

BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PARTS OF THE NORTHEAST QUARTER OF SECTION 25 AND PARTS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS

0' 300' 600'

SCALE: 1" = 300'

LEGEND

- N/F NOW OR FORMERLY
- EXISTING FENCE LINE
- ⊕ FOUND IRON ROD
- R-O-W MONUMENT
- ⊙ SET MAG SPIKE
- ⊙ SET P.K. NAIL
- ⊙ SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

LAND DESCRIPTION: (TRACT 3)

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 88 DEGREES 05 MINUTES 22 SECONDS WEST, 2661.32 FEET TO A SET IRON ROD AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 00 DEGREES 46 MINUTES 29 SECONDS EAST, 1326.87 FEET TO A SET IRON ROD MARKING THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 24; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER, SOUTH 88 DEGREES 00 MINUTES 22 SECONDS EAST, 2654.07 FEET TO A SET MAG SPIKE MARKING THE SOUTH SIXTEENTH CORNER OF SAID SECTION 24; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER, SOUTH 01 DEGREES 05 MINUTES 06 SECONDS WEST, 1322.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 80.60 ACRES MORE OR LESS IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER 2024, 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 2)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SOUTH 00 DEGREES 50 MINUTES 32 SECONDS WEST, 1291.62 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 21 MINUTES 13 SECONDS WEST, 2640.92 FEET TO A SET IRON ROD IN AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE, NORTH 00 DEGREES 55 MINUTES 38 SECONDS EAST, 1303.76 FEET TO A SET IRON ROD ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE LEAVING SAID EXISTING FENCE LINE, ALONG SAID NORTH LINE, SOUTH 88 DEGREES 05 MINUTES 22 SECONDS EAST, 2639.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 78.64 ACRES MORE OR LESS IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER 2024, 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 1)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SOUTH 00 DEGREES 50 MINUTES 32 SECONDS WEST, 1291.62 FEET TO A SET IRON ROD BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SOUTH 00 DEGREES 50 MINUTES 32 SECONDS WEST, 1291.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE #164 (PUBLIC); THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST, 2642.71 FEET TO AN EXISTING FENCE LINE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID EXISTING FENCE LINE, NORTH 00 DEGREES 55 MINUTES 38 SECONDS EAST, 1303.76 FEET TO A SET IRON ROD; THENCE LEAVING SAID FENCE LINE, SOUTH 88 DEGREES 21 MINUTES 13 SECONDS WEST, 2640.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 78.70 ACRES MORE OR LESS IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER 2024, 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: (NON POSSESSION AREA)

