

TRACT 1
120.75 ACRES

TRACT 2
206.63 ACRES

SECTION 7

SECTION 18

SECTION 19

CROOKED CREEK / LAMOINE RIVER

ORDINARY HIGH WATER MARK
ON THE NORTH SIDE OF
"CROOKED CREEK" / LAMOINE RIVER
AS LOCATED 01.10.24

LINE DATA TABLE:

LINE	BEARING	DISTANCE
L2	S44°31'31" W	72.14'
L3	S56°09'41" W	56.92'
L4	S73°50'14" W	56.30'
L5	S84°00'42" W	117.39'
L6	S87°04'48" W	74.34'
L7	N61°06'48" W	178.94'
L8	N77°15'47" W	256.22'
L9	N75°27'27" W	357.78'
L10	N69°37'23" W	154.83'
L11	N69°17'50" W	110.84'
L12	N52°48'30" W	54.07'
L13	N57°06'57" W	271.00'
L14	N70°59'46" W	320.21'
L15	N77°33'42" W	147.04'
L16	N84°17'55" W	182.17'
L17	N82°20'43" W	411.20'
L18	S81°44'57" W	133.63'
L19	S80°03'20" W	117.65'
L20	S69°46'20" W	152.45'
L21	S84°30'54" W	105.72'
L22	N78°29'29" W	82.93'
L23	N64°19'52" W	216.51'
L24	N88°25'14" W	119.21'
L25	S80°41'25" W	92.82'
L26	S61°29'14" W	79.55'
L27	S47°11'56" W	55.84'
L28	S44°24'29" W	98.89'
L29	S26°47'45" W	94.51'
L30	S34°42'39" W	140.12'
L31	S44°31'31" W	74.38'

L#	BEARING	DISTANCE
L2	S44°31'31" W	72.94'
L3	S75°00'42" W	66.12'
L4	S75°00'14" W	56.30'
L5	S84°00'42" W	117.39'
L6	S74°00'48" W	74.34'
L7	S75°00'42" W	75.62'
L8	N77°15'47" E	258.24'
L9	N75°27'27" E	357.78'
L10	N75°27'27" E	357.78'
L11	N68°17'30" W	110.64'
L12	N52°48'30" W	54.07'
L13	N52°48'30" W	54.07'
L14	N70°59'46" W	300.21'
L15	N77°33'42" W	14.04'
L16	N84°17'55" W	182.17'
L17	N84°17'55" W	182.17'
L18	S81°44'57" S	133.83'
L19	S80°03'20" W	117.65'
L20	S80°03'20" W	117.65'
L21	S84°30'54" W	105.72'
L22	N78°29'29" W	82.93'
L23	N80°03'20" W	216.51'
L24	N80°03'20" W	216.51'
L25	N85°25'25" E	92.82'
L26	S61°29'14" W	79.55'
L27	S61°29'14" W	79.55'
L28	S44°24'29" S	98.84'
L29	S26°47'45" S	94.51'
L30	S26°47'45" S	94.51'
L31	S44°31'31" W	74.38'

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. FIELD WORK COMPLETED: JANUARY 10, 2024.
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 DEED TO THEODORE R. MILLS, RECORDED IN BOOK 139, PAGE 549, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 120.75 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 2024 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 206.63 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 2024 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

DATED: JANUARY 11, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

REVISIONS

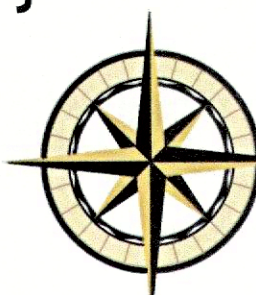
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**TRACTS 1 & 2
BOUNDARY SURVEY**

JONES SURVEYING & ENGINEERING CORP.

