

0' 300' 600'

SCALE: 1" = 300'

LEGEND

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

▲ FOUND STONE

□ FOUND IRON ROD

SET (1/2"x24") IRON ROD  
W/ CAP STAMPED  
"JONES INC PDF 5094"

TWO TRACTS OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS



GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- FIELD WORK COMPLETED: DECEMBER 11, 2023.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: AN EXECUTOR'S DEED TO THE ROGER BRINEY TRUST, RECORDED AS DOCUMENT NUMBER 20080703 IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE.

LAND DESCRIPTION: (TRACT 8)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE CENTER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 00 DEGREES 42 MINUTES 50 SECONDS EAST, 2485.67 FEET TO A SET IRON ROD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 05 MINUTES 51 SECONDS EAST, 1027.92 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 39 MINUTES 45 SECONDS WEST, 2435.59 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 06 MINUTES 51 SECONDS WEST, 1030.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 58.12 ACRES, TOGETHER WITH AN INGRESS/EGRESS EASEMENT AS SHOWN BY A PLAT OF SURVEY, RECORDED AS DOCUMENT NUMBER 20160973, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION: (TRACT 9)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND STONE MARKING THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 89 DEGREES 06 MINUTES 51 SECONDS WEST, 1040.38 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 40 MINUTES 01 SECONDS EAST, 2394.41 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 05 MINUTES 51 SECONDS EAST, 875.44 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, 778.86 FEET TO A FOUND IRON ROD; THENCE SOUTH 26 DEGREES 46 MINUTES 04 SECONDS EAST, 421.17 FEET TO A FOUND IRON ROD ON THE EAST LINE OF SAID QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 50 MINUTES 12 SECONDS WEST, 1195.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 52.64 ACRES, TOGETHER WITH AND SUBJECT TO AN INGRESS/EGRESS EASEMENT AS SHOWN BY A PLAT OF SURVEY, RECORDED AS DOCUMENT NUMBER 20160973, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

SURVEYOR'S CERTIFICATION:

TO: THE ROGER BRINEY TRUST

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION  
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2023-290

ROYCE P. JONES,  
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: DECEMBER 14, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

CLIENT:

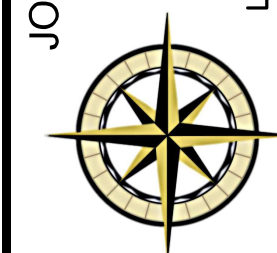
THE ROGER BRINEY TRUST  
C/O WILLIAM KNUPP  
ATTORNEY AT LAW  
124 WEST MARKET ST.  
HAVANA, IL 62644

TRACTS 8 & 9  
BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD  
MACOMB, IL 61455  
P:(309) 833-2534  
F:(309) 833-2533

LICENSED IN ILLINOIS, IDWA, MISSOURI, & INDIANA  
www.thejonescorp.com



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RPJ

CHECKED BY  
RPJ/CTF

DATE  
12.12.2023

Job Number  
2023-290

Sheet Number

1 OF 1



TWO TRACTS OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS

0' 300' 600'

SCALE: 1" = 300'

LEGEND

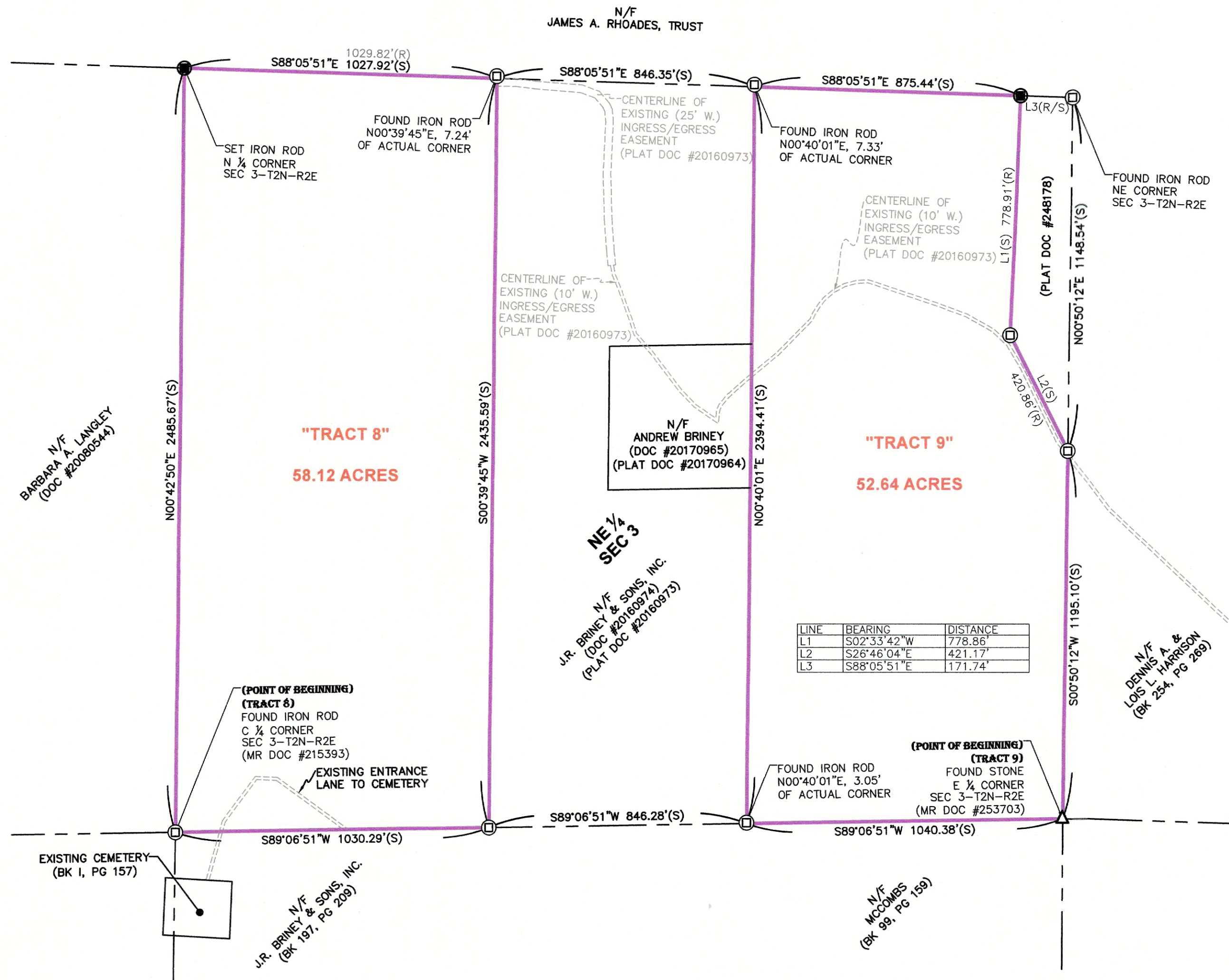
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○ FOUND IRON ROD

● SET (1/2"x24") IRON ROD  
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