

All that part of the SE 1/4 of the SW 1/4 of Section 4, lying North of the North right-of-way of the Hennepin Canal State Trail, being in T16N, R6E 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 SW 1/4 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 S 67°21'45" W, with a chord length of 538.96 feet, to an iron rod on the West line of said SE 1/4 of the SW 1/4; Thence N 00°46'01" W, along said West line, a distance of 924.33 feet to the Northwest corner of said SE 1/4 of the SW 1/4; Thence N 89°05'22" E, along the North line of said SE 1/4 of the SW 1/4, a distance of 1310.53 feet to an iron rod at the Northeast corner of said SE 1/4 of the SW 1/4; Thence S 00°57'58" E, along the East line of said SW 1/4, 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 NW 1/4 of Section 3 and also a part of the NE 1/4 of Section 4, all in T16N, R6E 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 NW 1/4 of said Section 3; Thence N 88°18'53" E, along the North line of said NW 1/4, 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 NE 1/4 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 NE 1/4; Thence N 00°55'19" W, along the West line of said NE 1/4, a distance of 1317.70 feet; Thence N 89°00'17" E, along an 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 E 1/2 of said NE 1/4, a distance of 1408.77 feet to an iron rod on the North line of said NE 1/4; Thence N 88°53'35" E, along said North line, a distance of 1321.87 feet to the Place of Beginning and containing **193.82 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 NW 1/4 of Section 3, T16N, R6E 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 NW 1/4 of said Section 3; Thence N 88°18'53" E, along the North line of said NW 1/4, 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°18'53" E, along said North line, a distance of 47.35 feet to the Northeast corner of the W 1/2 of said NW 1/4; Thence S 00°29'05" E, along the East line of said W 1/2, 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 E 1/2 of the NW 1/4 of said Section 3.

DESCRIPTION FOR 2.19 ACRE TRACT

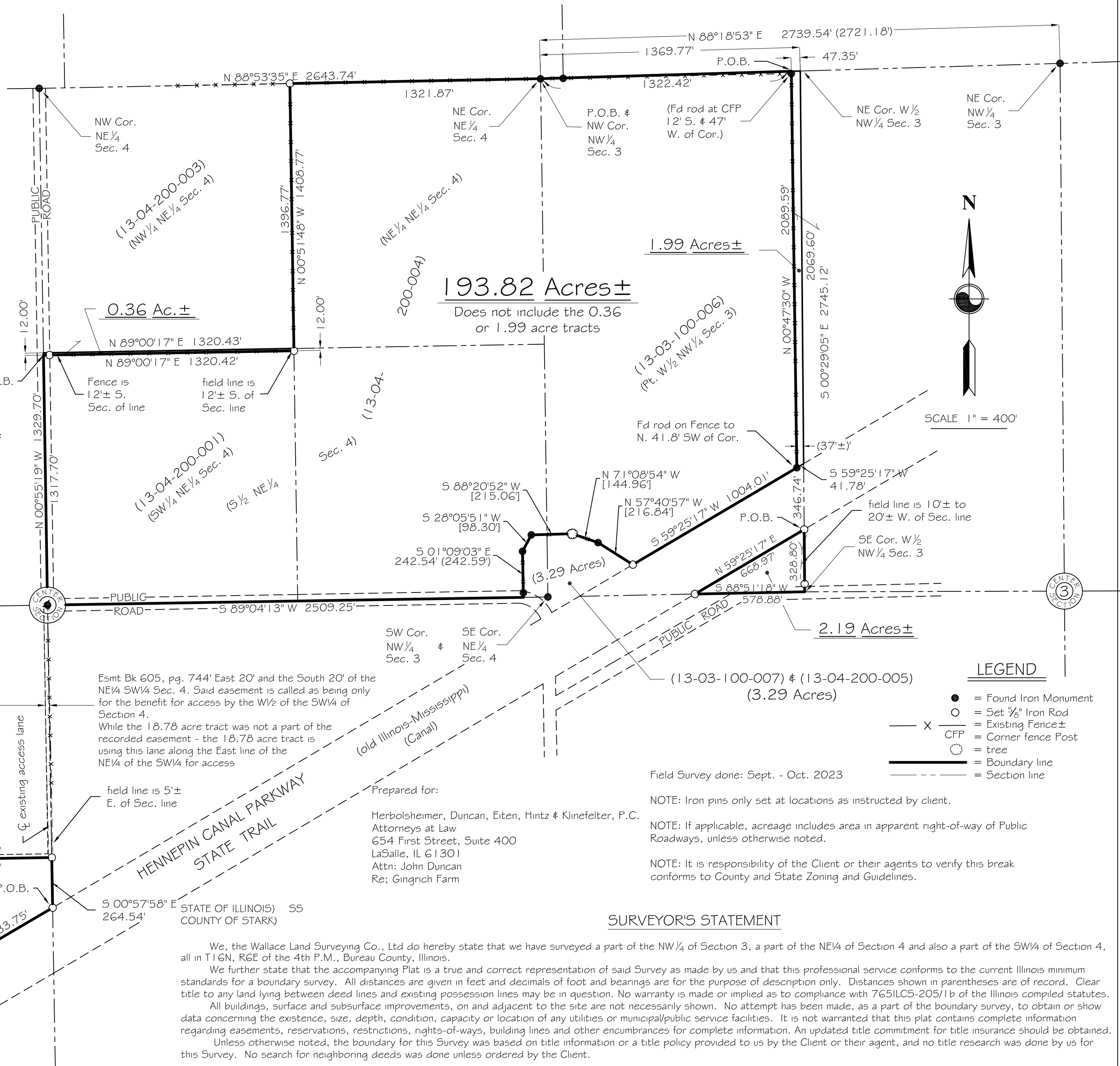
A part of the NW 1/4 of Section 3, T16N, R6E of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:-