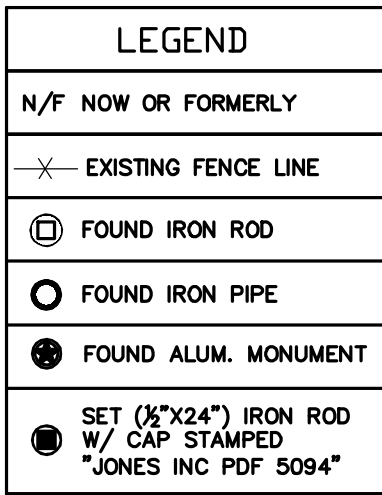
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Job Number

2023-274



TRACT 1
120.75 ACRES

TRACT 2
206.63 ACRES

SECTION 7

SECTION 18

CROOKED CREEK / LAMOINE RIVER

SW 1/4

SE 1/4

NW 1/4

NE 1/4

POINT OF COMMENCEMENT (TRACT 1)
FOUND 2" ALUMINUM MONUMENT
W 1/4 CORNER
SEC 7-T1S-R1W

POINT OF BEGINNING (TRACT 1)
SET IRON ROD
CW 1/16 CORNER
SEC 7-T1S-R1W

POINT OF BEGINNING (TRACT 2)
FOUND IRON PIPE
E 1/4 CORNER
SEC 7-T1S-R1W
(MON REC BK 1, PG 156)

SET IRON ROD SW CORNER SEC 7-T1S-R1W NW CORNER SEC 18-T1S-R1W (1 CHAIN JOG (R/S))

SET IRON ROD ON LINE, 320' NORTH OF ACTUAL CORNER

SET IRON ROD ON LINE, 579.64' NORTH OF ACTUAL CORNER

FOUND IRON PIPE SE CORNER SEC 7-T1S-R1W NE CORNER SEC 18-T1S-R1W (WR BK 1, PG 156)

FOUND IRON PIPE ON LINE, 483.29' (R/S) NORTH OF ACTUAL CORNER

"ORDINARY HIGH WATER MARK" ON THE NORTH SIDE OF "CROOKED CREEK" / LAMOINE RIVER AS LOCATED 01.10.24

"ORDINARY HIGH WATER MARK" ON THE NORTH SIDE OF "CROOKED CREEK" / LAMOINE RIVER AS LOCATED 01.10.24

LAND DESCRIPTION (TRACT 2)
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE FOURTH

LINE	BEARING	DISTANCE
L2	S44°31'31"W	72.14'
L3	S56°09'41"W	56.92'
L4	S73°50'14"W	56.50'
L5	S84°00'42"W	117.39'
L6	S67°04'48"W	74.34'
L7	N81°06'48"W	178.94'
L8	N77°15'47"W	256.22'
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L10	N69°37'23"W	154.83'
L11	N68°17'30"W	110.64'
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L17	N82°20'43"W	411.20'
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L19	S80°03'20"W	117.65'
L20	S69°46'20"W	152.45'
L21	S84°30'54"W	105.72'
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L24	N88°25'14"W	119.21'
L25	S80°41'25"W	92.82'
L26	S61°29'14"W	79.55'
L27	S47°11'56"W	56.84'
L28	S44°24'28"W	83.89'
L29	S26°47'45"W	94.51'
L30	S34°42'39"W	140.12'
L31	S44°31'31"W	74.38'

LINE	BEARING	DISTANCE
L2	S44°31'31"W	72.14
L3	N5°02'45"E	56.92
L4	S75°50'14"W	56.30
L5	S84°00'42"W	117.39
L6	S87°04'48"W	74.34
L7	N5°02'45"E	56.92
L8	N71°54'47"E	256.22
L9	N75°52'47"E	357.78
L10	N75°52'47"E	357.78
L11	N68°17'30"W	110.64
L12	N5°48'30"W	54.07
L13	N5°02'45"E	271.00
L14	N7°02'56"E	142.17
L15	N7°33'42"E	147.04
L16	N84°17'55"W	181.77
L17	N84°17'55"W	181.77
L18	S81°44'57"W	133.83
L19	S80°03'20"W	117.65
L20	N84°17'55"W	155.95
L21	S84°30'54"W	105.72
L22	N78°29'29"W	82.93
L23	N84°17'55"W	216.53
L24	N84°17'55"W	181.77
L25	S80°04'25"E	92.82
L26	S61°29'14"W	79.54
L27	N84°17'55"W	181.77
L28	S44°24'29"W	98.89
L29	S26°47'48"W	94.91
L30	N84°17'55"W	140.92
L31	S44°31'31"W	74.35

