

# BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

## LEGEND

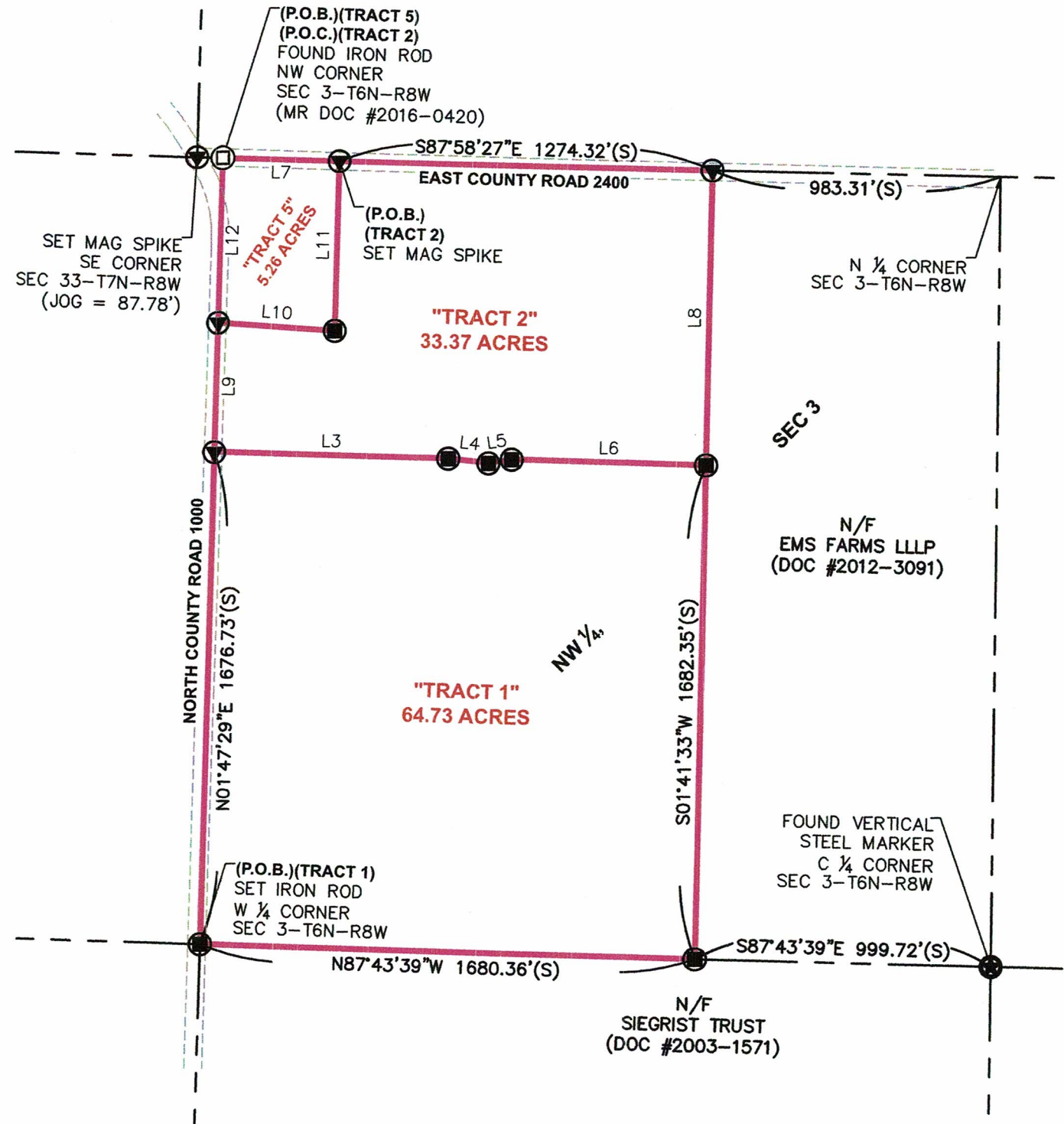
N/F NOW OR FORMERLY

FOUND IRON ROD

SET MAG SPIKE

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

LINE	BEARING	DISTANCE
L3	S87°56'21"E	801.12'
L4	S82°53'55"E	137.23'
L5	N81°30'57"E	80.96'
L6	S87°38'52"E	660.01'
L7	S87°58'27"E	401.36'
L8	S01°41'33"W	1004.45'
L9	N01°47'29"E	440.37'
L10	S85°41'05"E	401.74'
L11	N01°47'29"E	578.50'
L12	N01°47'29"E	562.45'



