SLOUGH WAS THE MISSISSIPPI RIVER, WHICH FORMED THE ISLANDS. COUNTY ASSESSOR'S MAPPING INDICATES THAT A PORTION OF THE SUBJECT PROPERTY CROSSES OVER TO GRISBY ISLAND WITH THE LEVEE. HOWEVER WE FEEL THAT THIS IS INCORRECT DUE TO THE EXCEPTION NOTED IN DEED BOOK 2352, PAGE 978, EXCEPTING OUT CERTAIN RIVER ACCESS IN THE AREA SHOWN.
9. KINGS LAKE, AS SHOWN IS ALSO KNOWN AS SANDY CREEK.
10. THE ENTIRE PROPERTY IS WITHIN THE MISSISSIPPI RIVER FLOODWAY AS DETERMINED BY FEMA AND SHOWN ON MAPS NUMBER 29113C0286D AND 29113C0290D.
11. THERE IS APPROXIMATELY 1.48 ACRES WITHIN HARMONY HARBOR ROAD THAT CROSSES THROUGH THE SUBJECT PROPERTY WHICH IS NOT INCLUDED IN THE LAND AREAS SHOWN HEREON.

STATEMENT OF ENCROACHMENTS OR OTHER MATTERS:

1. TRACTS 2 AND 3 HAVE EXISTING CONCRETE BOAT RAMPS THAT COULD BE USED BY THE PUBLIC FOR ACCESS TO SANDY SLOUGH, LOCATIONS A S SHOWN ON SHEET 2 OF 2.

2. THERE ARE EXISTING UTILITY POLES AND OVERHEAD UTILITY LINES LOCATED AS SHOWN. NO EASEMENT NOTED IN TITLE COMMITMENT.

3. THERE MAY BE PERIODIC USE OF THE EXISTING WET SLOUGH SHOWN ALONG THE WESTERN SIDE OF PARKER SUBDIVISION PART TWO BY THE LOT OWNERS ALONG THE WEST SIDE OF FALSTAFF ROAD.

4. EXISTING BUILDINGS WERE NOT FIELD LOCATED NOR CHECKED FOR LOCAL SETBACK REQUIREMENTS.

THIS IS TO CERTIFY TO SPRUCE LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT WE HAVE DURING APRIL, 2016 PERFORMED A BOUNDARY SURVEY OF TRACTS OF LAND BEING PART OF SECTION 31 AND LOTS 1 THROUGH 9 (INCLUSIVE) OF PARKER SUBDIVISION, PART TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 38 OF THE LINCOLN COUNTY RECORDS, ALL IN TOWNSHIP 50 NORTH, RANGE 3 EAST, AND PART OF SECTION 6 IN TOWNSHIP 49 NORTH, RANGE 3 EAST, LINCOLN COUNTY, MISSOURI.

WE FURTHER CERTIFY THAT THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND DEPARTMENT OF ECONOMIC DEVELOPMENT.

BUESCHER DITCH & ASSOCIATES, INC., L.C. 2001010600-D

BY: _____
MARK A. DITCH, MO. P.L.S. 2225

CORNERS COULD NOT BE SET DUE TO HIGH WATER, IT IS ANTICIPATED THAT ALL CORNERS WIL BE SET WITHIN 15 DAYS FROM THE DATE THIS PLAT IS SIGNED & SEALED.

SCALE 1" = 150'

0 150 300

LEGEND

- ● SET 1/2" IRON ROD WITH CORPORATE CAP, EXCEPT AS NOTED.
- ○ FOUND 3/4" IRON PIPE, EXCEPT AS NOTED OTHERWISE.
- ⊠ FOUND CONCRETE MONUMENT.

DATE:	NO.	REVISIONS
4-19-16	1	REV. CERTIFICATE

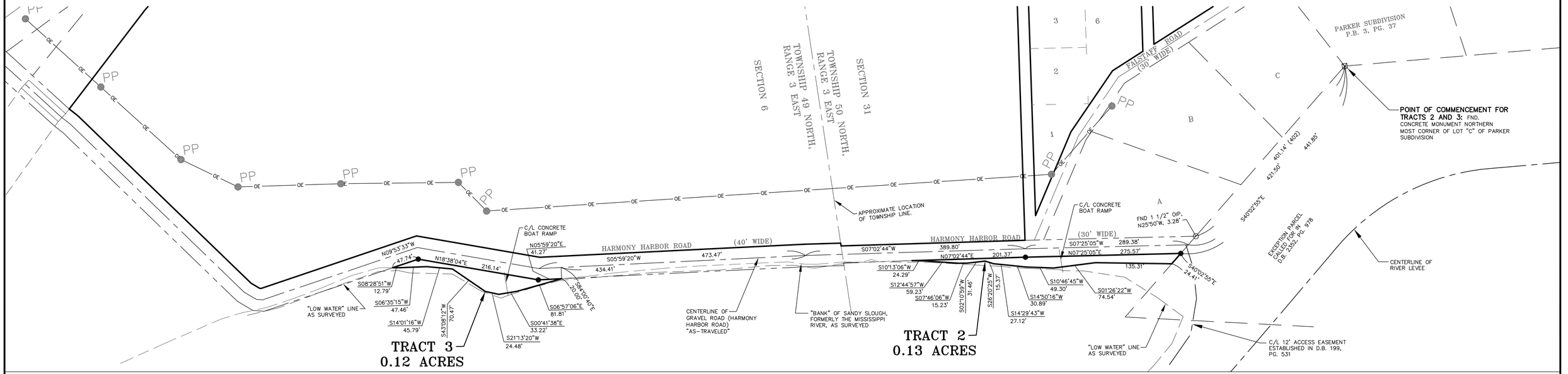
FOLEY MO. PROPERTY
2016 BOUNDARY SURVEY

BUESCHER DITCH & ASSOC., INC.
CIVIL ENGINEERING AND SURVEYING
2 EAST FIFTH STREET, SUITE 200
P.O. BOX 621
WASHINGTON, MISSOURI 63090
Ph. (636) 239-6255
Fax (636) 239-7681

