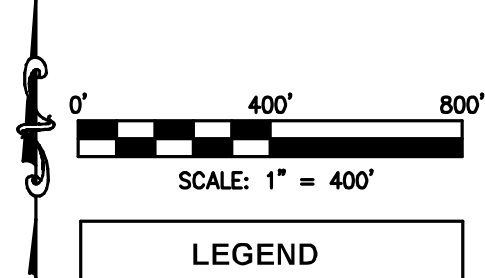


FIVE (5) TRACTS OF LAND BEING PARTS OF ALL QUARTERS, IN SECTION TWENTY-ONE (21), TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS



LEGEND

N/F NOW OR FORMERLY
—X— EXISTING FENCE LINE
— FOUND IRON ROD
⊕ FOUND STONE
⊙ SET MAG SPIKE
⊙ SET (1/2" X 24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

LAND DESCRIPTION (TRACT 1)

A TRACT OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 39 MINUTES 40 SECONDS EAST, 860.48 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, NORTH 87 DEGREES 40 MINUTES 32 SECONDS EAST, 848.22 FEET TO A SET IRON ROD; THENCE NORTH 08 DEGREES 41 MINUTES 43 SECONDS EAST, 473.60 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 11 MINUTES 04 SECONDS EAST, 2615.56 FEET TO THE CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, SOUTH 00 DEGREES 41 MINUTES 14 SECONDS WEST, 1348.80 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 88 DEGREES 42 MINUTES 40 SECONDS WEST, 842.53 FEET TO A SET IRON ROD ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 44 MINUTES 23 SECONDS WEST, 18.00 FEET TO A SET IRON ROD MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 88 DEGREES 40 MINUTES 52 SECONDS WEST, 2669.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 100.89 ACRES MORE OR LESS, OF WHICH 1.02 ACRES ARE CONTAINED WITHIN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 2)

A TRACT OF LAND BEING PART OF ALL QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 781.58 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 05 DEGREES 29 MINUTES 42 SECONDS EAST, 187.68 FEET TO A SET IRON ROD; THENCE SOUTH 86 DEGREES 56 MINUTES 29 SECONDS EAST, 976.05 FEET TO A SET IRON ROD; THENCE NORTH 01 DEGREES 22 MINUTES 01 SECONDS EAST, 272.87 FEET TO A SET MAG SPIKE ON THE CENTERLINE OF TOWNSHIP ROAD 2650 NORTH; THENCE ALONG SAID CENTERLINE, SOUTH 87 DEGREES 58 MINUTES 12 SECONDS EAST, 182.05 FEET TO A SET MAG SPIKE ON THE EXISTING CENTERLINE OF COUNTY HIGHWAY #12; THENCE LEAVING SAID CENTERLINE, ALONG SAID CENTERLINE OF SAID COUNTY HIGHWAY #12, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10 DEGREES 08 MINUTES 19 SECONDS EAST, 69.75 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 3321.00 FEET, AN ARC LENGTH OF 824.59 FEET, A CHORD DISTANCE OF 623.67 FEET AND A CHORD BEARING OF SOUTH 04 DEGREES 37 MINUTES 39 SECONDS EAST; THENCE SOUTH 00 DEGREES 41 MINUTE 14 SECONDS WEST, 641.02 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 88 DEGREES 11 MINUTES 04 SECONDS WEST, 2615.56 FEET TO A SET IRON ROD; THENCE SOUTH 06 DEGREES 41 MINUTES 43 SECONDS WEST, 473.60 FEET TO A SET IRON ROD; THENCE SOUTH 87 DEGREES 40 MINUTES 32 SECONDS WEST, 848.22 FEET TO A SET IRON ROD ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 39 MINUTES 40 SECONDS EAST, 1794.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 110.03 ACRES MORE OR LESS, OF WHICH 1.01 ACRES ARE CONTAINED IN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 3)