CLIENT:

KAREN S. AUSTIN &  
PEGGY L. PUTZLER  
C/O JOHN N. HAUKE  
ATTORNEY AT LAW  
811 MAINE STREET  
QUINCY, ILLINOIS 62301



## SURVEYOR'S CERTIFICATION:

TO: KAREN S. AUSTIN & PEGGY L. PUTZLER

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: 2023-055

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

DATED: MARCH 30, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD  
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LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA  
www.thejonescorp.com



DRAWN BY: RPJ

CHK BY: RPJ/CTF

03.30.2023

Job Number

2023-055

Sheet Number

1 OF 2



# BOUNDARY SURVEY

THREE TRACTS OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 6 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

## LAND DESCRIPTION: (TRACT 1)

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 01 DEGREES 47 MINUTES 29 SECONDS EAST, 1676.73 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 56 MINUTES 21 SECONDS EAST, 801.12 FEET TO A SET IRON ROD; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST, 137.23 FEET TO A SET IRON ROD; THENCE NORTH 81 DEGREES 30 MINUTES 57 SECONDS EAST, 80.96 FEET TO A SET IRON ROD; THENCE SOUTH 87 DEGREES 38 MINUTES 52 SECONDS EAST, 660.01 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 41 MINUTES 33 SECONDS WEST, 1682.35 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 43 MINUTES 39 SECONDS WEST, 1680.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 64.73 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF MARCH, 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: (TRACT 2)

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 87 DEGREES 58 MINUTES 27 SECONDS EAST, 401.36 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 NORTH LINE, SOUTH 87 DEGREES 58 MINUTES 27 SECONDS EAST, 1274.32 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 41 MINUTES 33 SECONDS WEST, 1004.45 FEET TO A SET IRON ROD; THENCE NORTH 87 DEGREES 38 MINUTES 52 SECONDS WEST, 660.01 FEET TO A SET IRON ROD; THENCE SOUTH 81 DEGREES 30 MINUTES 57 SECONDS WEST, 80.96 FEET TO A SET IRON ROD; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST, 137.23 FEET TO A SET IRON ROD; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS WEST, 801.12 FEET TO A SET MAG SPIKE ON THE WEST LINE OF SAID QUARTER; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 47 MINUTES 29 SECONDS EAST, 440.37 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID WEST LINE, SOUTH 85 DEGREES 41 MINUTES 05 SECONDS EAST, 401.74 FEET TO A SET IRON ROD; THENCE NORTH 01 DEGREES 47 MINUTES 29 SECONDS EAST, 578.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 33.37 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF MARCH, 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: (TRACT 5)

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 87 DEGREES 58 MINUTES 27 SECONDS EAST, 401.36 FEET TO A SET MAG SPIKE; THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 47 MINUTES 29 SECONDS WEST, 578.50 FEET TO A SET IRON ROD; THENCE NORTH 85 DEGREES 41 MINUTES 05 SECONDS WEST, 401.74 FEET TO A SET MAG SPIKE ON THE WEST LINE OF SAID QUARTER; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 47 MINUTES 29 SECONDS EAST, 562.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 5.26 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF MARCH, 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: MARCH 29, 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 QUITCLAIM DEED TO KAREN S. AUSTIN AND PEGGY L. PUTZLER, RECORDED AS DOCUMENT NUMBER 2016-2369, IN THE HANCOCK COUNTY, ILLINOIS, RECORDER'S OFFICE.