DRAWN BY:	CHKD. BY:	DATE:	JOB NO.#	SHEET NO.
MAD	MAD	4-14-16	14006	1 OF 2

BOUNDARY SURVEY

OF TRACTS OF LAND BEING PART OF SECTION 31 AND LOTS 1 THROUGH 9 (INCLUSIVE) OF PARKER SUBDIVISION, PART TWO, ALL IN TWONSHIP 50 NORTH, RANGE 3 EAST, AND PART OF SECTION 6, IN TOWNSHIP 49 NORTH, RANGE 3 EAST, LINCOLN COUNTY, MISSOURI.



TRACT 3
LAND DESCRIPTION

A TRACT OF LAND BEING PART OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN LINCOLN COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT SET FOR THE NORTHERNMOST CORNER OF LOT "C" OF PARKER SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 37; THENCE SOUTH 40°02'55" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARKER SUBDIVISION AND ITS SOUTHEASTERLY PROLONGATION A DISTANCE OF 421.50 FEET TO THE CENTERLINE OF HARMONY HARBOR ROAD; THENCE ALONG THE CENTERLINE OF SAID HARMONY HARBOR ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 07°25'05" WEST 289.38 FEET; THENCE SOUTH 07°02'44" WEST 389.80 FEET; THENCE SOUTH 05°59'20" WEST 434.41 FEET; THENCE DEPARTING LAST SAID CENTERLINE SOUTH 84°00'40" EAST 20.00 FEET TO THE EAST LINE OF SAID HARMONY HARBOR ROAD AND THE WEST BANK OF SANDY SLOUGH, FORMERLY THE MISSISSIPPI RIVER, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE ALONG THE WEST BANK OF SAID SANDY SLOUGH, FORMERLY THE MISSISSIPPI RIVER, THE FOLLOWING COURSES AND DISTANCES: SOUTH 06°57'06" EAST 81.81 FEET; THENCE SOUTH 00°41'38" EAST 33.22 FEET; THENCE SOUTH 21°13'20" WEST 24.48 FEET; THENCE SOUTH 43°08'12" WEST 70.47 FEET; THENCE SOUTH 14°01'16" WEST 45.79 FEET; THENCE SOUTH 06°35'15" WEST 47.46 FEET, THENCE SOUTH 08°28'51" WEST 12.79 FEET TO THE EASTERLY LINE OF AFOREMENTIONED HARMONY HARBOR ROAD; THENCE ALONG THE EASTERLY LINE OF SAID HARMONY HARBOR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 09°53'33" WEST 47.74 FEET; THENCE NORTH 18°38'04" EAST 216.14 FEET; THENCE NORTH 05°59'20" EAST 41.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES MORE OR LESS.

TRACT 2
LAND DESCRIPTION

A TRACT OF LAND BEING PART OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN LINCOLN COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT SET FOR THE NORTHERNMOST CORNER OF LOT "C" OF PARKER SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 37; THENCE SOUTH 40°02'55" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARKER SUBDIVISION AND ITS SOUTHEASTERLY PROLONGATION A DISTANCE OF 441.85 FEET TO THE EASTERLY LINE OF HARMONY HARBOR ROAD, 30 FEET WIDE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 40°02'55" EAST, CONTINUING ALONG LAST SAID SOUTHEASTERLY PROLONGATED LINE A DISTANCE OF 24.41 FEET TO THE WEST BANK OF SANDY SLOUGH, FORMERLY THE MISSISSIPPI RIVER; THENCE ALONG THE WEST BANK OF SAID SANDY SLOUGH, FORMERLY THE MISSISSIPPI RIVER, THE FOLLOWING COURSES AND DISTANCES: SOUTH 09°40'23" WEST 135.31 FEET; THENCE SOUTH 01°26'22" WEST 74.54 FEET; THENCE SOUTH 10°46'45" WEST 49.30 FEET; THENCE SOUTH 14°50'16" WEST 30.89 FEET; THENCE SOUTH 14°29'43" WEST 27.12 FEET; THENCE SOUTH 26°20'25" WEST 15.37 FEET; THENCE SOUTH 02°10'59" WEST 31.46 FEET; THENCE SOUTH 07°46'06" WEST 15.23 FEET; THENCE SOUTH 12°44'57" WEST 59.23 FEET; THENCE SOUTH 10°13'06" WEST 24.29 FEET TO THE EASTERLY LINE OF AFOREMENTIONED HARMONY HARBOR ROAD; THENCE ALONG THE EASTERLY LINE OF SAID HARMONY HARBOR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 07°02'44" EAST 201.37 FEET; THENCE NORTH 07°25'05" EAST 275.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES MORE OR LESS.

SCALE 1" = 80'

0 80 160

LEGEND

- ● SET 1/2" IRON ROD WITH CORPORATE CAP, EXCEPT AS NOTED.
- ○ FOUND 3/4" IRON PIPE, EXCEPT AS NOTED OTHERWISE.
- ⊠ FOUND CONCRETE MONUMENT.

DATE:	NO.	REVISIONS

FOLEY MO. PROPERTY
2016 BOUNDARY SURVEY

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