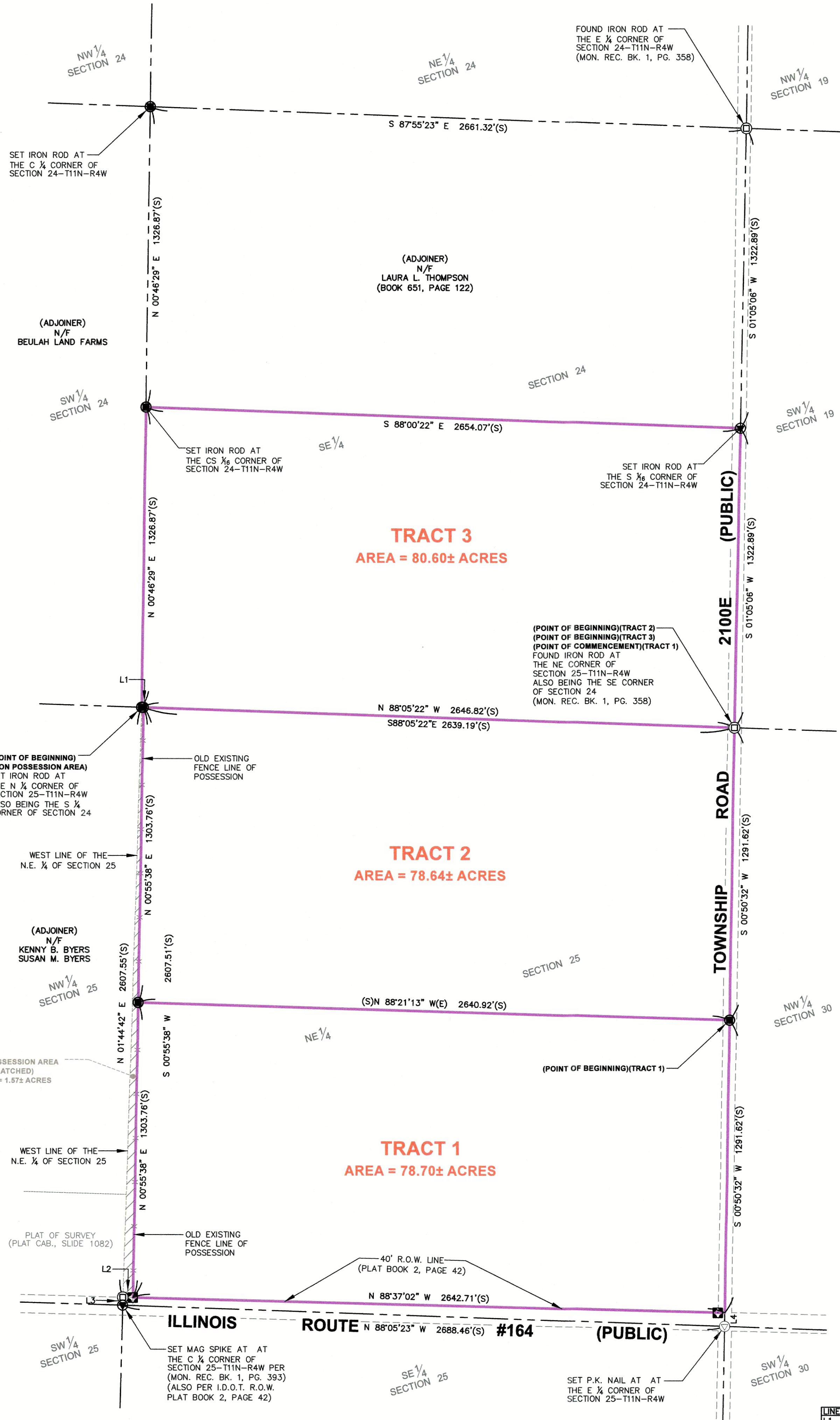
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SOUTH 88 DEGREES 05 MINUTES 22 SECONDS EAST, 7.63 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, ALONG AN EXISTING FENCE LINE OF POSSESSION, SOUTH 00 DEGREES 55 MINUTES 38 SECONDS WEST, 2607.51 FEET TO A FOUND RIGHT-OF-WAY MARKER ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE #164 (PUBLIC); THENCE LEAVING SAID EXISTING FENCE LINE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST, 44.85 FEET TO A FOUND IRON ROD ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID WEST LINE, NORTH 01 DEGREES 44 MINUTES 42 SECONDS EAST, 2607.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 1.57 ACRES MORE OR LESS IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER 2024, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: TRACT 1 = 78.70± ACRES
TRACT 2 = 78.64± ACRES
TRACT 3 = 80.60± ACRES
NON-POSSESSION AREA = 1.57± ACRES
- FIELD WORK COMPLETED SEPTEMBER 27, 2024.
- 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 INDEPENDENT REPRESENTATIVE DEED TO JAMES E. CLAGUE, JR., RECORDED AS DOCUMENT NUMBER 133557, IN THE HENDERSON COUNTY, ILLINOIS RECORDER'S OFFICE.



SURVEYOR'S CERTIFICATION:

TO: JAMES E. CLAGUE, JR.

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.

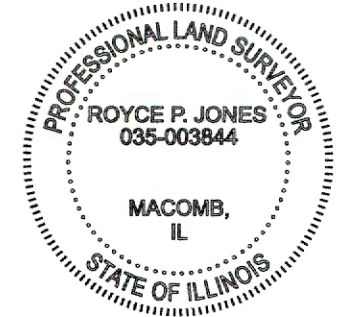
JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2024-214M

ROYCE P. JONES
ILL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: OCTOBER 02, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2026

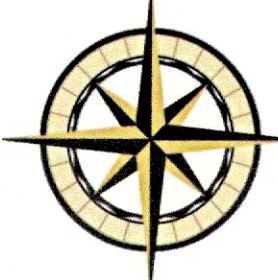


DRAWN BY: RLE

CHECKED BY: CTF/TR/PPJ

DATE: 10/02/2024

Job Number
2024-214M



JONES SURVEYING & ENGINEERING CORP.

