	Fd. Iron Pin 13.69' W. Fd. PVC Post 27.88' E.		
ubeco - NW. Corner /4, Sec. 31, T.25N., ., 3rd P.M.	Fd. T Post - NW. Corner SE.1/4, Sec. 31, T.25N., R.5E., 3rd P.M.	Fd. RR Spike 6.34' W. Fd. Iron Pin 31.41' W. North line S. 5 Ac. SW.1/4, NE.1/4 Per Plat of Survey by PLS 1750	
8°53'00",E 1195.02'		S 89°00'29" E 1331.26' 149.88' (S. 5 Ac. SW.1/4 NE.1/4)	
	S 88°50'47" E 1195,79' 5 N 0°16'11" E 369.85' (367')	S 88° 43'48" E 1331.55' Fd. PVC Post 14' W. 156.35'	S 88°43'48"
Iron Pin - NW. Corner / 2, SW.1/4, Section 31, 5N., R.5E., 3rd P.M.	S 88° 49'22" E 1196.02' (LOT 5) (1188')	TRACT 1 64.31 Ac. ±	Fd. Iron SE.1/4, C R.5E., 3
SURE TO 2012 50121, 23655 50125, 100.	Tree line	N 84° 58' 57" W 406.61' N 10° 25' 53" W	
77) 2656.86	S 82° 59'05" W 869.82'	224.72' P.O.B. 56 Tract 1	Set Iron Pins 25' West
(2656.)	Mackinaw River	N 88°41'31" W 1216.76' N 88°41'31" W 1330.14'	N 88°41'31" V
on Pin - SW. Corner SW.1/4, Section 31, R.5E., 3rd P.M.	(S57.06 Ac. E.1/2 SW.1/4) TRACT 2 43.90 Ac. ±	Set RR Spike - SE. Corner NW.1/4, SE.1/4, Section 31, T.25N., R.5E., 3rd P.M. (P.O.B. Tract 2)	
eco - SW. Corner 31, T.25N., R.5E., ncipal Meridian	Fd. Iron Pin - SW. Corner SE.1/4, Sec. 31, T.25N., R.5E., 3rd P.M.	S 0°16'11'	<u>Fd. Iron Pi</u> Section 31 3rd Princip
°40'23" W 1197.45'	N 88°40'23" W 1197.45'	N 88°39'14" W 1328.72'	N 88°39'14" V

