

0' 300' 600'

SCALE: 1" = 300'

LEGEND

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

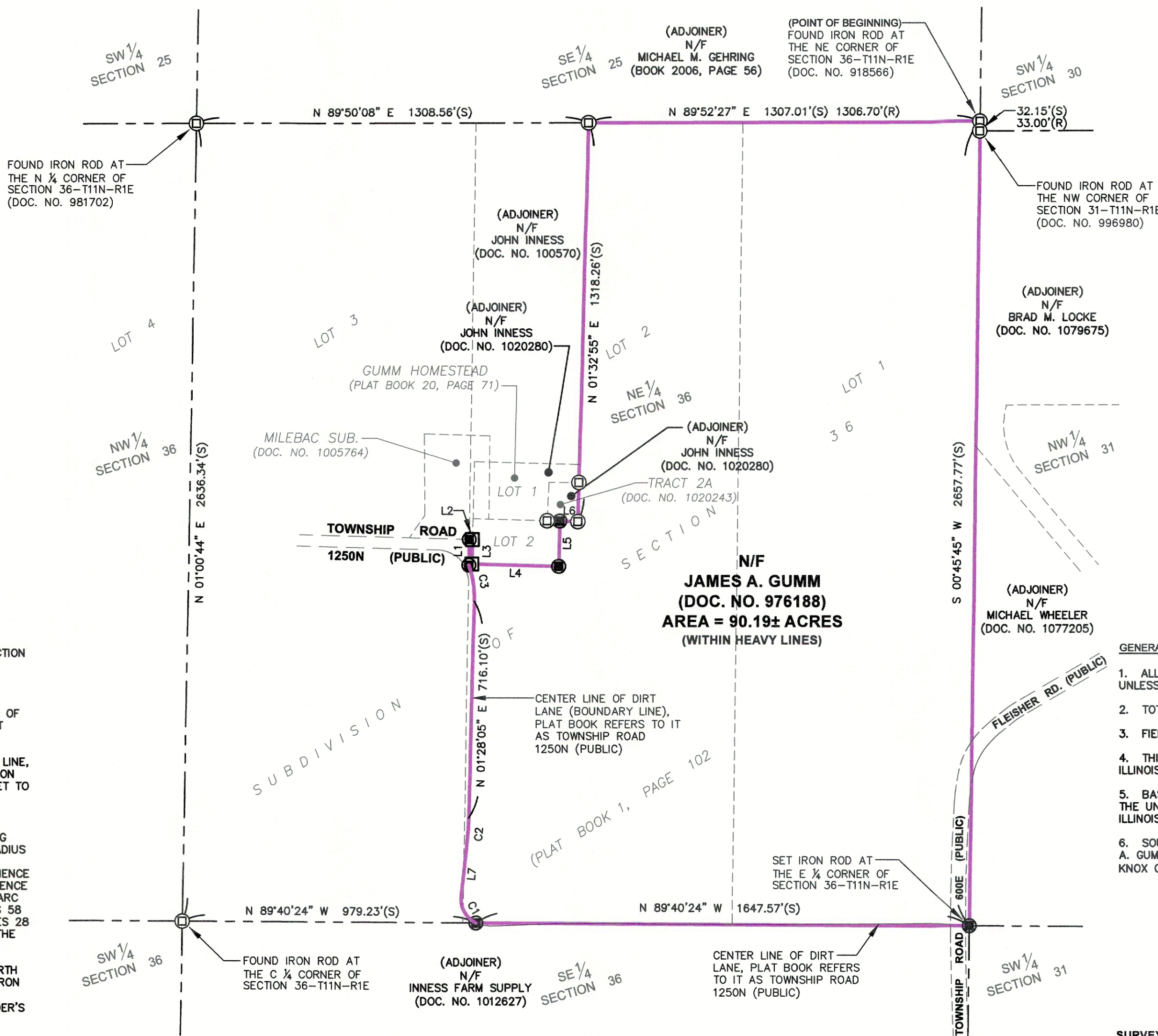
⊙ FOUND IRON ROD

□ FOUND CONC. MONUMENT

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

BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS



LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, SOUTH 00 DEGREES 45 MINUTES 45 SECONDS WEST, 2657.77 FEET TO A SET IRON ROD AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, NORTH 89 DEGREES 40 MINUTES 24 SECONDS WEST, 1647.57 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE CENTERLINE OF TOWNSHIP ROAD 1250N (PUBLIC) AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE ALONG THE CENTERLINE OF LANE (TOWNSHIP ROAD 1250N PUBLIC) THE FOLLOWING COURSES AND DISTANCES; ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 88.37 FEET, AN ARC LENGTH OF 108.61, AND A CHORD BEARING NORTH 28 DEGREES 52 MINUTES 33 SECONDS WEST, 101.90 FEET; THENCE NORTH 08 DEGREES 51 MINUTES 51 SECONDS EAST, 157.20 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1319.65 FEET, AN ARC LENGTH OF 102.33 FEET, AND A CHORD BEARING NORTH 03 DEGREES 58 MINUTES 45 SECONDS EAST, 102.33 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 05 SECONDS EAST, 716.10 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 349.52 FEET, AN ARC LENGTH OF 121.82 FEET, AND A CHORD BEARING NORTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, 121.20 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 00 DEGREES 55 MINUTES 21 SECONDS EAST, 84.98 FEET TO A SET IRON ROD ON THE SOUTH LINE OF MILEBAC SUBDIVISION, RECORDED AS DOCUMENT NUMBER 1005764, IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 27 MINUTES 11 SECONDS EAST, 11.01 FEET TO A FOUND CONCRETE MONUMENT ON THE EAST LINE OF LOT TWO OF GUMM HOMESTEAD AS RECORDED IN BOOK 20, PAGE 71, OF THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID LOT TWO, SOUTH 01 DEGREES 32 MINUTES 49 SECONDS WEST, 80.95 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID GUMM HOMESTEAD; THENCE ALONG THE SOUTH LINE OF SAID GUMM HOMESTEAD, SOUTH 88 DEGREES 27 MINUTES 11 SECONDS EAST, 290.40 FEET TO A SET IRON ROD; THENCE NORTH ALONG THE EAST LINE OF SAID GUMM HOMESTEAD, NORTH 01 DEGREES 32 MINUTES 49 SECONDS EAST, 