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F: (309) 734-2525

BOUNDARY SURVEY

CLIENT

JAMES E. CLAGUE, JR.
C/O MARCUM SPEARS
ATTORNEY AT LAW
201 WEST BROADWAY
MONMOUTH, ILLINOIS 61462

REVISIONS	
DATE	

0' 200' 400'

SCALE: 1" = 200'

LEGEND

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

⊕ FOUND IRON ROD

○ FOUND IRON PIPE

⊕ R-O-W MONUMENT

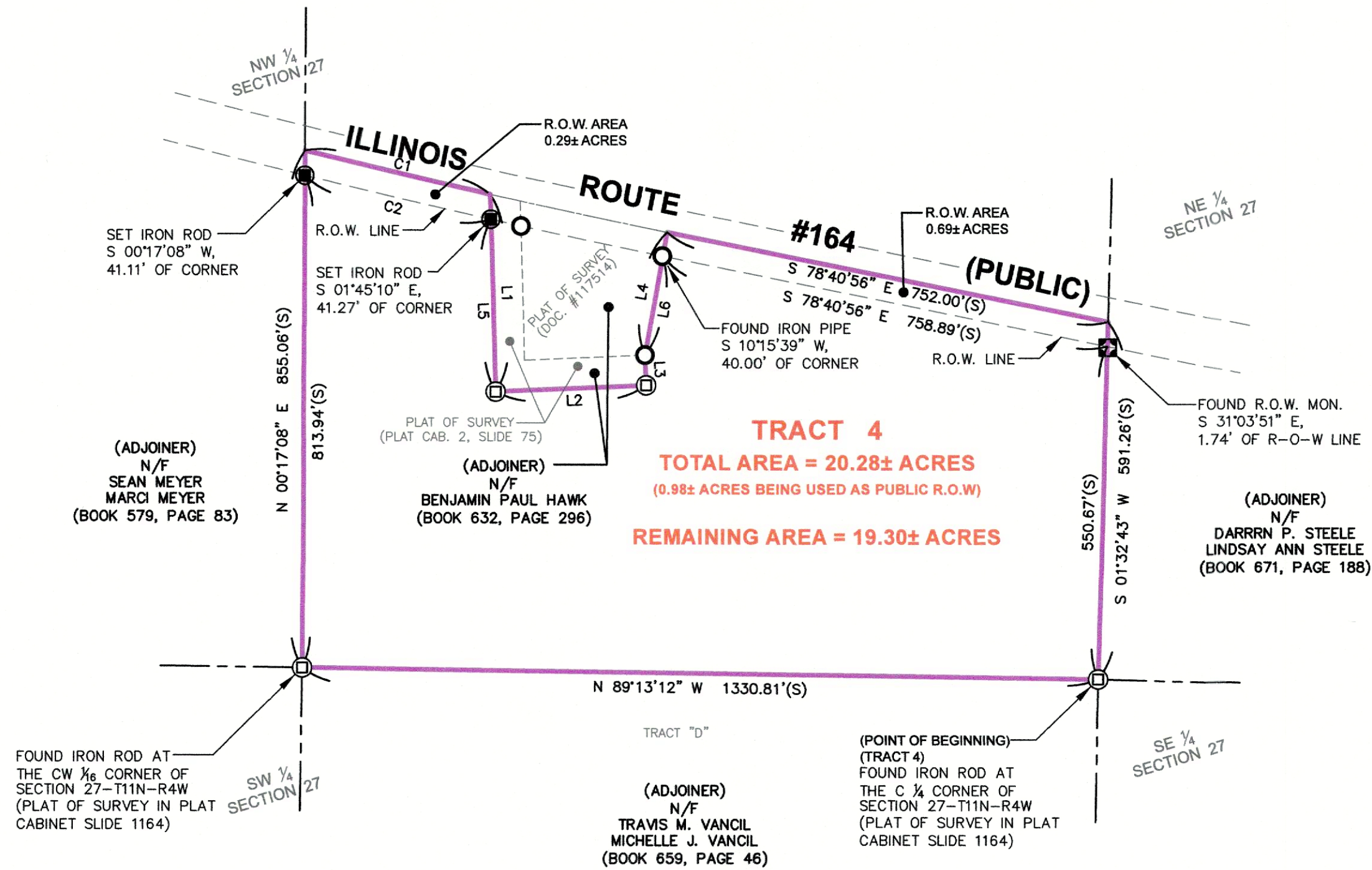
● SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"

BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 27 , TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS

LINE	BEARING	DISTANCE
L1	S 01°45'10" E	326.68'(S)
L2	N 87°36'48" E	251.64'(S)
L3	N 02°23'12" W	50.30'(S)
L4	N 10°15'39" E	206.40'(S)
L5	S 01°45'10" E	285.41'(S)
L6	N 10°15'39" E	166.39'(S)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15626.10'(S)	317.16'(S)	317.16'(S)	S 76°54'29" E	1°09'47"
C2	15666.10'(S)	318.62'(S)	318.62'(S)	S 76°56'38" E	1°09'55"



LAND DESCRIPTION: (TRACT 4)

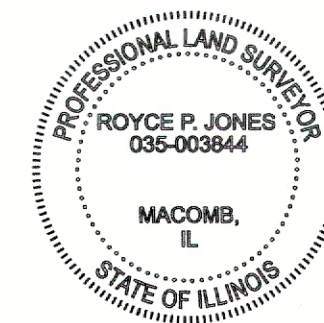
A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE CENTER QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 89 DEGREES 13 MINUTES 12 SECONDS WEST, 1330.81 FEET TO A FOUND IRON ROD AT THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 27; THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, 855.06 FEET TO THE CENTERLINE OF ILLINOIS ROUTE #64 (PUBLIC); THENCE LEAVING SAID WEST LINE, ALONG SAID CENTERLINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 15626.10 FEET, AN ARC LENGTH OF 317.16 FEET WITH A CHORD BEARING, SOUTH 76 DEGREES 54 MINUTES 29 SECONDS EAST, A DISTANCE OF 317.16 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST, 326.68 FEET TO A FOUND IRON ROD; THENCE NORTH 87 DEGREES 36 MINUTES 48 SECONDS EAST, 251.64 FEET TO A FOUND IRON ROD; THENCE NORTH 02 DEGREES 23 MINUTES 12 SECONDS WEST, 50.30 FEET TO A FOUND IRON PIPE; THENCE NORTH 10 DEGREES 15 MINUTES 39 SECONDS EAST, 206.40 FEET TO THE AFOREMENTIONED CENTERLINE OF ILLINOIS ROUTE #64 (PUBLIC); THENCE ALONG SAID CENTERLINE, SOUTH 78 DEGREES 40 MINUTES 56 SECONDS EAST, 752.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, SOUTH 01 DEGREES 32 MINUTES 43 SECONDS WEST, 591.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 20.28 MORE OR LESS ACRES, OF WHICH 0.98 MORE OR LESS ACRES IS BEING USED AND HAS BEEN DEDICATED FOR PUBLIC ROAD RIGHT-OF-WAY USAGE, LEAVING A TOTAL OF 19.30 ACRES MORE OR LESS, AND IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF OCTOBER 2024, AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: TRACT 4 = 19.30± ACRES
- FIELD WORK COMPLETED SEPTEMBER 27, 2024.
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JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2024-214M

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

DATED: OCTOBER 02, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2026

CLIENT:
JAMES CLAGUE, JR.
C/O MARCUM SPEARS
ATTORNEY AT LAW
201 WEST BROADWAY
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BOUNDARY SURVEY

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MLE

CHECKED BY

RPJ/CTF

DATE

10/02/2024

Job Number
2024-214M

Sheet Number

1 OF 1