

0' 300' 600'

SCALE: 1" = 300'

LEGEND

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

⊕ FOUND IRON ROD

⊙ FOUND SURVEY SPIKE

⊖ FOUND COTTON SPINDLE

⊙ SET 6" MAG SPIKE

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

LAND DESCRIPTION: (TRACT 1)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND SURVEY SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF SAID QUARTER, SOUTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, 461.48 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID EAST LINE, SOUTH 86 DEGREES 42 MINUTES 16 SECONDS WEST, 401.30 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, 313.60 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 45 MINUTES 09 SECONDS EAST, 180.99 FEET TO A SET IRON ROD; THENCE SOUTH 02 DEGREES 47 MINUTES 53 SECONDS EAST, 449.26 FEET TO A SET IRON ROD; THENCE SOUTH 83 DEGREES 43 MINUTES 01 SECONDS WEST, 401.64 FEET TO A SET IRON ROD; THENCE NORTH 87 DEGREES 56 MINUTES 35 SECONDS WEST, 86.79 FEET TO A SET IRON ROD; THENCE NORTH 77 DEGREES 49 MINUTES 44 SECONDS WEST, 182.02 FEET TO A SET IRON ROD; THENCE NORTH 26 DEGREES 48 MINUTES 28 SECONDS WEST, 126.10 FEET TO A SET IRON ROD; THENCE NORTH 78 DEGREES 12 MINUTES 58 SECONDS WEST, 430.93 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 26 MINUTES 21 SECONDS EAST, 83.15 FEET TO A SET IRON ROD; THENCE NORTH 88 DEGREES 31 MINUTES 22 SECONDS WEST, 441.44 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 46 MINUTES 33 SECONDS EAST, 1002.39 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 28 MINUTES 20 SECONDS EAST, 1773.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 42.64 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JULY, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION: (3.00 ACRES)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND SURVEY SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF SAID QUARTER, SOUTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, 461.48 FEET TO A SET MAG SPIKE MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

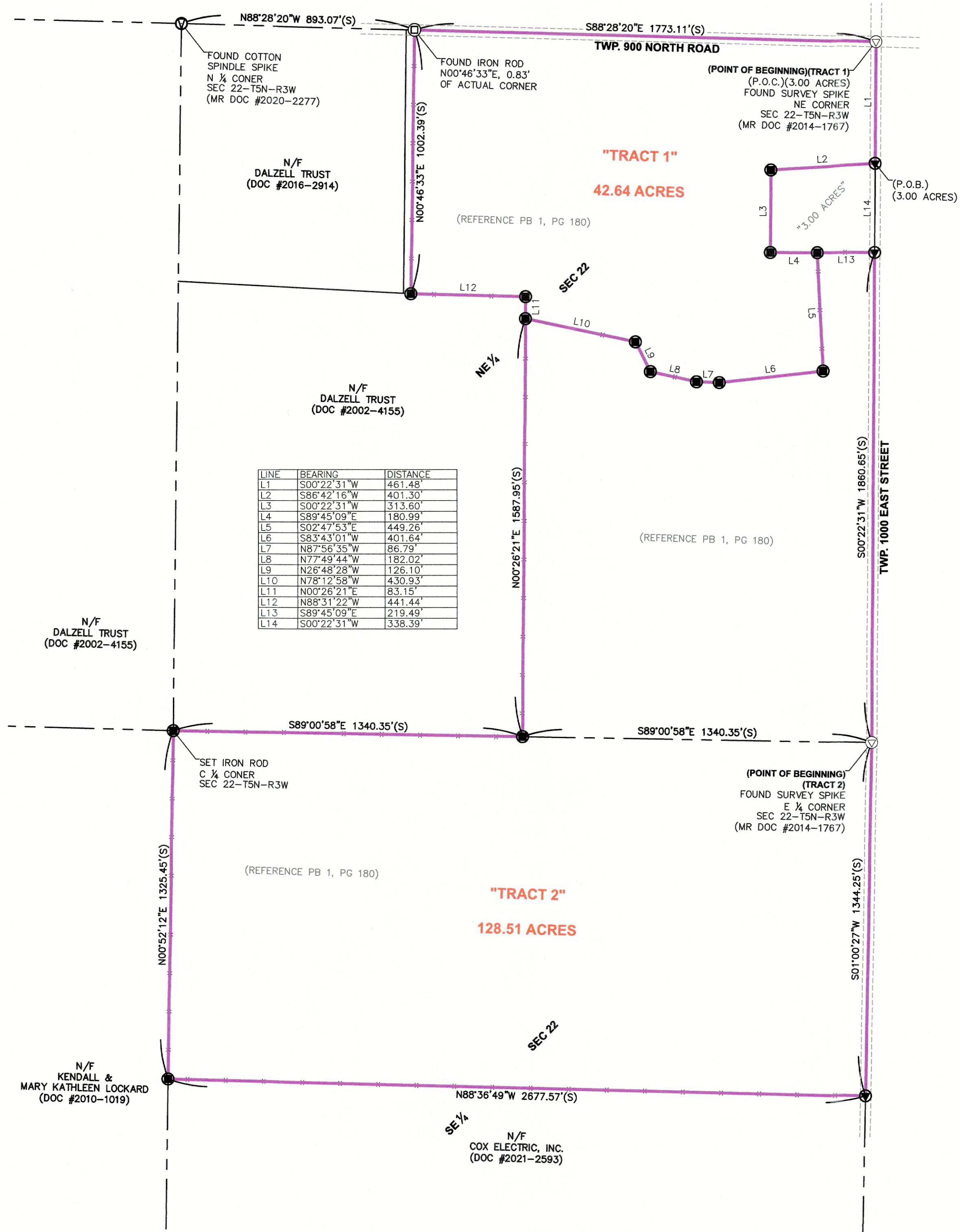
FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, 338.39 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 45 MINUTES 09 SECONDS WEST, 400.48 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS EAST, 313.60 FEET TO A SET IRON ROD; THENCE NORTH 86 DEGREES 42 MINUTES 16 SECONDS EAST, 401.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 3.00 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JULY, 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: JUNE 20, 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 TRUSTEE'S DEED TO FLORINE M. MILLER SURVIVOR'S TRUST, RECORDED AS DOCUMENT NUMBER 2020-2755 IN THE MCDONOUGH COUNTY, ILLINOIS, RECORDER'S OFFICE.