,··

(Sullivan Auctioneers) Project No. 0106-25

P.C.S. File No. 25

Curvey olutions, LLC

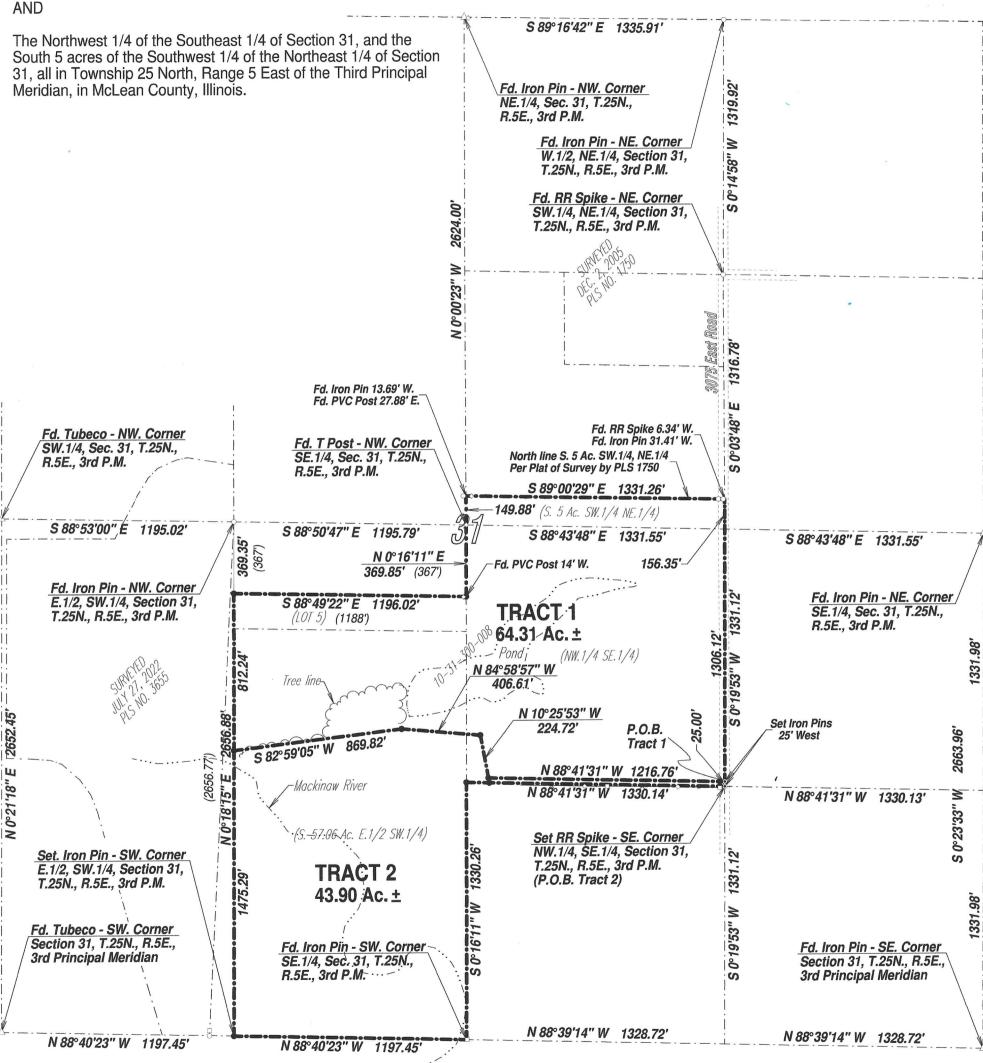
111 East Ashland Avenue Mt Zion, IL 62549 217.521.0612

- ALTA Surveys Boundary Surveys
 Construction Staking Subdivisions
- Illinois Professional Design Firm # 184005964

PLAT OF SURVEY

57.06 acres off the South end of the East 1/2 of the Southwest 1/4 of Section 31 and Lot Five in the subdivision of the South 1/2 of Section 31 containing five acres, more or less, otherwise described as part of the East 1/2 of the Southwest 1/4 of said Section 31, beginning 22 rods, 4 feet South of the Northeast corner of said Quarter, thence West 72 rods, thence South 11 rods and 2 feet, thence East 72 rods, thence North 11 rods and 2 feet to the place of beginning, all in Township 25 North, Range 5 East of the Third Principal Meridian, in McLean County, Illinois.







Scale: 1" = 500' O= Iron Pipe or Pin From Prev. Surveys ●= 5/8" Iron Pin Set This Survey
100.00' = Measured Dimension (100.00') = Record Dimension 500 1000 Scale in Feet

Bearings are based on the Illinois State Plane Coordinate System - East Zone.



LICENSE EXPIRES 11/30/2026

Sheet 1 of 2 Sheets

Turvey olutions. LLC

111 East Ashland Avenue Mt Zion, IL 62549 217.521.0612

 ALTA Surveys Boundary Surveys Construction Staking Subdivisions Illinois Professional Design Firm # 184005964