A TRACT OF LAND BEING PART OF THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND STONE MARKING THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SOUTH 00 DEGREES 48 MINUTES 43 SECONDS WEST, 834.93 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 26 MINUTES 01 SECONDS WEST, 1831.32 FEET TO THE CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 41 MINUTES 14 SECONDS EAST, 152.33 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3321.00 FEET, AN ARC LENGTH OF 824.59 FEET, A CHORD DISTANCE OF 623.67 FEET AND A CHORD BEARING OF NORTH 04 DEGREES 37 MINUTES 39 SECONDS WEST; THENCE NORTH 10 DEGREES 08 MINUTES 19 SECONDS WEST, 212.32 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 9487.40 FEET, AN ARC LENGTH OF 400.87 FEET, A CHORD DISTANCE OF 400.87 FEET AND A CHORD BEARING OF NORTH 10 DEGREES 08 MINUTES 14 SECONDS WEST; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.87 FEET, AN ARC LENGTH OF 400.87 FEET, A CHORD DISTANCE OF 400.87 FEET AND A CHORD BEARING OF SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST; THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 09 MINUTES 38 SECONDS EAST, 517.01 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 50 MINUTES 23 SECONDS EAST, 95.26 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 06 MINUTES 29 SECONDS EAST, 1541.94 FEET TO A SET IRON ROD ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 48 MINUTES 43 SECONDS WEST, 826.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 73.64 ACRES MORE OR LESS, OF WHICH 1.33 ACRES ARE CONTAINED IN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 4)

A TRACT OF LAND BEING PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND IRON ROD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, SOUTH 00 DEGREES 44 MINUTES 23 SECONDS WEST, 1002.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 21 MINUTES 06 SECONDS EAST, 611.54 FEET TO THE CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4582.85 FEET, AN ARC LENGTH OF 541.18 FEET, A CHORD DISTANCE OF 540.86 FEET WITH A CHORD BEARING OF SOUTH 02 DEGREES 17 MINUTES 56 SECONDS WEST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4744.07 FEET, AN ARC LENGTH OF 233.31 FEET, A CHORD DISTANCE OF 233.29 FEET AND A CHORD BEARING OF SOUTH 03 DEGREES 48 MINUTES 41 SECONDS EAST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4744.07 FEET, AN ARC LENGTH OF 233.31 FEET, A CHORD DISTANCE OF 233.29 FEET WITH A CHORD BEARING OF SOUTH 07 DEGREES 25 MINUTES 00 SECONDS EAST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 8487.40 FEET, AN ARC LENGTH OF 400.87 FEET, A CHORD DISTANCE OF 400.87 FEET AND A CHORD BEARING OF SOUTH 10 DEGREES 08 MINUTES 14 SECONDS WEST; THENCE SOUTH 10 DEGREES 08 MINUTES 19 SECONDS EAST, 142.57 FEET TO SET MAG SPIKE AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY #12 WITH TOWNSHIP ROAD 2650 NORTH; THENCE LEAVING SAID CENTERLINE OF COUNTY HIGHWAY #12, ALONG SAID CENTERLINE OF TOWNSHIP ROAD 2650 NORTH, NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 1662.05 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID CENTERLINE, NORTH 00 DEGREES 30 MINUTES 53 SECONDS EAST, 1653.46 FEET TO A FOUND FENCE POST; THENCE SOUTH 88 DEGREES 21 MINUTES 06 SECONDS EAST, 699.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 58.70 ACRES MORE OR LESS, OF WHICH 1.27 ACRES ARE CONTAINED IN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT 5)

A TRACT OF LAND BEING PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 781.58 FEET TO A SET IRON ROD BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 451.23 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, NORTH 05 DEGREES 18 MINUTES 37 SECONDS EAST, 40.11 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 544.08 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 22 MINUTES 01 SECONDS WEST, 260.85 FEET TO A SET IRON ROD; THENCE NORTH 88 DEGREES 56 MINUTES 29 SECONDS WEST, 976.05 FEET TO A SET IRON ROD; THENCE NORTH 05 DEGREES 29 MINUTES 42 SECONDS WEST, 187.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 5.11 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3321.00(S)	824.59(S)	623.67(S)	N 04°37'39" W	110°46'33"
C2	9487.40(S)	400.87(S)	400.87(S)	N 10°08'14" W	2°25'16"
C3	4744.07(S)	363.73(S)	363.64(S)	N 07°25'00" W	4°23'34"
C4	4582.85(S)	541.18(S)	540.86(S)	S 02°17'56" W	6°45'57"
C5	4744.07(S)	233.31(S)	233.29(S)	S 03°48'41" E	2°49'04"

