

0' 200' 400'

SCALE: 1" = 200'

LEGEND

N/F NOW OR FORMERLY

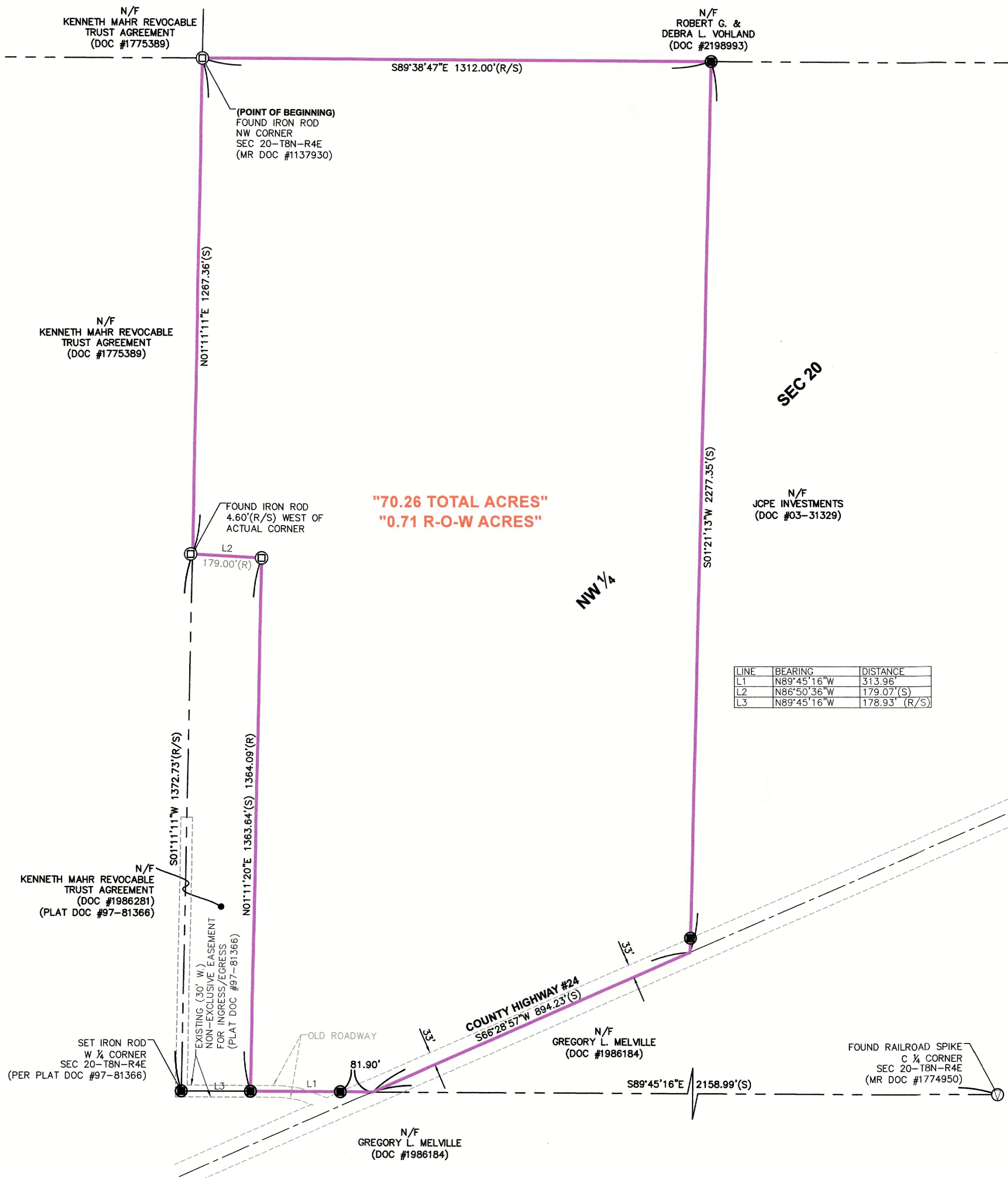
—X— EXISTING FENCE LINE

⊙ FOUND IRON ROD

⊙ FOUND RAILROAD SPIKE

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

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS



LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 89 DEGREES 38 MINUTES 47 SECONDS EAST, 1312.00 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 21 MINUTES 13 SECONDS WEST, 2277.35 FEET TO THE EXISTING CENTERLINE OF COUNTY HIGHWAY #24; THENCE ALONG SAID CENTERLINE, SOUTH 66 DEGREES 28 MINUTES 57 SECONDS WEST, 894.23 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 16 SECONDS WEST, 313.96 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 11 MINUTES 20 SECONDS EAST, 1363.64 FEET TO A FOUND IRON ROD; THENCE NORTH 86 DEGREES 50 MINUTES 36 SECONDS WEST, 179.07 FEET TO THE WEST LINE OF SAID QUARTER; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 11 MINUTES 11 SECONDS EAST, 1267.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 70.26 ACRES OF WHICH 0.71 ACRES ARE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 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:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. FIELD WORK COMPLETED: AUGUST 03, 2023.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
5. SOURCE OF RECORD TITLE: A WARRANTY DEED IN TRUST TO BARBARA A. LANGLEY, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE BARBARA A. LANGLEY LIVING TRUST DATED NOVEMBER 04, 2014, AND ANY AMENDMENTS THERETO, AS TENANTS IN COMMON, RECORDED AS DOCUMENT NUMBER 1463259 IN THE FULTON COUNTY, ILLINOIS, RECORDER'S OFFICE.



SURVEYOR'S CERTIFICATION:

TO: THE BARBARA A. LANGLEY LIVING TRUST

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: 2023-167

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

DATED: AUGUST-03, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

THE BARBARA A. LANGLEY
LIVING TRUST
C/O STEPHEN HOLLAND
ATTORNEY AT LAW
397 W. MAIN STREET
BUSHNELL, ILLINOIS 61422

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.

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

LICENSED IN ILLINOIS, IDWA, MISSOURI, & INDIANA
www.thejonescorp.com



DRAWN BY RPJ

CHECKED BY RPJ/CTF

DATE 08.03.2023

Job Number

2023-167

Sheet Number

1 OF 1

0' 200' 400'

SCALE: 1" = 200'