2023-274

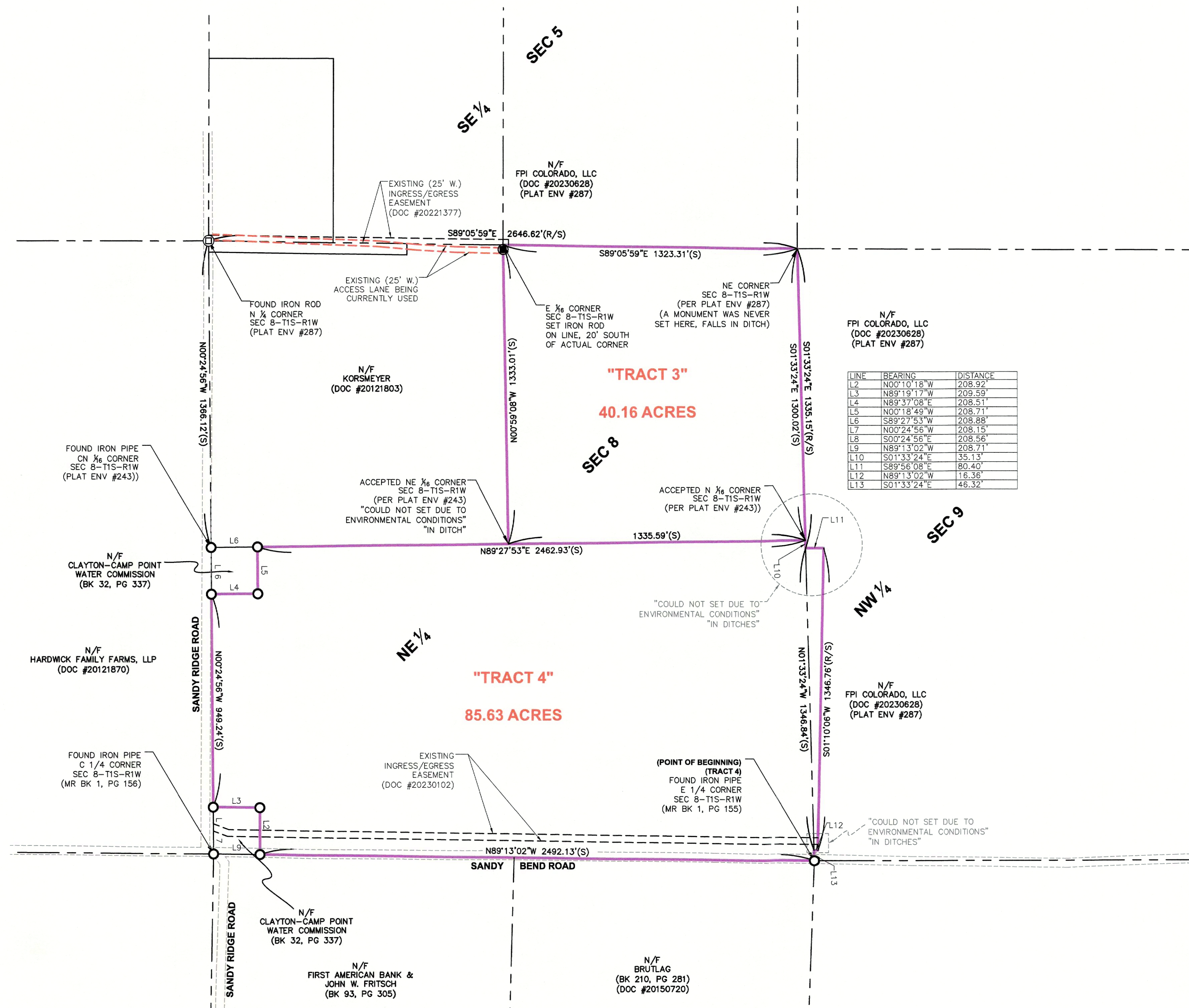


0' 300' 600'
SCALE: 1" = 300'

LEGEND	
N/F NOW OR FORMERLY	
EXISTING FENCE LINE	
FOUND IRON ROD	
FOUND IRON PIPE	
SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"	

- GENERAL NOTES:
- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
 - FIELD WORK COMPLETED: JANUARY 11, 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 DEED TO THEODORE R. MILLS, RECORDED IN BOOK 139, PAGE 549, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE.

