All that part of the SE1/4 of the SW1/4 of Section 4, lying North of the North right-of-way of the Hennepin Canal State Trail, being in TIGN, RGE of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--Beginning at an iron rod on the East line of the SW1/4 of said Section 4 and the North right-of-way line of said Hennepin Canal State Trail; Thence S 59°33'24" W, along said North line, a distance of 933.75 feet; Thence with a curve turning to the right along said North line, with an arc length of 539.77 feet, with a radius of 2841.11 feet, with a chord bearing of 5 67°21'45" W, , with a chord length of 538.96 feet, to an iron rod on the West line of said SE1/4 of the SW1/4; Thence N 00°46'01" W, along said West line, a distance of 924.33 feet to the Northwest corner of said SE1/4 of the SW1/4; Thence N 89°05'22" E, along the North line of said SE1/4 of the SW1/4, a distance of 1310.53 feet to an iron rod at the Northeast corner of said SE1/4 of the SW1/4; Thence S 00°57'58" E, along the East line of said SW1/4, a distance of 264.54 feet to the

Place of Beginning and containing 18.78 acres, more or less. Subject to and together with, all easements of record.

### DESCRIPTION FOR 193.82 ACRE TRACT

A part of the NW1/4 of Section 3 and also a part of the NE1/4 of Section 4, all in TIGN, RGE of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--Beginning at an iron rod at the Northwest corner of the NW1/4 of said Section 3; Thence N 88° I 8'53" E, along the North line of said NW1/4, a distance of 1322.42 feet to a point 12 feet North of an iron rod; Thence S 00°47'30" E, along an existing fence line, a distance of 2089.59 feet to an iron rod on the North right-of-way line of the Hennepin Canal State Trail; Thence S 59°25'17" W, along said North line, a distance of 1004.01 feet to an iron rod at an East Point of a 3.29 acre tract: Thence N 57°40'57" W, a distance of 216.84 feet to an iron rod; Thence N 71°08'54" W, a distance of 144.96 feet to a tree; Thence S 88°20'52" W, a distance of 215.06 feet to an iron rod; Thence S 28°05'51" W, a distance of 98.30 feet to an iron rod; Thence S 01°09'03" E, a distance of 242.54 feet to the South line of said NEV4 of said Section 4; Thence S 89°04'13" W, along said South line, a distance of 2509.25 feet to the Southwest corner of said NE1/4; Thence N 00°55'19" W, along the West line of said NE1/4, a distance of 1317.70 feet; Thence N 89°00'17" E, along a existing fence line, a distance of 1320.42 feet to an iron rod; Thence N 00°51'48" W, along the West line of the E½ of said NE¼, a distance of 1408.77 feet to an Iron rod on the North line of said NEI/4; Thence N 88°53'35" E, along said North line, a distance of I 32 I .87 feet to the Place of Beginning and containing I 93.82 acres, more or less. Subject to the rights-of-way of Public Roads along the South and West sides of the above described tract and also subject to all easements of record.

## DESCRIPTION FOR 1.99 ACRE TRACT

A part of the NW1/4 of Section 3, TIGN, RGE of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--Commencing at an iron rod at the Northwest corner of the NW1/4 of said Section 3; Thence N 88° I 8'53" E, along the North line of said NW/4, a distance of 1322.42 feet to a point 12 feet North of an iron rod and the Place of Beginning for the tract to be described; Thence continuing N 88° I 8'53" E, along said North line, a distance of 47.35 feet to the Northeast corner of the W/2 of said NW/4; Thence S 00°29'05" E, along the East line of said W/2, a distance of 2069.60 feet to the North right-of-way line of the Hennepin Canal State Trail; Thence S 59°25'17" W, along said North line, a distance of 41.78 feet to an iron rod; Thence N 00°47'30" W, along an existing fence line, a distance of 2089.59 feet to the Place of Beginning and containing 1.99 acres, more or less. Subject all easements of record. The above tract is to be added to the E½ of the NW¼ of said Section 3.

### DESCRIPTION FOR 2.19 ACRE TRACT

A part of the NW1/4 of Section 3, TIGN, RGE of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Commencing at an iron rod at the Northwest corner of the NW1/4 of said Section 3; Thence N 88° I 8'53" E, along the North line of said NW/4, a distance of 1322.42 feet to a point 12 feet North of an iron rod; Thence continuing N 88°18'53" E, along said North line, a distance of 47.35 feet to the Northeast corner of the W1/2 of said NW1/4; Thence 5 00°29'05" E, along the East line of said W1/2, a distance of 2069.60 feet to the North right-of-way line of the Hennepin Canal State Trail; Thence continuing 5 00°29'05" E, along said East line, a distance of 346.74 feet to an iron rod on the South right-of-way line of said Hennepın Canal State Trail and the Place of Beginning for the tract to be described; Thence continuing S 00°29'05" E, along said East line, a distance of 328.80 feet to the South line of said NW1/4; Thence S 88°51'18" W, along said South line, a distance of 578.88 feet to an iron rod on the South right-of-way line of said Hennepin Canal Parkway; Thence N 59°25'17" E, along said South line, a distance of 668.97 feet to the Place of Beginning and containing 2.19 acres, more or less. Subject to the right-of-way of a Public Road along the South side of the above described tract and also subject to all easements of record.

