

0' 300' 600'

SCALE: 1" = 300'

LEGEND

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

○ FOUND IRON PIPE

⊙ FOUND IRON ROD

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

BOUNDARY SURVEY

TWO TRACTS OF LAND BEING PARTS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 8 NORTH, RANGE 4 WEST, OF THE FOURTH PRINCIPAL MERIDIAN, HENDERSON COUNTY, ILLINOIS

- GENERAL NOTES:**
- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
 - TOTAL AREA: TRACT "A" = 42.41± ACRES
TRACT "B" = 40.00± ACRES
 - FIELD WORK COMPLETED JUNE 6, 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: A QUITCLAIM DEED TO JON D. MELVIN & LORI ANN WHITEHALL, RECORDED IN BOOK 730, PAGE 51 IN THE HENDERSON COUNTY, ILLINOIS RECORDER'S OFFICE.

LAND DESCRIPTION (TRACT "A"):

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 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 WEST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 87 DEGREES 13 MINUTES 35 SECONDS EAST, 2675.16 FEET TO A FOUND STONE MARKING THE CENTER QUARTER CORNER OF SAID SECTION 27; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 01 DEGREES 06 MINUTES 36 SECONDS WEST, 686.66 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES 23 MINUTES 50 SECONDS WEST, 2676.81 FEET TO A SET IRON ROD ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 15 MINUTES 39 SECONDS EAST, 694.58 FEET TO THE POINT OF BEGINNING.

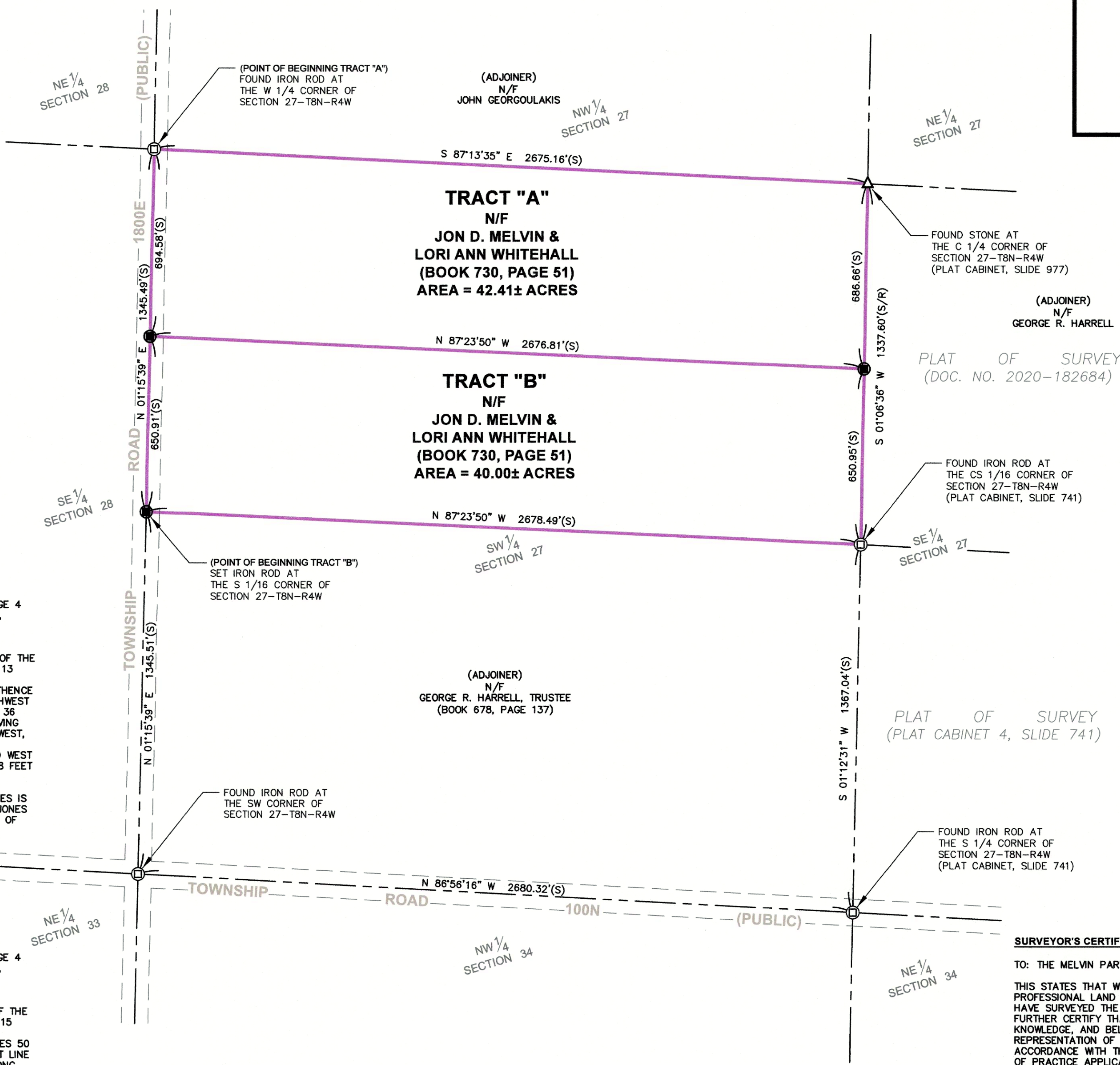
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 42.41± ACRES IS BASED ON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2024 IS SUBJECT TO ALL OTHER ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION (TRACT "B"):

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 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 SOUTH SIXTEENTH CORNER OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 01 DEGREES 15 MINUTES 39 SECONDS EAST, 650.91 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 23 MINUTES 50 SECONDS EAST, 2676.81 FEET TO A SET IRON ROD ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 06 MINUTES 36 SECONDS WEST, 650.95 FEET TO A FOUND IRON ROD MARKING THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 27; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 87 DEGREES 23 MINUTES 50 SECONDS WEST, 2678.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 40.00± ACRES IS BASED ON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2024 IS SUBJECT TO ALL OTHER ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



SURVEYOR'S CERTIFICATION:

TO: THE MELVIN PARTITION, C/O GEORGE HENNENFENT

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: 2024-117M

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

DATED: JUNE 10, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

CLIENT:

MELVIN PARTITION
C/O GEORGE HENNENFENT
ATTORNEY AT LAW
120 NORTH MAIN STREET
P.O. BOX 260
ROSEVILLE, ILLINOIS 61473

BOUNDARY SURVEY

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RLE

CHECKED BY
RPJ/CTF

DATE
06/06/2024

Job Number
2024-117M

Sheet Number
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