LINE	BEARING	DISTANCE
L1	S 88°57'38" E	451.23(S)
L2	N 05°18'37" E	40.11(S)
L3	S 88°57'38" E	544.08(S)
L4	S 01°22'01" W	260.85(S)
L5	S 00°44'23" W	18.00(S)
L6	N 01°22'01" E	272.87(S)
L7	S 05°29'42" E	187.68(S)



GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: TRACT 1 = 100.89± ACRES
TRACT 2 = 110.03± ACRES
TRACT 3 = 73.64± ACRES
TRACT 4 = 85.70± ACRES
TRACT 5 = 5.11± ACRES
- FIELD WORK COMPLETED JANUARY 21, 2025.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: A TRUSTEE'S DEED TO DONALD D. JACOBSON, TRUSTEE, RECORDED AS DOCUMENT NUMBER 1074241, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE.

CLIENT:

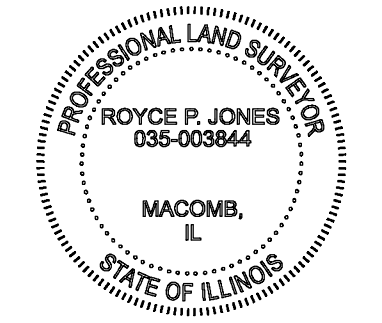
JACOBSON TRUST
C/O RIP EVERETT
ATTORNEY AT LAW
110 N. EXCHANGE ST.
GALVA, IL 61434

REVISIONS

NO.	DATE	REVISION

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.
246 BOWER ROAD
MACOMB, IL 61455
P:(309) 833-2534
F:(309) 833-2533
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA
www.thejonescorp.com



SURVEYOR'S CERTIFICATION:

TO: JACOBSON TRUST

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2024-284

ROYCE P. JONES,
IL PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: JANUARY 22, 2025

MY LICENSE EXPIRES NOVEMBER 30, 2026



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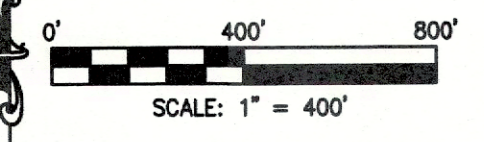
CHECKED BY
RPJ/CTF

DATE
01.20.2025

Job Number
2024-284

PAGE 1 OF 1

FIVE (5) TRACTS OF LAND BEING PARTS OF ALL QUARTERS, IN SECTION TWENTY-ONE (21), TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS



LEGEND

- N/F NOW OR FORMERLY
- EXISTING FENCE LINE
- FOUND IRON ROD
- FOUND STONE
- SET MAG SPIKE
- SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5084"

LAND DESCRIPTION: (TRACT 1)

A TRACT OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD MARKING THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 39 MINUTES 40 SECONDS EAST, 860.48 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, NORTH 87 DEGREES 40 MINUTES 32 SECONDS EAST, 848.22 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 41 MINUTES 43 SECONDS EAST, 475.60 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 11 MINUTES 04 SECONDS EAST, 2615.56 FEET TO THE CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, SOUTH 00 DEGREES 14 MINUTES 14 SECONDS WEST, 1348.80 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 88 DEGREES 42 MINUTES 40 SECONDS WEST, 826.69 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 14 MINUTES 14 SECONDS WEST, 1348.80 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 00 DEGREES 14 MINUTES 14 SECONDS WEST, 16.00 FEET TO A SET IRON ROD MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 88 DEGREES 40 MINUTES 52 SECONDS WEST, 2869.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 100.89 ACRES MORE OR LESS, OF WHICH 1.02 ACRES ARE CONTAINED WITHIN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION: (TRACT 2)