# DESCRIPTION FOR 0.36 ACRE TRACT

A part of the NE1/4 of Section 4, TIGN, RGE of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Commencing at the Southwest corner of said NE1/4; Thence N 00°55'19" W, along the West line of said NE1/4, a distance of 1317.70 feet to the Place of Beginning for the tract to be described: Thence continuing N 00°55'19" W. along said West line, a distance of 12.00 feet to the Northwest corner of the SW1/4 of said NE1/4; Thence N 89°00' I 7" E, along the North line of said SW/4 of the NE/4, a distance of 1320.43 feet to the Northeast corner of said SW/4 of the NE/4; Thence S 00°51'48" E, along the East line of said  $\frac{2}{3}$ SW1/4 of the NE1/4, a distance of 12.00 feet to an iron rod; Thence 5 89°00'17" W, along an existing fence line, a distance of 1320.42 feet to the Place of Beginning and containing 0.36 acres, more or less. Subject to the right-of-way of Public Road along the West sides of the above described tract and also subject to all easements of record. The above 0.36 acre tract is to be added to the NW1/4 of said NE1/4.

18.78 Acres -(13-04-300-003) S 00°57'58" STATE OF ILLINOIS) SS (Pt. SEYA SWYA Sec. A) 264.54 COUNTY OF STARK) SURVEYOR'S STATEMENT We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the NW /4 of Section 3, a part of the NE1/4 of Section 4 and also a part of the SW1/4 of Section 4, all in TIGN, RGE of the 4th P.M., Bureau County, Illinois. We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois compiled statutes.

Dated this 30th day of October, 2023.

N 88°53'35" E 2643.74

NW Cor.

NE 1/4

Sec. 4

0.36 Ac.±

N 89°00'17" E

Fence is

 $2' \pm 5$ .

Sec. of line

Section 4.

N 89°00'17" E 1320.43'

1320.42

field line is

12'± S. of

Esmt Bk 605, pg. 744' East 20' and the South 20' of the

NE1/4 SW1/4 Sec. 4. Said easement is called as being only

for the benefit for access by the W1/2 of the SW1/4 of

While the 18.78 acre tract was not a part of the

HENNEPIN CANAL PARKWAY

recorded easement - the 18.78 acre tract is

using this lane along the East line of the

NE1/4 of the SW1/4 for access

field line is 5'±

E. of Sec. line

sec.

1321.87

NE Cor.

NE 1/4

Sec. 4

5 28°05'51" W [98.30]

SE Cor.

Herbolsheimer, Duncan, Eiten, Hintz & Klinefelter, P.C.

NE 1/4

SW Cor.

 $NW \frac{1}{4}$ 

Sec. 3

Prepared for:

Attorneys at Law

LaSalle, IL 61301

Attn: John Duncan

Re; Gingrich Farm

654 First Street, Suite 400

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained. Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for

-N 88°18'53" E 2739.54' (2721.18')-

NE Cor.

 $NW \frac{1}{4}$ 

SCALE I" = 400'

LEGEND

 $\bigcirc$  = tree

— - - — = Section line

= Found Iron Monument

= Set ½" Iron Rod

= Existing Fence±

= Boundary line

= Corner fence Post

Sec. 3

NE Cor. W/2

NW 1/4 Sec. 3

S 59°25′17",

2.19 Acres±

13-03-100-007) \$ (13-04-200-005)

NOTE: Iron pins only set at locations as instructed by client.

conforms to County and State Zoning and Guidelines.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public

NOTE: It is responsibility of the Client or their agents to verify this break

(3.29 Acres)

Field Survey done: Sept. - Oct. 2023

Roadways, unless otherwise noted.

field line is  $10'\pm$  to

20'± W. of Sec. line

SE Cor. W/2

NW 1/4 Sec. 3

1369.77

Î322.42'

P.O.B. \$

NW Cor.

 $NW \frac{1}{4}$ 

Sec. 3

93.82 Acres±

Does not include the 0.36

or 1.99 acre tracts

(Fd rod at CFP

12'5. \$ 47'

W. of Cor.)

1.99 Acres±

(3.03.100.006)

Fd rod on Fence to

N. 41.8' SW of Cor.

.N 71°08'54" W [144.96']

N 57°40'57' [216.84']

this Survey. No search for neighboring deeds was done unless ordered by the Client.

Wallace Land Surveying Co., Ltd

PO Box 42 Toulon, Illinois 61483

E-mail: wallaceengr@gmail.com

Illinois Design Firm #184.005454-0008 Office: 309-286-7333

CLIENT: Herbolsheimer, Duncan, Eiten, Hintz & Klinefelter, P.C. \_ \_ DATE: 10-30-23

JOB: 23209-001

-8 √×

 CURVE
 RADIUS
 ARC LENGTH
 CHORD LENGTH
 CHORD BEARING
 DELTA ANGLE

 C1
 2841.11'
 539.77'
 538.96'
 \$ 67°21'45" W
 1.0°53'07"

WALLACE LAND SURVEYING CO., Ltd Professional Design Firm - #184.005454-0008 Toulon - Illinois

> Kevin Wallace #2814 Illinois Professional Land Surveyor Expires: 11/30/24

# S. \$ 7.0' E. of Cor.

P.O.B. ¬

(13-04-300-002)

N 89°05'22" E 1310.53'

NW Cor. SE 1/4

 $SW/_4$  sec. 4

Fd rod at CFP, 13.4

(NE 1/4 SW 1/4 Sec. 4)