

0' 500' 1000'

SCALE: 1" = 500'

LEGEND

N/F NOW OR FORMERLY

FOUND MAG SPIKE

FOUND IRON ROD

FOUND RAILROAD SPIKE

FOUND STONE

FOUND NAIL

SET MAG SPIKE

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

LAND DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 84.51 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF APRIL, 2023 AND IS SUBJECT TO A WIND ENERGY LEASE AND EASEMENT AGREEMENT RECORDED AS DOCUMENT 2016-2954 IN THE MCDONOUGH COUNTY RECORDER'S OFFICE, 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 NORTH HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

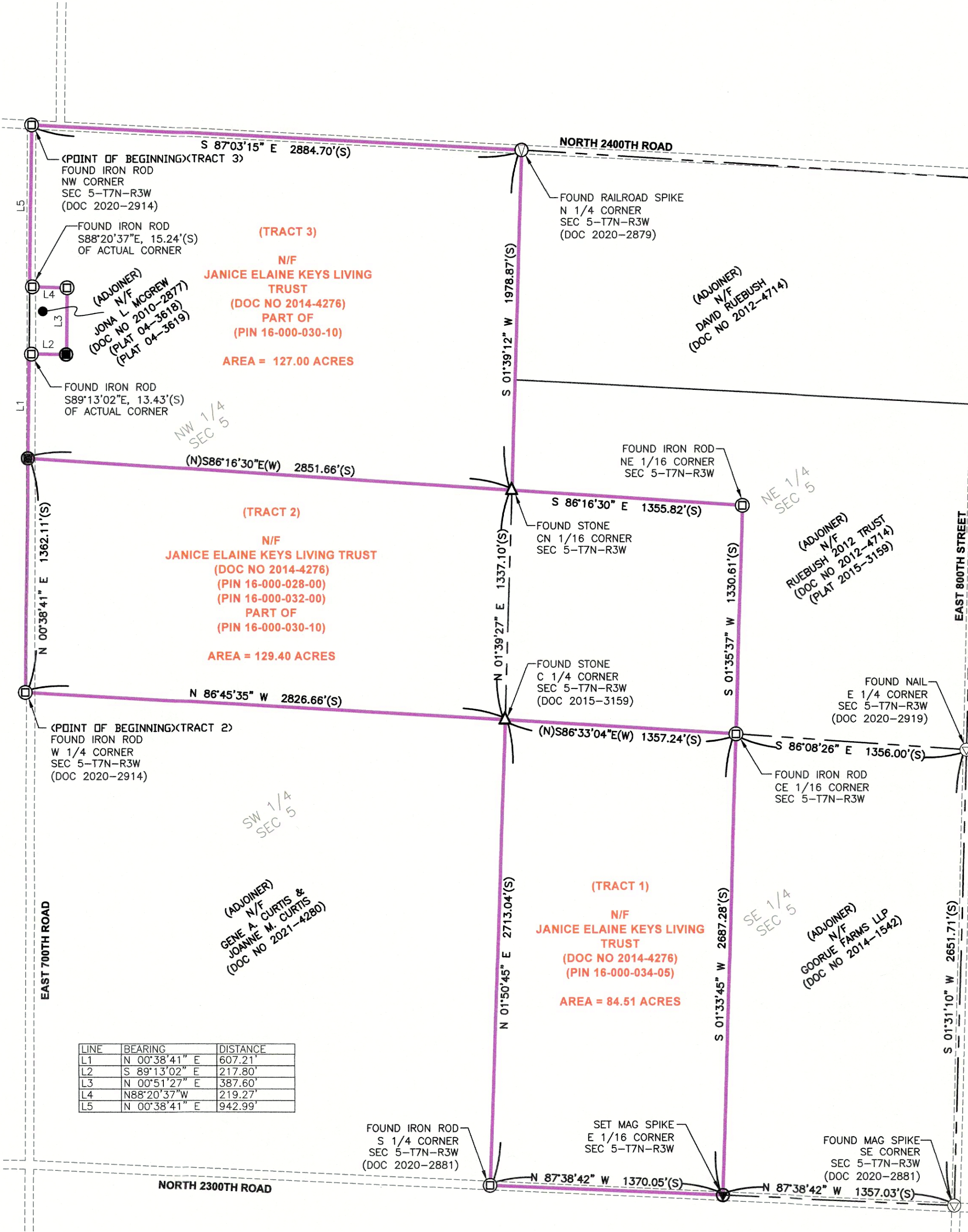
BEGINNING AT A FOUND IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, NORTH 00 DEGREES 38 MINUTES 41 SECONDS EAST, 1362.11 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 86 DEGREES 16 MINUTES 30 SECONDS EAST, 2851.66 FEET TO A FOUND STONE MARKING THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 86 DEGREES 16 MINUTES 30 SECONDS EAST, 1355.82 FEET TO A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF SAID SECTION 5; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER-QUARTER, SOUTH 01 DEGREES 35 MINUTES 37 SECONDS WEST, 1330.61 FEET TO A FOUND IRON ROD MARKING THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 5; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER, NORTH 86 DEGREES 33 MINUTES 04 SECONDS WEST, 1357.24 FEET TO A FOUND STONE MARKING THE CENTER QUARTER CORNER OF SAID SECTION 5; THENCE LEAVING SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE AFOREMENTIONED NORTHWEST QUARTER, NORTH 86 DEGREES 45 MINUTES 35 SECONDS WEST, 2826.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 129.40 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF APRIL, 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.
- TOTAL AREA: TRACT 1 = 84.51 ACRES
TRACT 2 = 129.40 ACRES
TRACT 3 = 127.00 ACRES
- FIELD WORK COMPLETED APRIL 18, 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: A DEED IN TRUST TO JANICE ELAINE KEYS AS TRUSTEE OF THE JANICE ELAINE KEYS REVOCABLE LIVING TRUST, RECORDED AS DOCUMENT NUMBER 2014-4276 IN THE MCDONOUGH COUNTY, ILLINOIS RECORDER'S OFFICE.