TWO TRACTS OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS



LINE	BEARING	DISTANCE
L2	N00°10'18"W	208.92'
L3	N89°19'17"W	209.59'
L4	N89°37'08"E	208.51'
L5	N00°18'49"W	208.71'
L6	S89°27'53"W	208.88'
L7	N00°24'56"W	208.13'
L8	S00°24'56"E	208.56'
L9	N89°13'02"W	208.71'
L10	S01°33'24"E	35.13'
L11	S89°56'08"E	80.40'
L12	N89°13'02"W	16.36'
L13	S01°33'24"E	46.32'

LAND DESCRIPTION: (TRACT 4)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, NORTH 89 DEGREES 13 MINUTES 02 SECONDS WEST, 2492.13 FEET TO A FOUND IRON PIPE; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, 208.92 FEET TO A FOUND IRON PIPE; THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS WEST, 209.59 FEET TO A FOUND IRON PIPE ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 24 MINUTES 56 SECONDS WEST, 949.24 FEET TO A FOUND IRON PIPE; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 37 MINUTES 08 SECONDS WEST, 208.51 FEET TO A FOUND IRON PIPE; THENCE NORTH 00 DEGREES 18 MINUTES 49 SECONDS WEST, 208.71 FEET TO A FOUND IRON PIPE ON THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, 2462.93 FEET TO THE EAST LINE OF SAID QUARTER; THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 01 DEGREES 33 MINUTES 24 SECONDS EAST, 35.13 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 80.40 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 08 SECONDS WEST, 1346.76 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 02 SECONDS WEST, 16.36 FEET TO THE AFOREMENTIONED EAST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 33 MINUTES 24 SECONDS EAST, 46.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 85.63 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 2024 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: T.R. MILLS TRUST,
C/O LINDA BUTLER, VP AND TRUST OFFICER
RUSHVILLE STATE BANK
AND C/O CHARLES A. BURTON
REPRESENTING ATTORNEY AT LAW
114 W. LAFAYETTE STREET
RUSHVILLE, ILLINOIS 62681

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: 2023-274

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

DATED: JANUARY 15, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

REVISIONS

DATE

DESCRIPTION

TRACTS 3 & 4
BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.

103 EAST BROADWAY
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www.thejonescorp.com

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MACOMB, IL 61455
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F:(309) 833-2533



