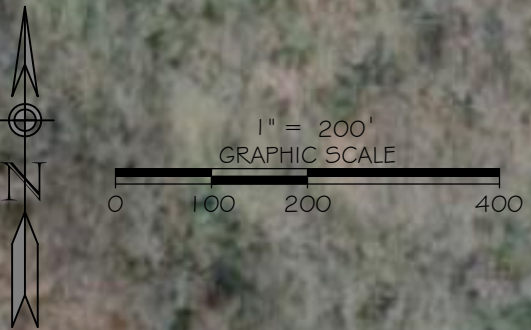


**PLAT OF SURVEY**  
 A TRACT BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS

**PRELIMINARY**



- Legend**
- #5 REBAR SET
  - IRON PIN/PIPE FOUND
  - SQUARE BAR FOUND
  - POST
  - POB POINT OF BEGINNING
  - (M) DISTANCE MEASURED THIS SURVEY
  - (PR) DISTANCE PER PLAT RECORD
  - (DR) DISTANCE PER DEED RECORD
  - x— FENCE

- SURVEYOR'S NOTES:**
- 1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
  - 2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.
  - 3) BASIS OF BEARINGS IS BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.
  - 4) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED FOR THE COUNTY OF SCHUYLER, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17169C0200D, DATED AUGUST 5, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
  - 5) THE FIELD WORK WAS COMPLETED ON JANUARY, 2024

**SUGGESTED PROPERTY DESCRIPTION**  
 62.03 ACRE TRACT

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND SQUARE BAR AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 03 DEGREES 29 MINUTES 38 SECONDS EAST A DISTANCE OF 2653.80 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 09 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 859.61 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 01 DEGREES 50 MINUTES 41 SECONDS WEST A DISTANCE OF 41.80 FEET TO A #5 REBAR SET; THENCE SOUTH 50 DEGREES 53 MINUTES 19 SECONDS WEST A DISTANCE OF 138.73 FEET TO A #5 REBAR SET; THENCE SOUTH 19 DEGREES 19 MINUTES 20 SECONDS WEST A DISTANCE OF 90.92 FEET TO A #5 REBAR SET; THENCE SOUTH 09 DEGREES 10 MINUTES 21 SECONDS EAST A DISTANCE OF 304.02 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS WEST A DISTANCE OF 189.72 FEET TO A #5 REBAR SET; THENCE SOUTH 03 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 351.83 FEET TO A #5 REBAR SET; THENCE SOUTH 34 DEGREES 04 MINUTES 45 SECONDS EAST A DISTANCE OF 177.09 FEET TO A #5 REBAR SET; THENCE SOUTH 39 DEGREES 34 MINUTES 31 SECONDS EAST A DISTANCE OF 221.90 FEET TO A #5 REBAR SET; THENCE SOUTH 07 DEGREES 23 MINUTES 48 SECONDS EAST A DISTANCE OF 370.14 FEET TO A #5 REBAR SET; THENCE SOUTH 87 DEGREES 28 MINUTES 21 SECONDS EAST A DISTANCE OF 423.70 FEET TO A #5 REBAR SET; THENCE SOUTH 02 DEGREES 31 MINUTES 39 SECONDS WEST A DISTANCE OF 1108.58 FEET TO A #5 REBAR SET ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 40 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1383.05 FEET TO THE POINT OF BEGINNING, CONTAINING 62.03 ACRES MORE OR LESS, BEING SUBJECT TO ALL THAT PORTION BEING USED FOR PUBLIC ROAD PURPOSES.

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING JANUARY 2024, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

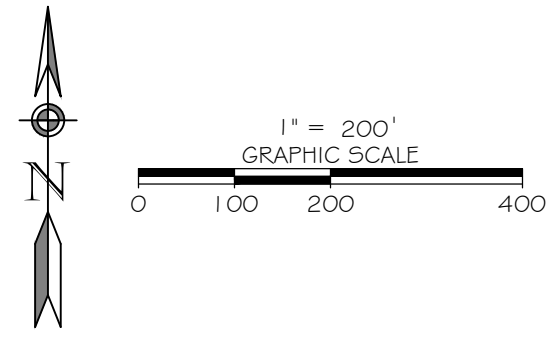
NORMAN D. KILBROCK  
 ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159  
 LICENSE EXPIRES NOVEMBER 30, 2024  
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044

<b>PLAT OF SURVEY</b>	
SEC. 21, T2N, R3W	
4TH PM, SCHUYLER COUNTY, ILLINOIS	
BY	
REVISION DESCRIPTION	
NO.	DATE
<b>FOUR POINTS LAND SURVEYING &amp; ENGINEERING, INC.</b>	
17 NORTHPORT PLAZA HANNIBAL, MO. 65401 573-406-5533 ILLINOIS PROFESSIONAL DESIGN FIRM # 184-006044	
BOUNDARY SURVEY	
PREPARED FOR <b>BEATRICE ARTIS TRUST</b>	
DRAWN FWS	CHECKED NDE
DRAWING NAME 230219b	
PROJECT NO. 23-0219	
SHEET NO. 1 OF 1	