THREE TRACTS OF LAND BEING PARTS OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS



LINE	BEARING	DISTANCE
L1	S00°22'31\"W	461.48'
L2	S86°42'16\"W	401.30'
L3	S00°22'31\"W	313.60'
L4	S89°45'09\"E	180.99'
L5	S02°47'53\"E	449.26'
L6	S83°43'01\"W	401.64'
L7	N87°56'35\"W	86.79'
L8	N77°49'44\"W	182.02'
L9	N26°48'28\"W	126.10'
L10	N78°12'58\"W	430.93'
L11	N00°26'21\"E	83.15'
L12	N88°31'22\"W	441.44'
L13	S89°45'09\"E	219.49'
L14	S00°22'31\"W	338.39'

LAND DESCRIPTION: (TRACT 2)

A TRACT OF LAND BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 128.51 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JULY, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



SURVEYOR'S CERTIFICATION:

TO: FLORINE M. MILLER, TRUSTEE

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: 2023-142

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

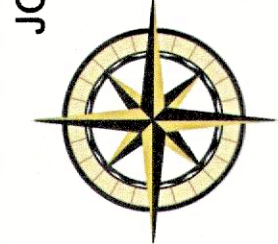
DATED: JULY 20, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

FLORINE M. MILLER, TRUSTEE
C/O CURTIS J. FORD
ATTORNEY AT LAW
445 US HWY 6 EAST
GENESEO, IL 61254

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



DRAWN BY
RPJ

CHECKED BY
RPJ/CTF

DATE
07.20.2023

Job Number
2023-142

Sheet Number
1 OF 1

0' 300' 600'

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LEGEND

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⊙ FOUND SURVEY SPIKE

⊙ FOUND COTTON SPINDLE

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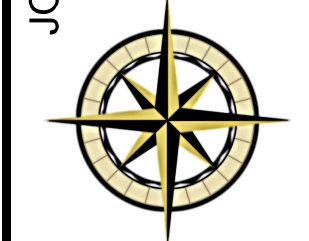
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