A TRACT OF LAND BEING PART OF ALL QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 781.58 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 05 DEGREES 29 MINUTES 42 SECONDS EAST, 187.58 FEET TO A SET IRON ROD; THENCE SOUTH 86 DEGREES 56 MINUTES 29 SECONDS EAST, 976.05 FEET TO A SET IRON ROD; THENCE NORTH 01 DEGREES 22 MINUTES 01 SECONDS EAST, 272.87 FEET TO A SET MAG SPIKE ON THE CENTERLINE OF TOWNSHIP ROAD 2650 NORTH; THENCE ALONG SAID CENTERLINE, SOUTH 87 DEGREES 58 MINUTES 12 SECONDS EAST, 1662.05 FEET TO A SET MAG SPIKE ON THE EXISTING CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, ALONG SAID CENTERLINE OF SAID COUNTY HIGHWAY #12, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10 DEGREES 08 MINUTES 19 SECONDS EAST, 69.75 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 3331.00 FEET, AN ARC LENGTH OF 624.59 FEET, A CHORD DISTANCE OF 623.67 FEET AND A CHORD BEARING OF SOUTH 04 DEGREES 37 MINUTES 39 SECONDS EAST; THENCE SOUTH 08 DEGREES 41 MINUTES 14 SECONDS WEST, 475.60 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 88 DEGREES 11 MINUTES 04 SECONDS WEST, 2615.56 FEET TO A SET IRON ROD; THENCE SOUTH 08 DEGREES 41 MINUTES 43 SECONDS WEST, 475.60 FEET TO A SET IRON ROD; THENCE SOUTH 87 DEGREES 40 MINUTES 32 SECONDS WEST, 848.22 FEET TO A SET IRON ROD ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 39 MINUTES 40 SECONDS EAST, 1794.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 110.03 ACRES MORE OR LESS, OF WHICH 1.01 ACRES ARE CONTAINED IN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION: (TRACT 3)

A TRACT OF LAND BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE MARKING THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SOUTH 00 DEGREES 48 MINUTES 43 SECONDS WEST, 834.83 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 28 MINUTES 01 SECONDS WEST, 1831.32 FEET TO THE CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 41 MINUTES 14 SECONDS EAST, 152.33 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 3321.00 FEET, AN ARC LENGTH OF 624.59 FEET, A CHORD DISTANCE OF 623.67 FEET AND A CHORD BEARING OF NORTH 04 DEGREES 37 MINUTES 39 SECONDS WEST; THENCE NORTH 10 DEGREES 08 MINUTES 19 SECONDS WEST, 212.32 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 9487.40 FEET, AN ARC LENGTH OF 400.90 FEET, A CHORD DISTANCE OF 400.87 FEET AND A CHORD BEARING OF NORTH 10 DEGREES 08 MINUTES 19 SECONDS WEST, 212.32 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 9487.40 FEET, AN ARC LENGTH OF 400.90 FEET, A CHORD DISTANCE OF 400.87 FEET AND A CHORD BEARING OF NORTH 10 DEGREES 08 MINUTES 19 SECONDS WEST, 212.32 FEET; THENCE LEAVING SAID CENTERLINE, ALONG THE SOUTH LINE OF WALNUT GROVE CEMETERY, SOUTH 89 DEGREES 09 MINUTES 38 SECONDS EAST, 517.01 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 50 MINUTES 23 SECONDS EAST, 95.26 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 08 MINUTES 29 SECONDS EAST, 1541.94 FEET TO A SET IRON ROD ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 48 MINUTES 43 SECONDS WEST, 826.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 73.64 ACRES MORE OR LESS, OF WHICH 1.33 ACRES ARE CONTAINED IN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION: (TRACT 4)

A TRACT OF LAND BEING PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, SOUTH 00 DEGREES 39 MINUTES 40 SECONDS WEST, 1022.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 21 MINUTES 06 SECONDS EAST, 611.54 FEET TO THE CENTERLINE OF COUNTY HIGHWAY #12; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4582.85 FEET, AN ARC LENGTH OF 541.18 FEET, A CHORD DISTANCE OF 540.88 FEET WITH A CHORD BEARING OF SOUTH 02 DEGREES 17 MINUTES 56 SECONDS WEST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4744.07 FEET, AN ARC LENGTH OF 233.29 FEET, A CHORD DISTANCE OF 233.29 FEET AND A CHORD BEARING OF SOUTH 03 DEGREES 48 MINUTES 41 SECONDS WEST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4744.07 FEET, AN ARC LENGTH OF 233.29 FEET, A CHORD DISTANCE OF 233.29 FEET WITH A CHORD BEARING OF SOUTH 07 DEGREES 25 MINUTES 00 SECONDS EAST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 9487.40 FEET, AN ARC LENGTH OF 400.87 FEET, A CHORD DISTANCE OF 400.87 FEET AND A CHORD BEARING OF SOUTH 10 DEGREES 08 MINUTES 19 SECONDS EAST, 142.57 FEET TO A SET MAG SPIKE AT THE CENTERLINE INTERSECTION OF COUNTY HIGHWAY #12 WITH TOWNSHIP ROAD 2650 NORTH; THENCE LEAVING SAID CENTERLINE OF COUNTY HIGHWAY #12, ALONG SAID CENTERLINE OF TOWNSHIP ROAD 2650 NORTH, NORTH 87 DEGREES 58 MINUTES 12 SECONDS WEST, 1662.05 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID CENTERLINE, NORTH 00 DEGREES 30 MINUTES 53 SECONDS EAST, 1663.46 FEET TO A FOUND FENCE POST; THENCE SOUTH 88 DEGREES 21 MINUTES 06 SECONDS EAST, 899.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 58.70 ACRES MORE OR LESS, OF WHICH 1.27 ACRES ARE CONTAINED IN THE RIGHT-OF-WAY OF COUNTY HIGHWAY #12, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION: (TRACT 5)