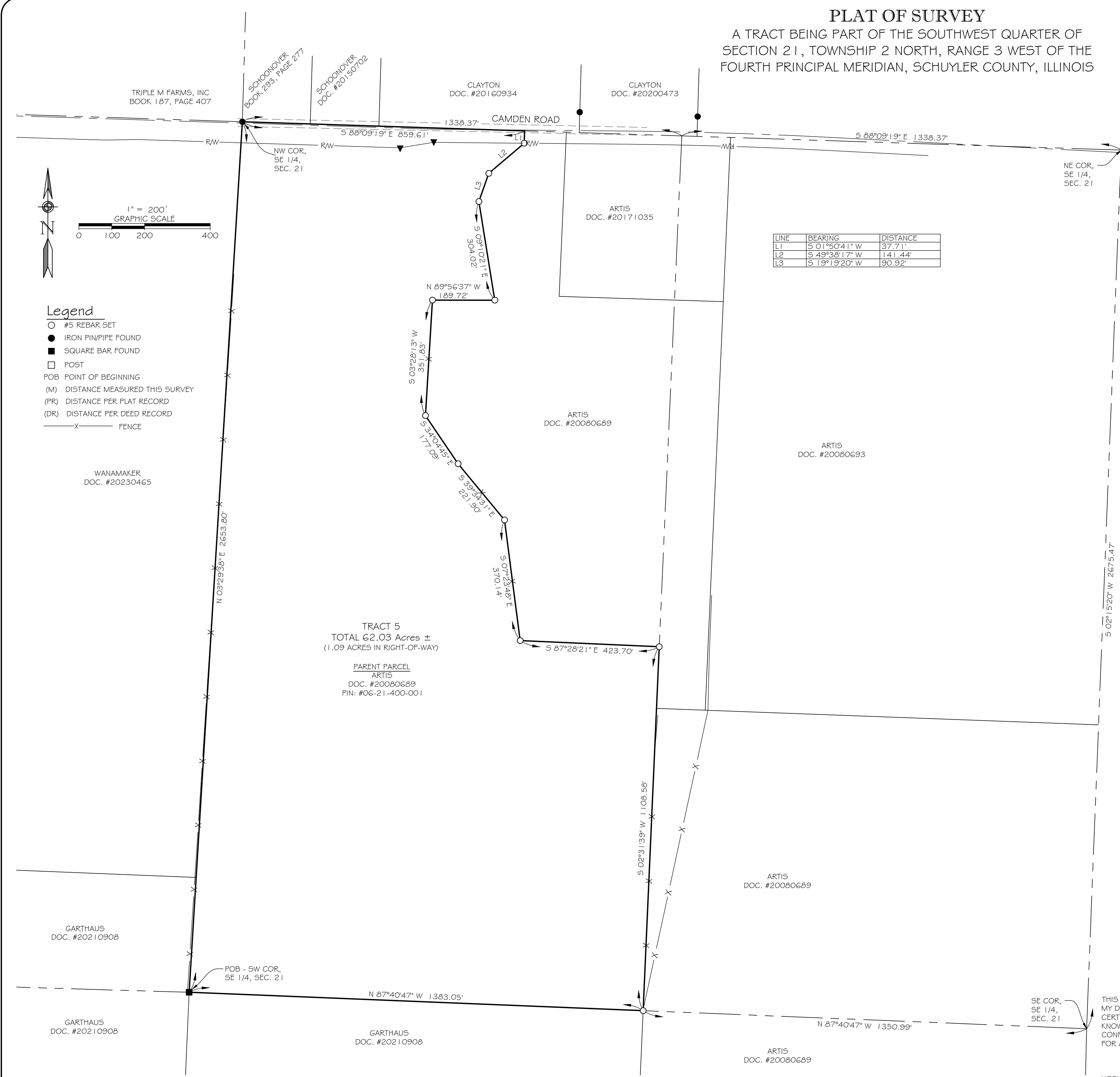


**PLAT OF SURVEY**  
 A TRACT BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS

**PRELIMINARY**



- Legend**
- #5 REBAR SET
  - IRON PIN/PIPE FOUND
  - SQUARE BAR FOUND
  - POST
  - POB POINT OF BEGINNING
  - (M) DISTANCE MEASURED THIS SURVEY
  - (PR) DISTANCE PER PLAT RECORD
  - (DR) DISTANCE PER DEED RECORD
  - x— FENCE



LINE	BEARING	DISTANCE
L1	S 01°50'41" W	37.71'
L2	S 49°38'17" W	141.44'
L3	S 19°19'20" W	90.92'

**TRACT 5**  
 TOTAL 62.03 Acres ±  
 (1.09 ACRES IN RIGHT-OF-WAY)

PARENT PARCEL  
 ARTIS  
 DOC. #20080689  
 PIN: #06-21-400-001

- SURVEYOR'S NOTES:**
- 1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
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S 02°15'20" W 2675.47'

S 02°31'39" W 1108.58'

SE COR, SE 1/4, SEC. 21

NORMAN D. KILBROCK  
 ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159  
 LICENSE EXPIRES NOVEMBER 30, 2024  
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044

**PLAT OF SURVEY**  
 SEC. 21, T2N, R3W  
 4TH PM, SCHUYLER COUNTY,  
 ILLINOIS

NO.	DATE	REVISION DESCRIPTION	BY

**FOUR POINTS LAND SURVEYING & ENGINEERING, INC.**  
 17 NORTHPORT PLAZA  
 HANNAH, MO. 65401  
 573-406-5533  
 ILLINOIS PROFESSIONAL DESIGN FIRM # 184-006044

**BOUNDARY SURVEY**  
 PREPARED FOR  
**BEATRICE ARTIS TRUST**

DRAWN FWS	CHECKED NDE
DRAWING NAME 230219b	
PROJECT NO. 23-0219	
SHEET NO. 1 OF 1	

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING JANUARY, 2024, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.