## CLIENT:

KAREN S. AUSTIN &  
PEGGY L. PUTZLER  
C/O JOHN N. HAUKE  
ATTORNEY AT LAW  
811 MAINE STREET  
QUINCY, ILLINOIS 62301



## SURVEYOR'S CERTIFICATION:

TO: KAREN S. AUSTIN & PEGGY L. PUTZLER

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: 2023-055

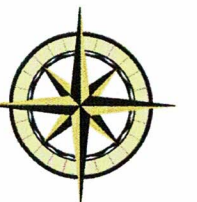
ROYCE P. JONES  
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: MARCH 30, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD 103 EAST BROADWAY  
MACOMB, IL 61455 MONMOUTH, IL 61462  
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CHK BY: RPJ/CTF

03.30.2023

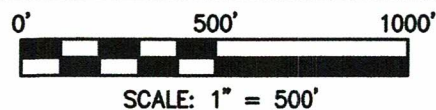
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Sheet Number

2 OF 2

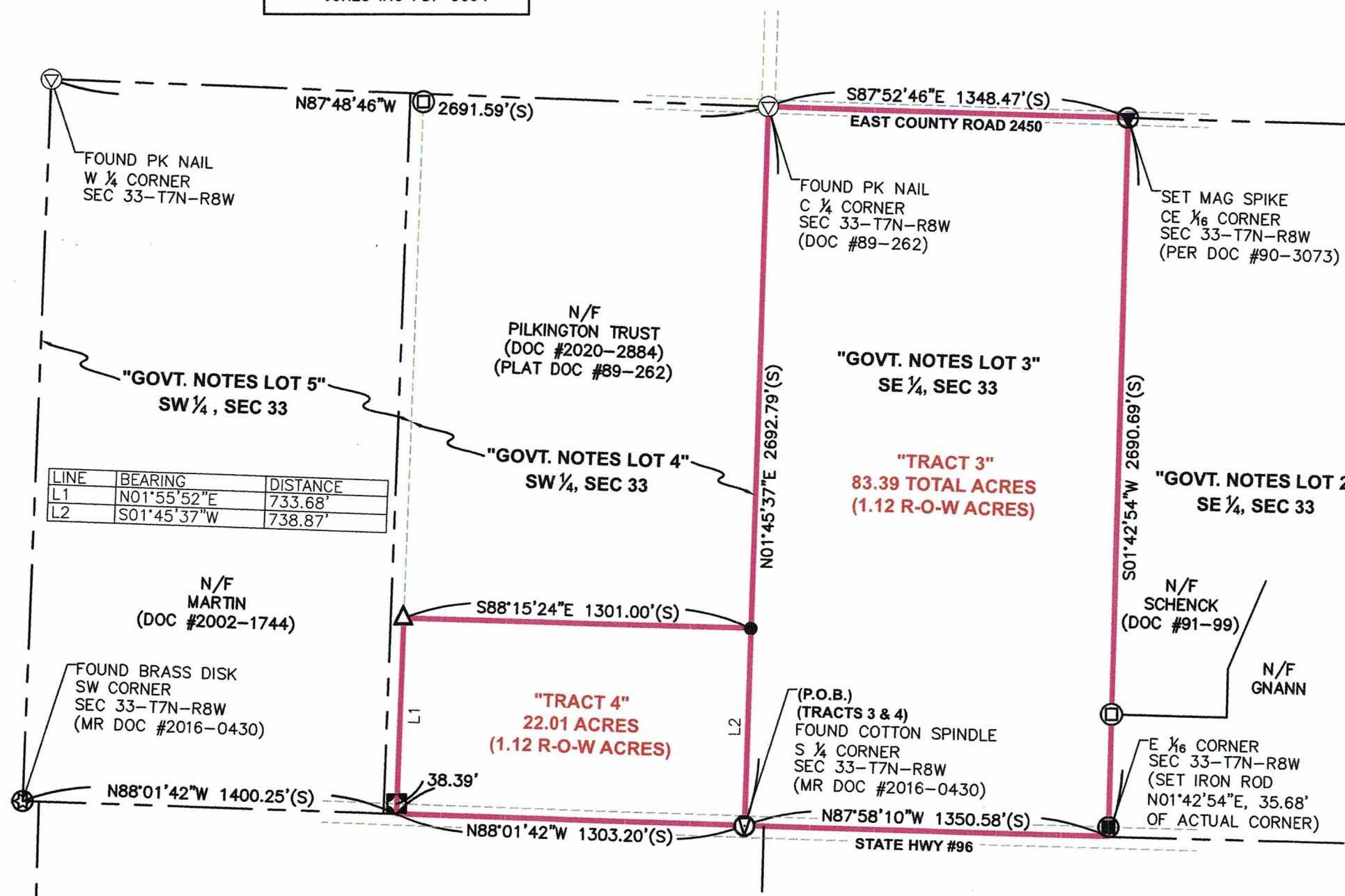




# BOUNDARY SURVEY

TWO TRACTS OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 33,  
TOWNSHIP 7 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

LEGEND	
N/F NOW OR FORMERLY	● FOUND CORNER POST
□ FOUND IRON ROD	▽ FOUND COTTON SPINDLE
▽ FOUND PK NAIL	⊕ R-O-W MONUMENT
⊗ FOUND BRASS DISK	▽ SET MAG SPIKE
	● SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"



CLIENT:

KAREN S. AUSTIN &  
PEGGY L. PUTZLER  
C/O JOHN N. HAUKE  
ATTORNEY AT LAW  
811 MAINE STREET  
QUINCY, ILLINOIS 62301



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TO: KAREN S. AUSTIN & PEGGY L. PUTZLER

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: 2023-055

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

DATED: MARCH 30, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

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CHK BY: RPJ/CTF

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1 OF 2



BOUNDARY SURVEY

TWO TRACTS OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 33,  
TOWNSHIP 7 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

LAND DESCRIPTION: (TRACT 3)