LEGAL DESCRIPTIONS

Tract 1 That part of the South 1/2 of Section 31 and the South Five (5) acres of the Southwest 1/4 of the Northeast 1/4, all in Township 25 North, Range 5 East of the Third Principal Meridian, McLean County, Illinois, described as follows: commencing at a railroad spike set marking the Southeast corner of the Northwest 1/4 of the Southeast 1/4, of said Section 31; thence N.0°19'53"E.-25.00 feet along the East line of the Northwest 1/4 of the Southeast 1/4, of said Section 31 to a railroad spike set marking the point of beginning; thence N.88°41'31"W.-1216.76 feet along a line parallel to and 25.00 feet North of the South line of the Northwest 1/4 of the Southeast 1/4, of said Section 31 to an iron pin set; thence N.10°25'53"W.-224.72 feet to an iron pin set; thence N.84°58'57"W.-406.61 feet to an iron pin set; thence S.82°59'05"W.-869.82 feet to an iron pin set on the West line of the East 1/2 of the Southwest 1/4, of said Section 31; thence N.0°18'15"E.-812.24 feet along said West line to an iron pin set marking the Northwest corner of Lot 5 in the Subdivision of the South 1/2 of said Section 31; thence S.88°49'22"E.-1196.02 feet along the North line of said Lot 5 to an iron pin set marking the Northeast corner thereof; thence N.0°16'11"E.-369.85 feet along the East line of the Southwest 1/4, of said Section 31 to an existing t post marking the Northeast corner thereof: thence N.0°00'23"W.-149.88 feet along the West line of the Northeast 1/4 of said Section 31 to a point on the established North line of the South 5 acres of the Southwest 1/4 of the Northeast 1/4, of said Section 31, as per a Plat of Survey dated December 2, 2005 by Illinois Professional Land Surveyor Number 1750; thence S.89°00'29"E.-1331.26 feet along said established North line to a point on the East line of the Southwest 1/4 of the Northeast 1/4, of said Section 31; thence S.0°03'48"E.-156.35 feet along the East line of the Southwest 1/4 of the Northeast 1/4, of said Section 31 to a point marking the Southeast corner thereof; thence S.0°19'53"W.-1306.12 feet along the East line of the Northwest 1/4 of the Southeast 1/4, of said Section 31 to the point of beginning, containing 64.31 acres, more or less.

That part of the South 1/2 of Section 31, Township 25 North, Range 5 East of the Third Principal Meridian, McLean County, Illinois, described as follows: beginning at a railroad spike set marking the Southeast corner of the Northwest 1/4 of the Southeast 1/4, of said Section 31; thence N.88°41'31"W.-1330.14 feet along the South line of the Northwest 1/4 of the Southeast 1/4, of said Section 31 to an iron pin set marking the Southwest corner thereof; thence S.0°16'11"W.-1330.26 feet along the East line of the Southwest 1/4, of said Section 31 to an existing iron pin marking the Southeast corner thereof; thence N.88°40'23"W.-1197.45 feet along the South line of the East 1/2 of the Southwest 1/4, of said Section 31 to an iron pin set marking the Southwest corner thereof; thence N.0°18'15"E.-1475.29 feet along the West line of the East 1/2 of the Southwest 1/4, of said Section 31 to an iron pin set; thence N.82°59'05"E.-869.82 feet to an iron pin set; thence S.84°58'57"E.-406.61 feet to an iron pin set; thence S.10°25'53"E.-224.72 feet to an iron pin set 25.00 feet North of the South line of the Northwest 1/4 of the Southeast 1/4, of said Section 31; thence S.88°41'31"E.-1216.76 feet along a line parallel to and 25.00 feet North of the South line of the Northwest 1/4 of the Southeast 1/4, of said Section 31 to a railroad spike set on the East line of the Northwest 1/4 of the Southeast 1/4, of said Section 31; thence S.0°19'53"W.-25.00 feet along said East line to the point of beginning, containing 43.90 acres, more or less.

Survey Notes:

1.) The field and office procedures were performed by me, or under my direct supervision in the month of June 2025.

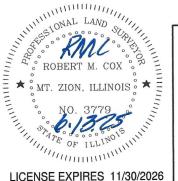
2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.

3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.

4.) The boundary of this property was determined by the physical location of existing monumentation in Section 31

and the surrounding sections.

5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.



Surveyor's Certificate

I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed by me in the month of June 2025, in accordance with state statutes governing survey work in the State of Illinois.

June 13, 2025

Robert M. Cox IL. Professional Land Surveyor No. 3779 (License Expires November 30, 2026)