

### LAND DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING ALL OF LOT 5, AND PART OF LOT 4 OF A SUBDIVISION THE SOUTHWEST QUARTER OF SECTION 23, AND ALL OF LOTS 2 AND 4 AND PART OF LOT 3 OF A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, BEING THE WEST LINE OF LOTS 3 AND 4 OF A SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 26, AS RECORDED IN MISC. BOOK 1 AT PAGE 484 OF THE MCDONOUGH COUNTY RECORDER'S OFFICE, NORTH 00 DEGREES 56 MINUTES 56 SECONDS EAST, 2046.04 FEET; THENCE LEAVING SAID WEST LINES, NORTH 36 DEGREES 37 MINUTES 52 SECONDS EAST, 1209.07 FEET TO A SET IRON ROD; THENCE NORTH 84 DEGREES 14 MINUTES 16 SECONDS EAST, 509.24 FEET TO A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF LOT 5 OF A SUBDIVISION OF THE SOUTHWEST QUARTER OF SAID SECTION 23, AS RECORDED IN MISC. BOOK 1 AT PAGE 485 OF THE MCDONOUGH COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 89 DEGREES 14 MINUTES 58 SECONDS EAST, 1191.47 FEET TO A FOUND STONE MARKING THE NORTHEAST CORNER OF SAID LOT 5; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID LOT 5 AND THE EAST LINE OF LOT 2 OF SAID SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 00 DEGREES 47 MINUTES 04 SECONDS WEST, 2385.12 FEET TO A SET IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4. SOUTH 74 DEGREES 27 MINUTES 39 SECONDS WEST, 2512.61 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID SOUTH LINES, ALONG SAID WEST LINE, NORTH OO DEGREES 56 MINUTES 30 SECONDS EAST, 6.47 FEET TO THE POINT OF BEGINNING

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 142.02 ACRES 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.

## **GENERAL NOTES:**

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- 2. TOTAL AREA: TRACT 1 - 142.02 ACRES TRACT 2 - 23.99 ACRES
- FIELD WORK COMPLETED: DECEMBER 07, 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.
- 6. SOURCE OF RECORD TITLE: A QUIT CLAIM DEED TO JOHN R. COUSINS JR. AND ANN M. MASON, RECORDED AS DOCUMENT NUMBER 2019-2072 IN THE MCDONOUGH COUNTY, ILLINOIS, RECORDER'S OFFICE.