LEGEND

N/F NOW OR FORMERLY

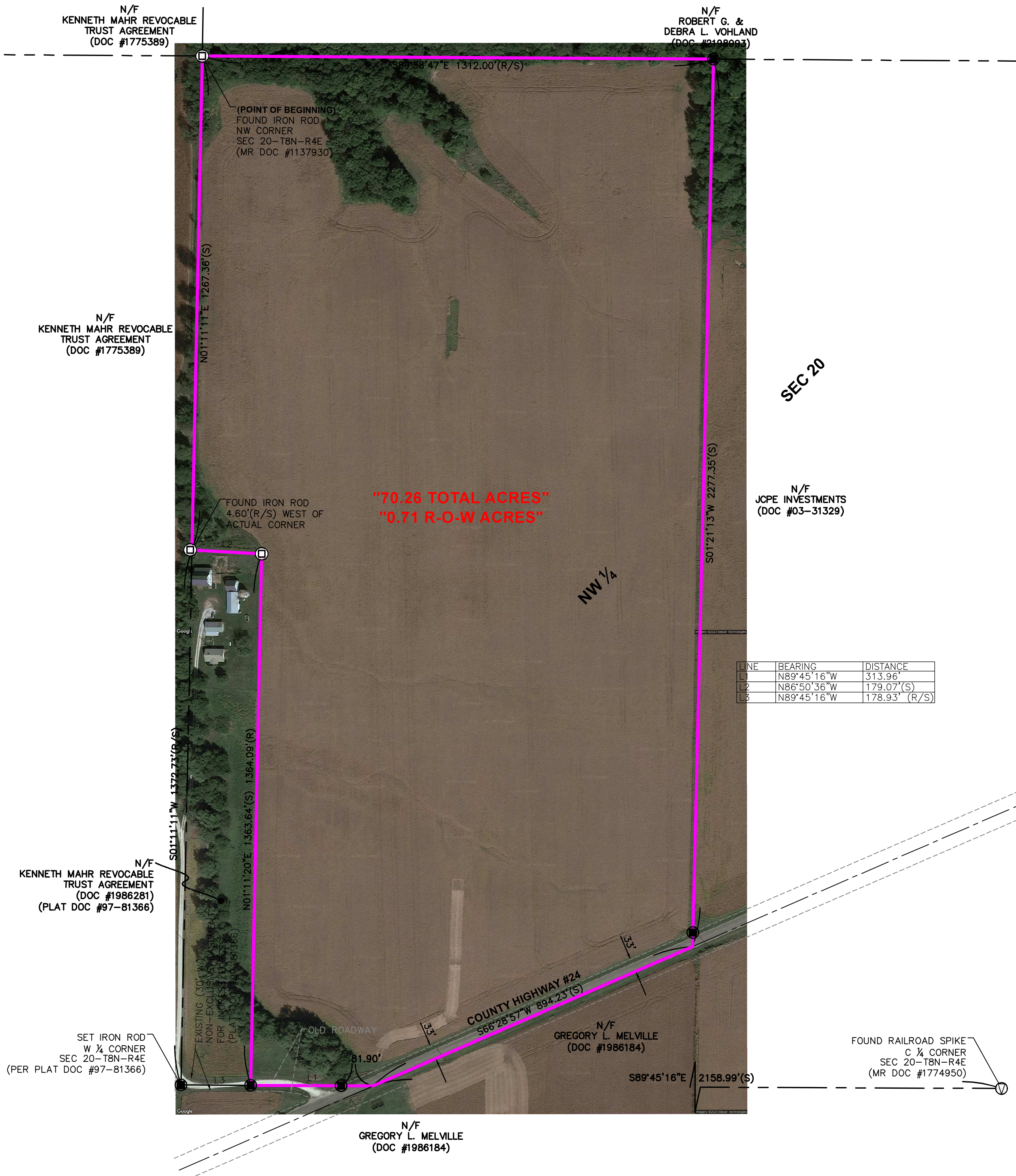
—X— EXISTING FENCE LINE

⊕ FOUND IRON ROD

⊕ FOUND RAILROAD SPIKE

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

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS



LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 89 DEGREES 38 MINUTES 47 SECONDS EAST, 1312.00 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 21 MINUTES 13 SECONDS WEST, 2277.35 FEET TO THE EXISTING CENTERLINE OF COUNTY HIGHWAY #24; THENCE ALONG SAID CENTERLINE, SOUTH 66 DEGREES 28 MINUTES 57 SECONDS WEST, 894.23 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 16 SECONDS WEST, 313.96 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 11 MINUTES 20 SECONDS EAST, 1363.64 FEET TO A FOUND IRON ROD; THENCE NORTH 86 DEGREES 50 MINUTES 36 SECONDS WEST, 179.07 FEET TO THE WEST LINE OF SAID QUARTER; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 11 MINUTES 11 SECONDS EAST, 1267.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 70.26 ACRES OF WHICH 0.71 ACRES ARE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 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.