A TRACT OF LAND BEING PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

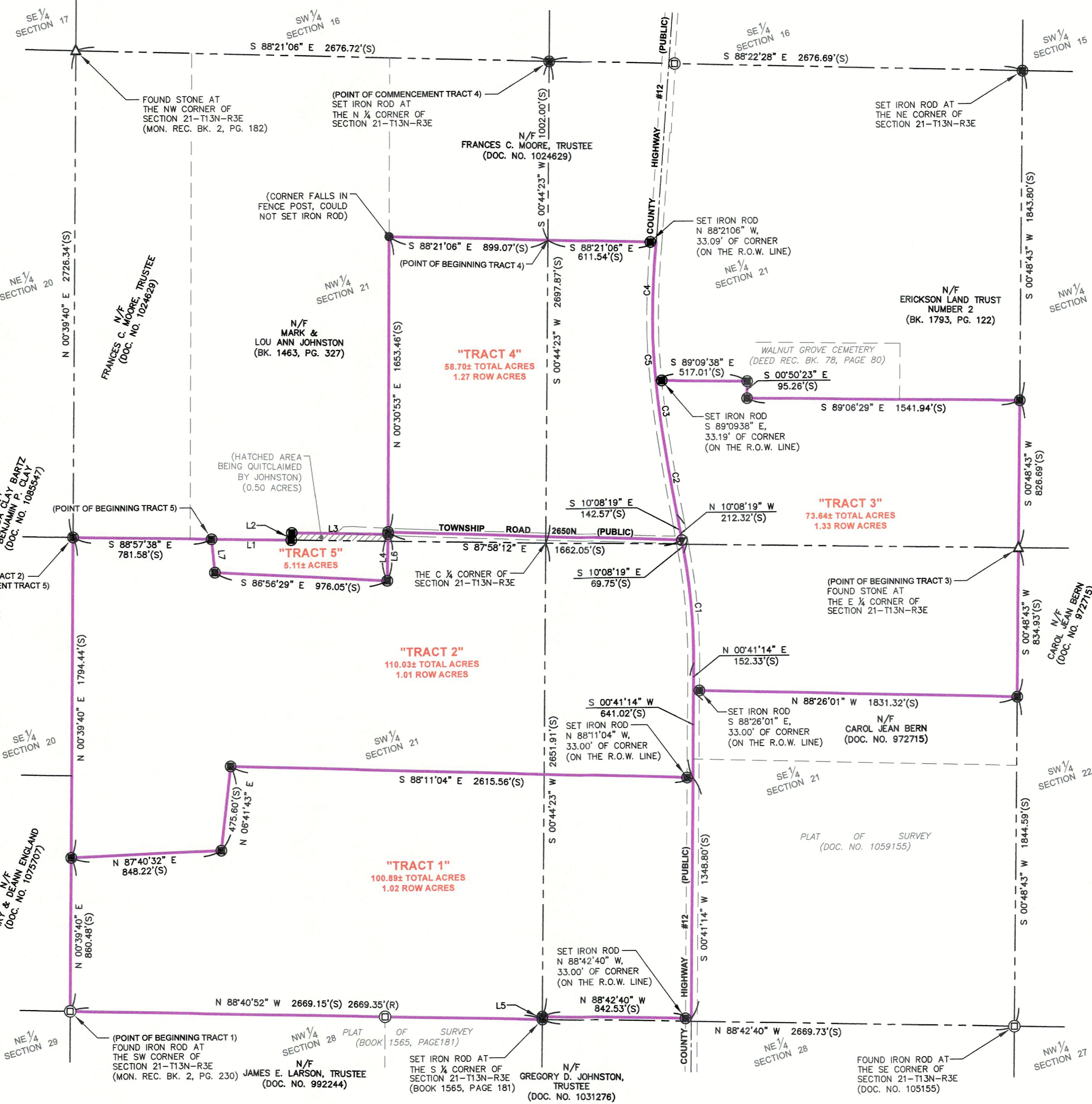
COMMENCING AT A SET IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 781.58 FEET TO A SET IRON ROD AT THE WEST QUARTER CORNER OF SECTION 21-113N-R3E.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 451.23 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, NORTH 05 DEGREES 18 MINUTES 37 SECONDS EAST, 401.11 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 57 MINUTES 38 SECONDS EAST, 544.08 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 22 MINUTES 01 SECONDS WEST, 260.85 FEET TO A SET IRON ROD; THENCE NORTH 88 DEGREES 56 MINUTES 29 SECONDS WEST, 976.05 FEET TO A SET IRON ROD; THENCE NORTH 05 DEGREES 29 MINUTES 42 SECONDS WEST, 187.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 5.11 ACRES MORE OR LESS, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY 2025, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3321.00(S)	624.59(S)	623.67(S)	N 04°37'39" W	10°46'33"
C2	9487.40(S)	400.90(S)	400.87(S)	N 10°08'14" W	2°25'16"
C3	4744.07(S)	363.73(S)	363.64(S)	N 07°25'00" W	4°23'34"
C4	4582.85(S)	541.18(S)	540.88(S)	S 02°17'56" W	6°45'57"
C5	4744.07(S)	233.31(S)	233.29(S)	S 03°48'41" E	2°49'04"

