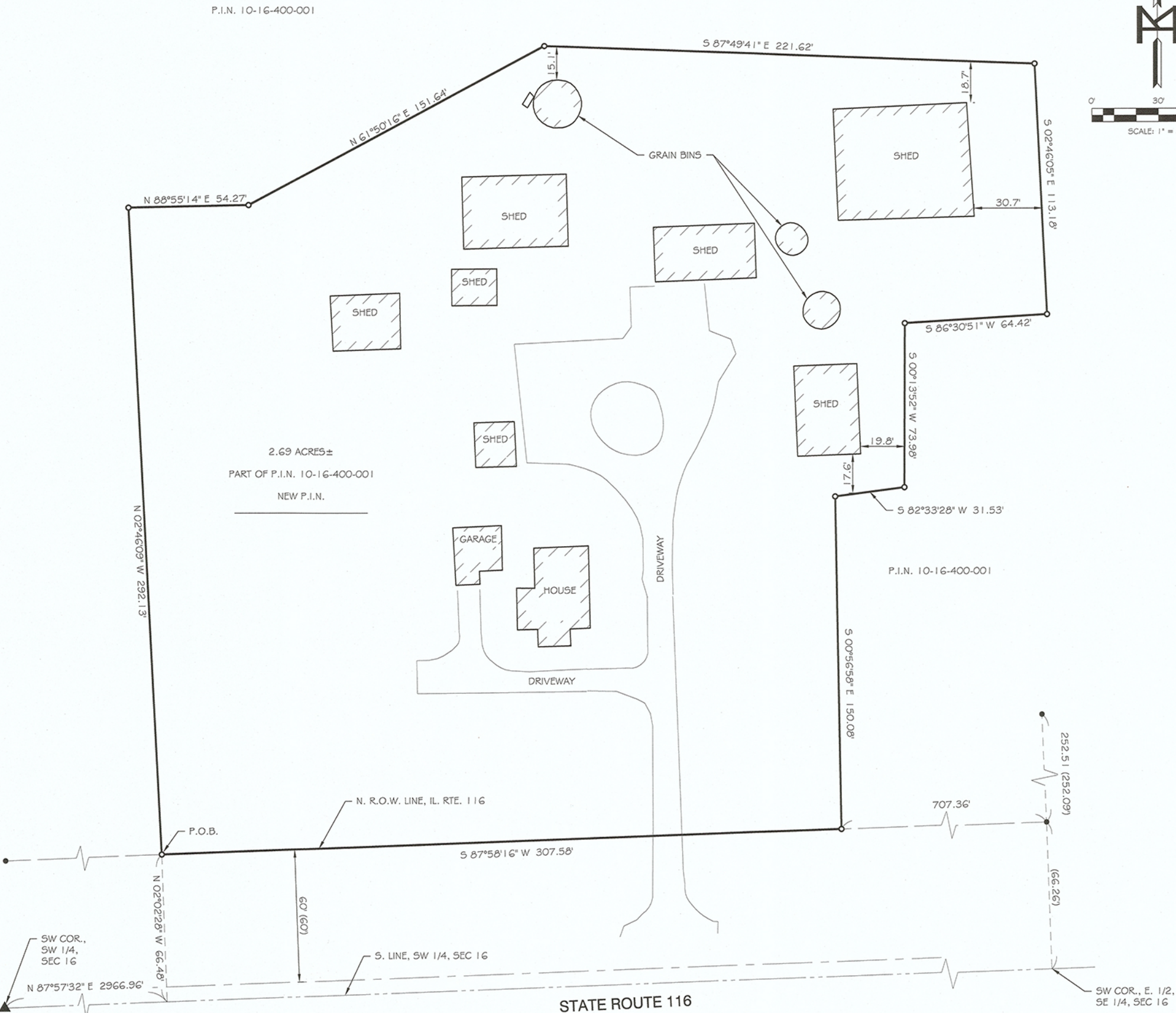


PLAT OF SURVEY

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP-27-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS.



LEGEND

—	DEED LINE
---	SECTION LINE
- - - - -	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	CENTERLINE ROAD
---	MEASURED BEARING
---	MEASURED DISTANCE
---	RECORD DISTANCE
●	FOUND IRON ROD / PIPE
○	SET IRON ROD 1/2" x 24"
▲	FOUND BRASS MARKER
W.C.R.O.	WOODFORD COUNTY RECORDER'S OFFICE
P.O.B.	POINT OF BEGINNING
---	NOT TO SCALE

NOTES:

- IT IS NOT WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17203C0225D WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- BEARINGS ARE BASED ON THE ILLINOIS WEST ZONE, NAD83, 2011 ADJUSTMENT.
- FIELDWORK COMPLETED NOVEMBER, 2023.

2.69 ACRES± TRACT DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP-27-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THENCE NORTH 87 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2966.96 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.48 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 116, SAID POINT ALSO BEING THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 292.13 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 54.27 FEET; THENCE NORTH 61 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 151.64 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 221.62 FEET; THENCE SOUTH 02 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 113.18 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 51 SECONDS WEST, A DISTANCE OF 64.42 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST, A DISTANCE OF 73.98 FEET; THENCE SOUTH 82 DEGREES 33 MINUTES 28 SECONDS WEST, A DISTANCE OF 31.53 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 150.08 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 116; THENCE SOUTH 87 DEGREES 58 MINUTES 16 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 307.58 FEET, TO THE POINT-OF-BEGINNING, CONTAINING 2.69 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

STATE OF ILLINOIS
COUNTY OF PEORIA) SS

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE SURVEYED A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP-27-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT LIES WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF ROANOKE WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 30'. (11 INCH = 30 FEET)

DATED THIS 27TH DAY OF NOVEMBER, 2023.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

CALEB E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3884

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LICENSE EXPIRES NOVEMBER 30, 2024

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I/WE _____, THE OWNER(S) OF RECORD OF THE LAND SHOWN IN THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS DESCRIBED ON THE ACCOMPANYING LEGAL DESCRIPTION. ALSO TO THE BEST OF MY/ OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN _____ SCHOOL DISTRICT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

OWNER OF RECORD

OWNER OF RECORD

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

WOODFORD COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

COUNTY CLERK

DEPUTY CLERK

WOODFORD COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I, LISA JORDING, WOODFORD COUNTY PLAT OFFICER, HAVE EXAMINED THIS PLAT AND DETERMINED THAT THIS PLAT IS AN EXCEPTION FROM THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

WOODFORD COUNTY PLAT OFFICER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 765 ILCS, ARTICLE 205, PARAGRAPH 2. HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS 29th DAY OF November, 2023.

Russell A. Barnett
REGION THREE ENGINEER

VILLAGE OF ROANOKE PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS

I, _____ PLAT APPROVING OFFICER FOR THE VILLAGE OF ROANOKE AND STATE OF ILLINOIS, DO HEREBY APPROVE THIS PLAT AS MEETING ALL SUBDIVISION REQUIREMENTS OF THE VILLAGE OF ROANOKE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF NOVEMBER, 2023.

VILLAGE OF ROANOKE PLAT OFFICER



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Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED

SURVEYED	WLC
DRAWN	LDE
CHECKED	MWM
SCALE	1" = 30'
DATE	11/14/23

CLIENT:

EDWARD G. BLUNIER TRUST

TITLE:

PLAT OF SURVEY

PROJECT NO.	23-482
SHEET 1 OF 1	
DRAWING NO.	1