Commencing at an iron rod at the Northwest corner of the NW 1/4 of said Section 3; Thence N 88°18'53" E, along the North line of said NW 1/4, 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 W 1/2 of said NW 1/4; Thence S 00°29'05" E, along the East line of said W 1/2, a distance of 2069.60 feet to the North right-of-way line of the Hennepin Canal State Trail; Thence continuing S 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 Hennepin 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 NW 1/4; 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 NE 1/4 of Section 4, T16N, R6E 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 NE 1/4; Thence N 00°55'19" W, along the West line of said NE 1/4, 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 SW 1/4 of said NE 1/4; Thence N 89°00'17" E, along the North line of said SW 1/4 of the NE 1/4, a distance of 1320.43 feet to the Northeast corner of said SW 1/4 of the NE 1/4; Thence S 00°51'48" E, along the East line of said SW 1/4 of the NE 1/4, a distance of 12.00 feet to an iron rod; Thence S 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 NW 1/4 of said NE 1/4.



Esmt Bk 605, pg. 744 East 20' and the South 20' of the NE 1/4 SW 1/4 Sec. 4. Said easement is called as being only for the benefit for access by the W 1/2 of the SW 1/4 of Section 4. While the 18.78 acre tract was not a part of the recorded easement - the 18.78 acre tract is using this lane along the East line of the NE 1/4 of the SW 1/4 for access

Prepared for:
Herbolsheimer, Duncan, Eiten, Hintz & Klinefelter, P.C.
Attorneys at Law
654 First Street, Suite 400
LaSalle, IL 61301
Attn: John Duncan
Re: Gingrich Farm

SURVEYOR'S STATEMENT

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the NW 1/4 of Section 3, a part of the NE 1/4 of Section 4 and also a part of the SW 1/4 of Section 4, all in T16N, R6E 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.

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

Dated this 30th day of October, 2023.

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

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

Wallace Land Surveying Co, Ltd
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
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CLIENT: Herbolsheimer, Duncan, Eiten, Hintz & Klinefelter, P.C.
DATE: 10-30-23
JOB: 23209-001

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2841.11'	539.77'	538.96'	S 67°21'45" W	10°53'07"