LINE	BEARING	DISTANCE
L1	S 88°57'38" E	451.23(S)
L2	N 05°18'37" E	401.11(S)
L3	S 88°57'38" E	544.08(S)
L4	S 01°22'01" W	260.85(S)
L5	S 00°44'23" W	16.00(S)
L6	N 01°22'01" E	272.87(S)
L7	S 05°29'42" E	187.58(S)



- GENERAL NOTES:**
- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
 - TOTAL AREA: TRACT 1 = 100.89± ACRES
TRACT 2 = 110.03± ACRES
TRACT 3 = 73.64± ACRES
TRACT 4 = 58.70± ACRES
TRACT 5 = 5.11± ACRES
 - FIELD WORK COMPLETED JANUARY 21, 2025.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - BASES OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
 - SOURCE OF RECORD TITLE: A TRUSTEE'S DEED TO DONALD D. JACOBSON, TRUSTEE, RECORDED AS DOCUMENT NUMBER 1074241, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE.

CLIENT:

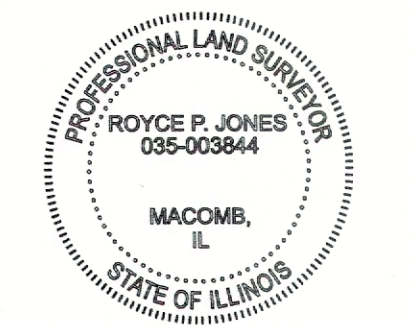
JACOBSON TRUST
C/O RIP EVERETT
ATTORNEY AT LAW
110 N. EXCHANGE ST.
GALVA, IL 61434

REVISIONS

DATE	DESC.

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.
246 BEAVER ROAD
MACOMB, IL 61455
P:(309) 833-2534
F:(309) 833-2533
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA
www.thejonescorp.com



SURVEYOR'S CERTIFICATION:

TO: JACOBSON TRUST

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXCLUDED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO. 5094

PROJECT NO: 2024-284

ROYCE P. JONES,
ILL. PROFESSIONAL LAND SURVEYOR NO. 035-003844
DATED: JANUARY 22, 2025
MY LICENSE EXPIRES NOVEMBER 30, 2026

DRAWN BY
RLE

CHECKED BY
RPJ/CTF

DATE
01.20.2025

Job Number
2024-284

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