

SUGGESTED PROPERTY DESCRIPTION
TRACT 1 - 28.13 ACRES

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 289.94 FEET TO THE TRUE POINT OF BEGINNING FROM WHICH A #5 REBAR SET AS A REFERENCE MARKER BEARS SOUTH 88 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST A DISTANCE OF 646.50 FEET, A FOUND IRON PIN BEARS SOUTH 87 DEGREES 55 MINUTES 32 SECONDS EAST A DISTANCE OF 32.91 FEET; THENCE LEAVING SAID WEST LINE SOUTH 87 DEGREES 55 MINUTES 32 SECONDS EAST A DISTANCE OF 484.00 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST A DISTANCE OF 270.00 FEET TO A #5 REBAR SET; THENCE SOUTH 87 DEGREES 55 MINUTES 32 SECONDS EAST A DISTANCE OF 813.70 FEET TO A #5 REBAR SET ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 56 MINUTES 14 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1203.42 FEET TO A CORNER POST AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 563.80 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST A DISTANCE OF 289.94 FEET TO A #5 REBAR SET; THENCE NORTH 88 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 751.19 FEET TO TRUE POINT OF BEGINNING, EXCEPTING A TRACT CONVEYED TO THE STATE OF ILLINOIS AND RECORDED IN BOOK 507, PAGE 11 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 387.94 FEET; THENCE LEAVING SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 14 MINUTES 21 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF OLD US 61 (FA ROUTE 733); THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 10 DEGREES 46 MINUTES 05 SECONDS EAST A DISTANCE OF 92.20 FEET TO A #5 REBAR SET; THENCE SOUTH 12 DEGREES 03 MINUTES 57 SECONDS WEST A DISTANCE OF 111.80 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION. TRACT 1 CONTAINS 28.08 ACRES MORE OR LESS AND IS SUBJECT TO ALL THAT PORTION NOW BEING USED AS A PUBLIC ROAD.

SUGGESTED PROPERTY DESCRIPTION
TRACT 2 - 5.00 ACRES

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 289.94 FEET, A #5 REBAR SET AS A REFERENCE MARKER BEARS SOUTH 88 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 751.19 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS WEST A DISTANCE OF 289.94 FEET TO A #5 REBAR SET ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 563.80 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS BEING SUBJECT TO ALL THAT PORTION BEING USED FOR PUBLIC ROAD PURPOSES.

SURVEYORS NOTES:

1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

3) BASIS OF BEARINGS IS BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

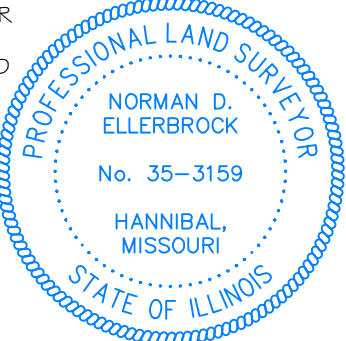
4) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED FOR THE COUNTY OF ADAMS, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17001C0225D, DATED JUNE 2, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

5) THE FIELD WORK WAS COMPLETED ON MAY, 2023

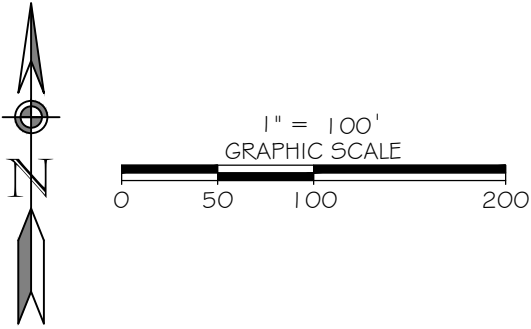
THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING MAY 2023, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

Norman D. Ellerbrock 5/18/2023

NORMAN D. ELLERBROCK
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159
LICENSE EXPIRES NOVEMBER 30, 2024
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044



- Legend
- #5 REBAR SET
 - IRON PIN/PIPE FOUND
 - ⊗ MONUMENT
 - ⊗ COTTON GIN SPINDLE
 - POST
 - TPOB TRUE POINT OF BEGINNING
 - (M) DISTANCE MEASURED THIS SURVEY
 - (FR) DISTANCE PER PLAT RECORD
 - (DR) DISTANCE PER DEED RECORD
 - X— FENCE



PLAT OF SURVEY
SEC. 6, T1N, R7W
4TH PM, ADAMS COUNTY,
ILLINOIS

NO.	DATE	REVISION DESCRIPTION	BY

FOUR POINTS LAND SURVEYING
& ENGINEERING, INC.
17 NORTHPORT PLAZA
HANNIBAL, MO. 63401
573-406-5533
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044

BOUNDARY SURVEY
PREPARED FOR:
BERTHA KLEEMEYER
TRUST

DRAWN	CHECKED
FWS	IDE

DRAWING NAME
230100

PROJECT NO.
23-0100

SHEET NO.
1 OF 1

A TRACT BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS

SHAFER
DOC. #2019R-02510

KENDRICK
BOOK 704, PAGE 5932

PARENT PARCEL
KLEEMEYER
BOOK 496, PAGE 1314
PIN: #05-0-0068-000-00

TRACT 1
28.08 Acres \pm
(0.45 Acres \pm IN ROW)

PREVIOUS SURVEY BY
ALVIN B. HARMAN P.L.S. #2064
BOOK 13 OF PLATS, PAGE 1374

STATE OF ILLINOIS
BK 507, PG 11
6/5/1985
0.05 Acres±

- 30.00'
OFFSET

TRACT 2
5.00 Acres \pm
(0.20 ACRES \pm IN ROW)

- FOUND IRON PIN 0.44'
SOUTH OF PROPERTY
LINE

LINE	BEARING	DISTANCE
L1	S 88°14'21" E	30.00'
L2	N 01°45'39" E	200.00'
L3	S 10°46'05" E	92.20'
L4	S 12°03'57" W	111.80'

CANNELL
DOC. #2021R-02082

FOUND IRON PIN 1.7
SOUTH OF PROPERTY
LINE

SE COR, WEST 1
SW 1/4 SEC 6

○ #5 REBAR SET

● IRON PIN/PIPE FOUND

 MONUMENT

 COTTON GIN SPINDLE

☐ POST

TPOB TRUE POINT OF BEGINNING

(M) DISTANCE MEASURED THIS S

(PR) DISTANCE PER PLAT RECORD


(DR) DISTANCE PER DEED RECORD

— FENCE

RECORDED'S USE ONLY



1" = 100'
GRAPHIC SCALE



A horizontal graphic scale bar with tick marks at 0, 50, 100, and 200 feet. The bar is divided into four equal segments, each representing 50 feet.

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ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044



PLAT OF SURVEY
SEC. 6, T1N, R7W
4TH PM, ADAMS COUNTY,
ILLINOIS

FOUR POINTS LAND SURVEYING
& ENGINEERING, INC.

BOUNDARY SURVEY

PREPARED FOR:
BERTHA KLEEMAYER
TRUST

DRAWN PWS	CHECKED NDE
DRAWING NAME 230100	
PROJECT NO. 23-0100	

SHEET NO
1 OF 1