



82.39 Acres ±
 Pt W 1/2 SW 1/4 Sec. 14
 (16-14-300-009)

Field Survey done: Jan 2024

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

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County and State Zoning and Guidelines.

DESCRIPTION FOR 82.39 ACRE TRACT
 Existing PIN # 16-14-300-009

The W 1/2 of the SW 1/4 of Section 14, EXCEPT the North 259.39 feet of the West 211.20 feet. Being in T8N, R6E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Beginning at a Stone at the Southwest corner of said SW 1/4; Thence N 00°29'30" W, along the West line of said SW 1/4, a distance of 2409.52 feet to an iron rod at the Southwest corner of a 1.26 acre tract; Thence N 89°29'46" E, along the South line of said tract, a distance of 211.20 feet to an iron rod; Thence N 00°29'30" W, along the East line of said tract, a distance of 259.39 feet to the North line of said SW 1/4; Thence N 89°29'46" E, along said North line, a distance of 1158.51 feet to the Northeast corner of said W 1/2 of the SW 1/4; Thence S 00°23'47" E, along the East line of said W 1/2, a distance of 2660.21 feet to a Stone at the Southeast corner of said W 1/2; Thence S 89°07'51" W, along the South line of said SW 1/4, a distance of 1365.32 feet to the Place of Beginning and containing 82.39 acres, more or less. Subject to the right-of-way of the Public Road along the North side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
 COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the W 1/2 of the SW 1/4 of Section 14, T8N, R6E of the 4th P.M., Peoria 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 15th day of January, 2024

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
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CLIENT: Sullivan Auction
 Re: Borland Farm
 DATE: 1-15-24
 JOB: 23281-001

Prepared for:
 Sullivan Auction
 % Kevin Haas
 1066 E. US Hwy. 136
 PO Box 111
 Hamilton, IL 62341-0111
 Re: Borland Farm