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RPJ

CHECKED BY

RPJ/CTF

DATE

01.15.2024

Job Number

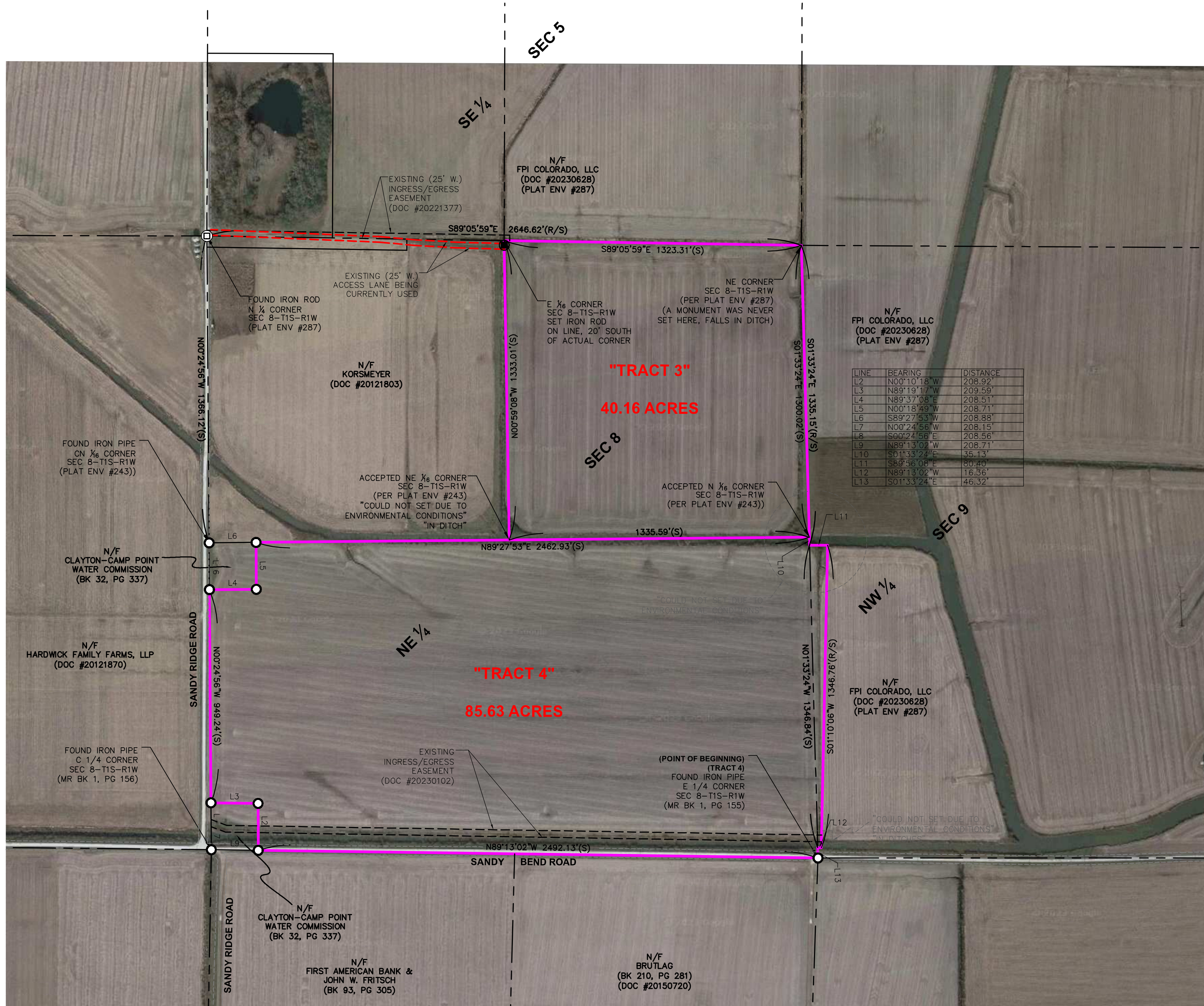
2023-274

TWO TRACTS OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS



0' 300' 600'
SCALE: 1" = 300'

LEGEND
N/F NOW OR FORMERLY
—X— EXISTING FENCE LINE
⊞ FOUND IRON ROD
○ FOUND IRON PIPE
● SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"



GENERAL NOTES:

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- FIELD WORK COMPLETED: JANUARY 11, 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 DEED TO THEODORE R. MILLS, RECORDED IN BOOK 139, PAGE 549, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE.

LAND DESCRIPTION: (TRACT 3)

A TRACT OF LAND BEING THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 40.16 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 2024 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: (TRACT 4)

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JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2023-274

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

DATED: JANUARY 15, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

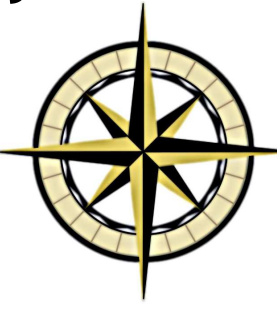
REVISIONS

DATE
DESC.

TRACTS 3 & 4
BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD
MACOMB, IL 61455
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DRAWN BY

RPJ

CHECKED BY

RPJ/CTF

DATE

01.15.2024

Job Number

2023-274