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND COTTON SPINDLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 01 DEGREES 45 MINUTES 37 SECONDS EAST, 2692.79 FEET TO A FOUND PK NAIL MARKING THE CENTER OF SAID SECTION 33; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 87 DEGREES 52 MINUTES 46 SECONDS EAST, 1348.47 FEET TO A SET MAG SPIKE MARKING THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 33; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF THE WEST HALF OF SAID QUARTER, SOUTH 01 DEGREES 42 MINUTES 54 SECONDS WEST, 2690.69 FEET TO THE EAST SIXTEENTH CORNER OF SAID QUARTER; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID QUARTER, NORTH 87 DEGREES 58 MINUTES 10 SECONDS WEST, 1350.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 83.39 ACRES OF WHICH 1.12 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 MARCH, 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: (TRACT 4)

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND COTTON SPINDLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, NORTH 88 DEGREES 01 MINUTES 42 SECONDS WEST, 1303.20 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 55 MINUTES 52 SECONDS EAST, 733.68 FEET TO A FOUND STONE; THENCE SOUTH 88 DEGREES 15 MINUTES 24 SECONDS EAST, 1301.00 FEET TO A FOUND WOODEN CORNER POST ON THE EAST LINE OF SAID QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 45 MINUTES 37 SECONDS WEST, 738.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 22.01 ACRES OF WHICH 1.12 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 MARCH, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

CLIENT:

KAREN S. AUSTIN &  
PEGGY L. PUTZLER  
C/O JOHN N. HAUKE  
ATTORNEY AT LAW  
811 MAINE STREET  
QUINCY, ILLINOIS 62301



SURVEYOR'S CERTIFICATION:

TO: KAREN S. AUSTIN & PEGGY L. PUTZLER

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: 2023-055

ROYCE P. JONES,  
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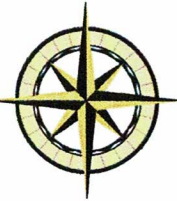
DATED: MARCH 30, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
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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 QUITCLAIM DEED TO KAREN S. AUSTIN AND PEGGY L. PUTZLER, RECORDED AS DOCUMENT NUMBER 2016-2369, IN THE HANCOCK COUNTY, ILLINOIS, RECORDER'S OFFICE.

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2 OF 2