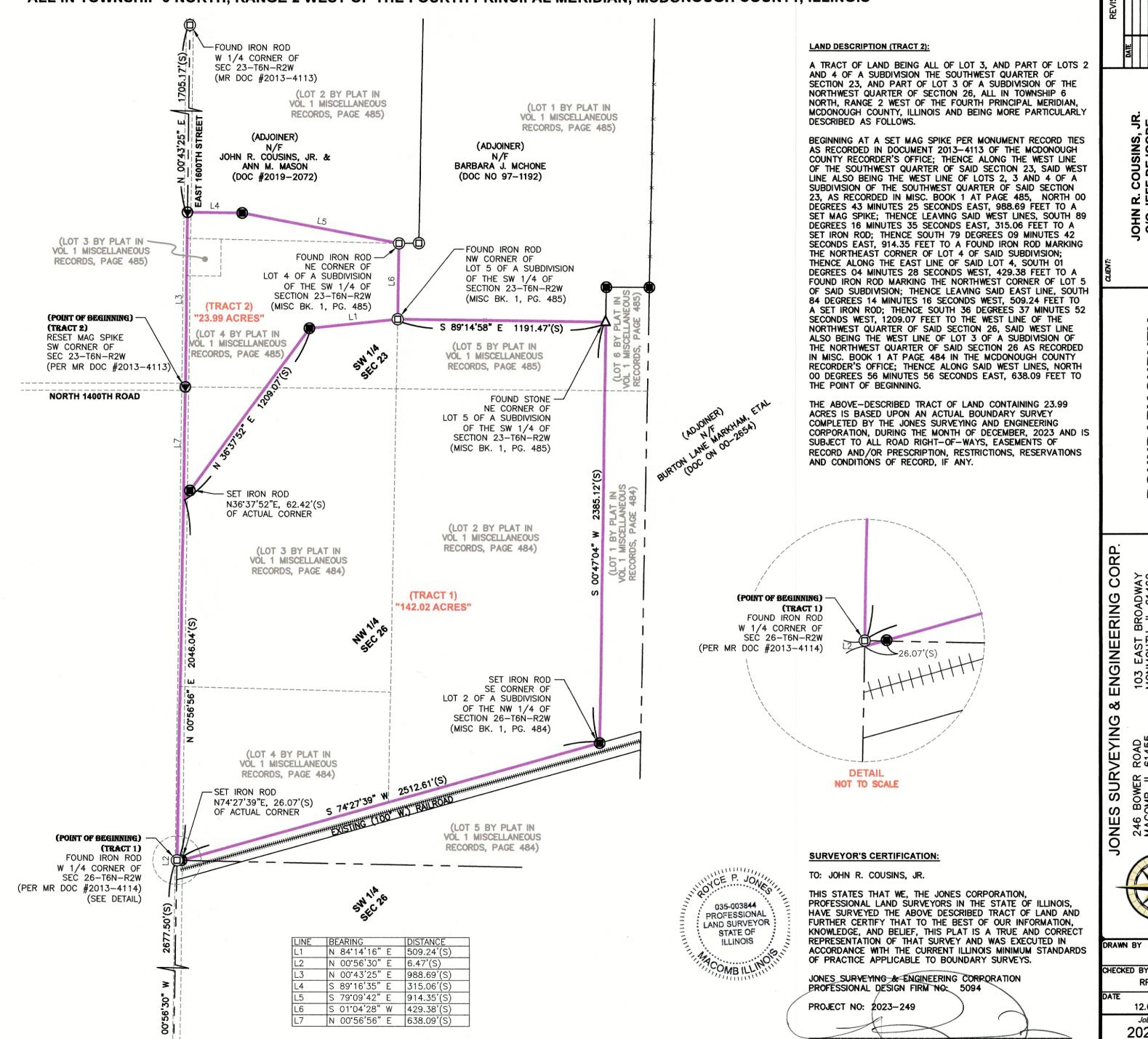
RESET MAG SPIKE

SW CORNER OF

SEC 26-T6N-R2W

(PER MR DOC #2013-4114)

# TWO TRACTS OF LAND BEING PARTS OF THE SOUTHWEST QUARTER OF SECTION 23, PARTS OF THE NORTHWEST QUARTER OF SECITON 26, AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS



JOHN R. COUSINS, JR C/O JEFF DEJOODE ATTORNEY AT LAW 402 E. JACKSON ST. MACOMB, IL 61455

SURVEY

OUNDARY

m

ST BROADWAY JTH, IL 61462 734-2534 734-2525 JRI, & INDIANA

RO I

246 BOWER F MACOMB, IL 6 P:(309) 833-F:(309) 833-

RPJ/CTF

12.07.2023

Job Number

2023-249

Sheet Number

1 OF 1

ROYCE P. JONES,

DATED: DECEMBER 08, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

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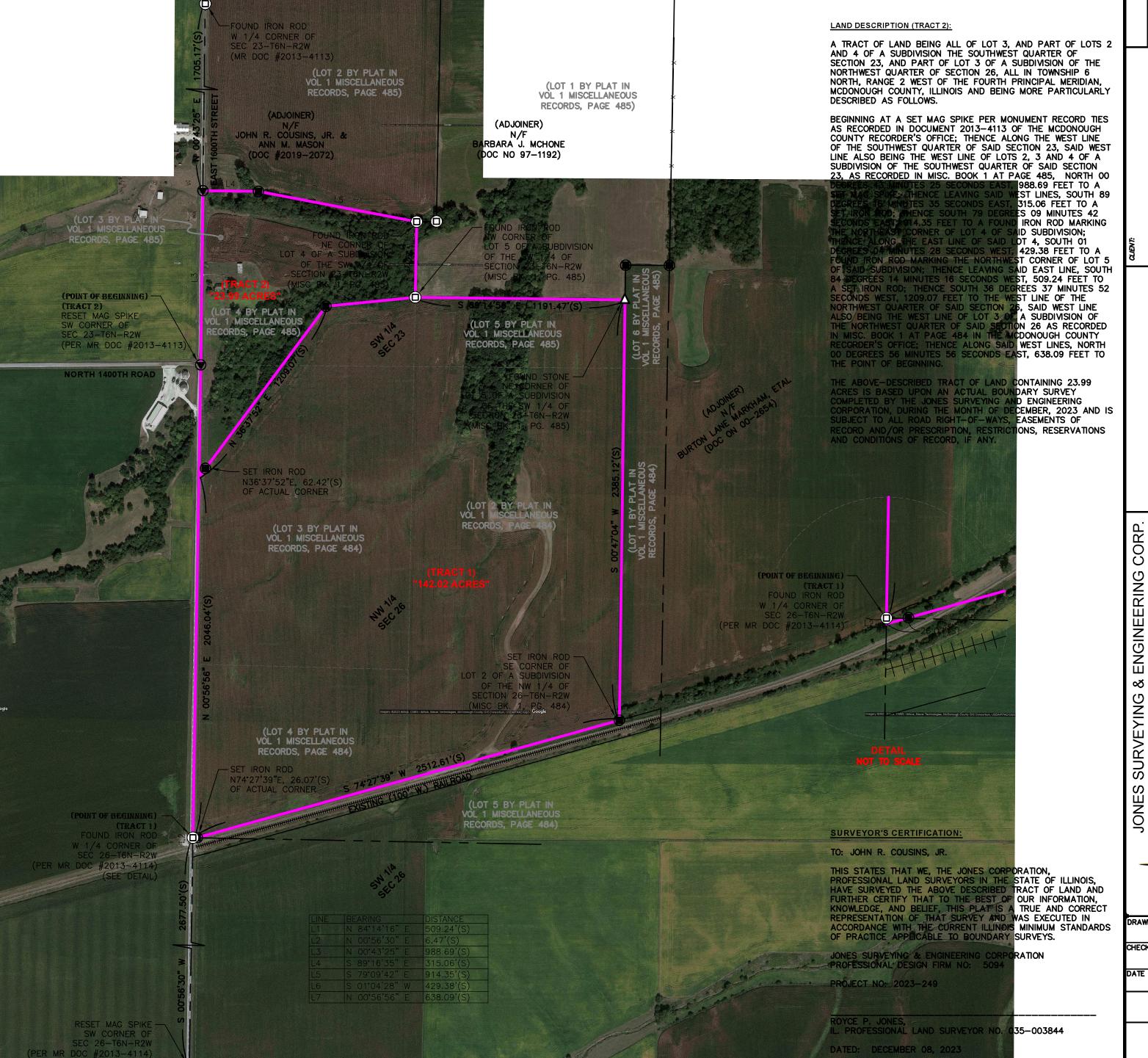
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JOHN R. COUSINS, JR. C/O JEFF DEJOODE ATTORNEY AT LAW 402 E. JACKSON ST. MACOMB, IL 61455

SURVE **BOUNDARY** 

103 EAST BROADWAY MONMOUTH, IL 61462 P:(309) 734-2534 F:(309) 734-2525

246 BOWER I MACOMB, IL. P: (309) 833-F: (309) 833-CENSED IN I 246 BOWF MACOMB, P: (309) { F: (309) } LICENSED

JONES

DRAWN BY CTF

CHECKED BY RPJ/CTF

> 12.07.2023 Job Number 2023-249

Sheet Number

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