- FIELD WORK COMPLETED: AUGUST 03, 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 WARRANTY DEED IN TRUST TO BARBARA A. LANGLEY, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE BARBARA A. LANGLEY LIVING TRUST DATED NOVEMBER 04, 2014, AND ANY AMMENDMENTS THERETO, AS TENANTS IN COMMON, RECORDED AS DOCUMENT NUMBER 1463259 IN THE FULTON COUNTY, ILLINOIS, RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATION:

TO: THE BARBARA A. LANGLEY LIVING TRUST

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: 2023-167

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

DATED: AUGUST 03, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

CLIENT:

THE BARBARA A. LANGLEY LIVING TRUST
C/O STEPHEN HOLLAND
ATTORNEY AT LAW
397 W. MAIN STREET
BUSHNELL, ILLINOIS 61422

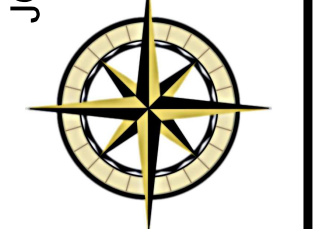
BOUNDARY SURVEY

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, IDWA, MISSOURI, & INDIANA
www.thejonescorp.com



DRAWN BY
RPJ

CHECKED BY
RPJ/CTF

DATE
08.03.2023

Job Number
2023-167

Sheet Number
1 OF 1