THREE TRACTS OF LAND BEING PARTS OF THE NORTHWEST, NORTHEAST, AND SOUTHEAST QUARTERS OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS



LAND DESCRIPTION (TRACT 3):

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID QUARTER; THENCE ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 87 DEGREES 03 MINUTES 15 SECONDS EAST, 2884.70 FEET TO A FOUND RAILROAD SPIKE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER, SOUTH 01 DEGREES 39 MINUTES 12 SECONDS WEST, 1978.87 FEET TO A FOUND STONE MARKING THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 5; THENCE LEAVING SAID EAST LINE, NORTH 86 DEGREES 16 MINUTES 30 SECONDS WEST, 2851.66 FEET TO A SET IRON ROD ON THE WEST LINE OF SAID QUARTER; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 38 MINUTES 41 SECONDS EAST, 607.21 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN A DEED TO JONAS L. MCGREW, RECORDED AS DOCUMENT NUMBER 2010-2877 IN THE MCDONOUGH COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID MCGREW LAND, SOUTH 89 DEGREES 13 MINUTES 02 SECONDS EAST, 217.80 FEET TO A SET IRON ROD MARKING THE SOUTHEAST CORNER OF SAID MCGREW LAND; THENCE LEAVING SAID SOUTH LINE, ALONG THE EAST LINE OF SAID MCGREW LAND, NORTH 00 DEGREES 51 MINUTES 27 SECONDS EAST, 387.60 FEET TO A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF SAID MCGREW LAND; THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID MCGREW LAND, NORTH 88 DEGREES 20 MINUTES 37 SECONDS WEST, 219.27 FEET TO THE AFOREMENTIONED WEST LINE OF SAID QUARTER; THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST LINE, NORTH 00 DEGREES 38 MINUTES 41 SECONDS EAST, 942.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 127.00 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF APRIL, 2023 AND IS SUBJECT TO A WIND ENERGY LEASE AND EASEMENT AGREEMENT RECORDED AS DOCUMENT 2016-2954 IN THE MCDONOUGH COUNTY RECORDER'S OFFICE, ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



SURVEYOR'S CERTIFICATION:

TO: JANICE ELAINE KEYS ESTATE

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: 2023-088

CHRISTOPHER T. FIROF,
ILL. PROFESSIONAL LAND SURVEYOR NO. 035-003838

DATED: APRIL 19, 2023

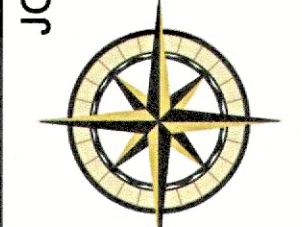
MY LICENSE EXPIRES NOVEMBER 30, 2024

CLIENT:
JANICE ELAINE KEYS ESTATE
C/O JOHN MCILLAN
MCILLAN, HENNINGFENT,
DEJODE, & HUMBERT P.C.
402 E. JACKSON ST.
MACOMB, IL 61455

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD
MACOMB, IL 61455
P(309) 833-2534
F(309) 833-2533
103 EAST BROADWAY
MONMOUTH, IL 61462
P(309) 734-2534
F(309) 734-2525
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA
www.thejonescorp.com



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CTF

CHECKED BY

RPJ/CTF

DATE

04/19/2023

Job Number
2023-088

Sheet Number

1 OF 1

0' 500' 1000'

SCALE: 1" = 500'

LEGEND

N/F NOW OR FORMERLY

FOUND MAG SPIKE

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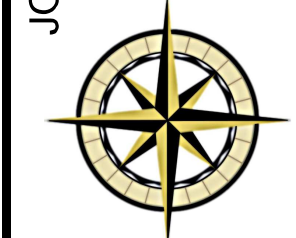
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