150.00 FEET TO A SET IRON ROD AT THE NORTHEAST CORNER OF SAID LOT TWO, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT ONE OF SAID GUMM HOMESTEAD; THENCE ALONG THE SOUTH LINE OF SAID LOT ONE, SOUTH 88 DEGREES 27 MINUTES 11 SECONDS EAST, 60.16 FEET TO A FOUND IRON ROD; THENCE ALONG THE EAST LINE OF SAID LOT ONE AND THE EXTENSION THEREOF, NORTH 01 DEGREES 32 MINUTES 55 SECONDS EAST, 1318.26 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST, 1307.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 90.19 ACRES MORE OR LESS, IS BASED ON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 2025 IS SUBJECT TO ALL OTHER ROAD, RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LINE	BEARING	DISTANCE
L1	N 00°55'21" E	84.98'(S)
L2	S 88°27'11" E	11.01'(S)
L3	S 01°32'49" W	80.95'(S)
L4	S 88°27'11" E	290.40'(S)
L5	N 01°32'49" E	150.00'(S)
L6	S 88°27'11" E	60.16'(S)
L7	N 06°19'51" E	157.20'(S)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.37'(S)	108.61'(S)	101.90'(S)	N 28°52'33" W	70°24'48"
C2	1319.65'(S)	102.33'(S)	102.30'(S)	N 03°58'45" E	4°26'34"
C3	349.52'(S)	121.82'(S)	121.20'(S)	S 08°31'00" E	19°58'09"

GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. TOTAL AREA: 90.19± ACRES
3. FIELD WORK COMPLETED JANUARY 28, 2025.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
6. SOURCE OF RECORD TITLE: A QUIT-CLAIM DEED TO JAMES A. GUMM, RECORDED AS DOCUMENT NUMBER 976188 IN THE KNOX COUNTY, ILLINOIS RECORDER'S OFFICE.



SURVEYOR'S CERTIFICATION:

TO: GUMM FARM

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: 2025-025M

CHRISTOPHER T. FIROF,  
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003838

DATED: JANUARY 29, 2025

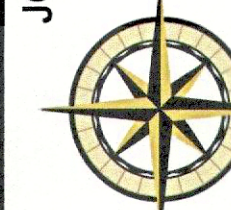
MY LICENSE EXPIRES NOVEMBER 30, 2026

GUMM FARM  
C/O ISAAC TABER  
SULLIVAN AUCTIONEERS  
A BIG IRON COMPANY  
P.O. BOX 111  
HAMILTON, ILLINOIS 62341

BOUNDARY SURVEY

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103 EAST BROADWAY  
MONMOUTH, IL 61462  
P: (309) 734-2534  
F: (309) 734-2525  
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA



DRAWN BY  
RLE

CHECKED BY  
RPJ/CTF

DATE  
01/29/2025  
Job Number  
2025-025M

Sheet Number

1 OF 1



0' 300' 600'

SCALE: 1" = 300'

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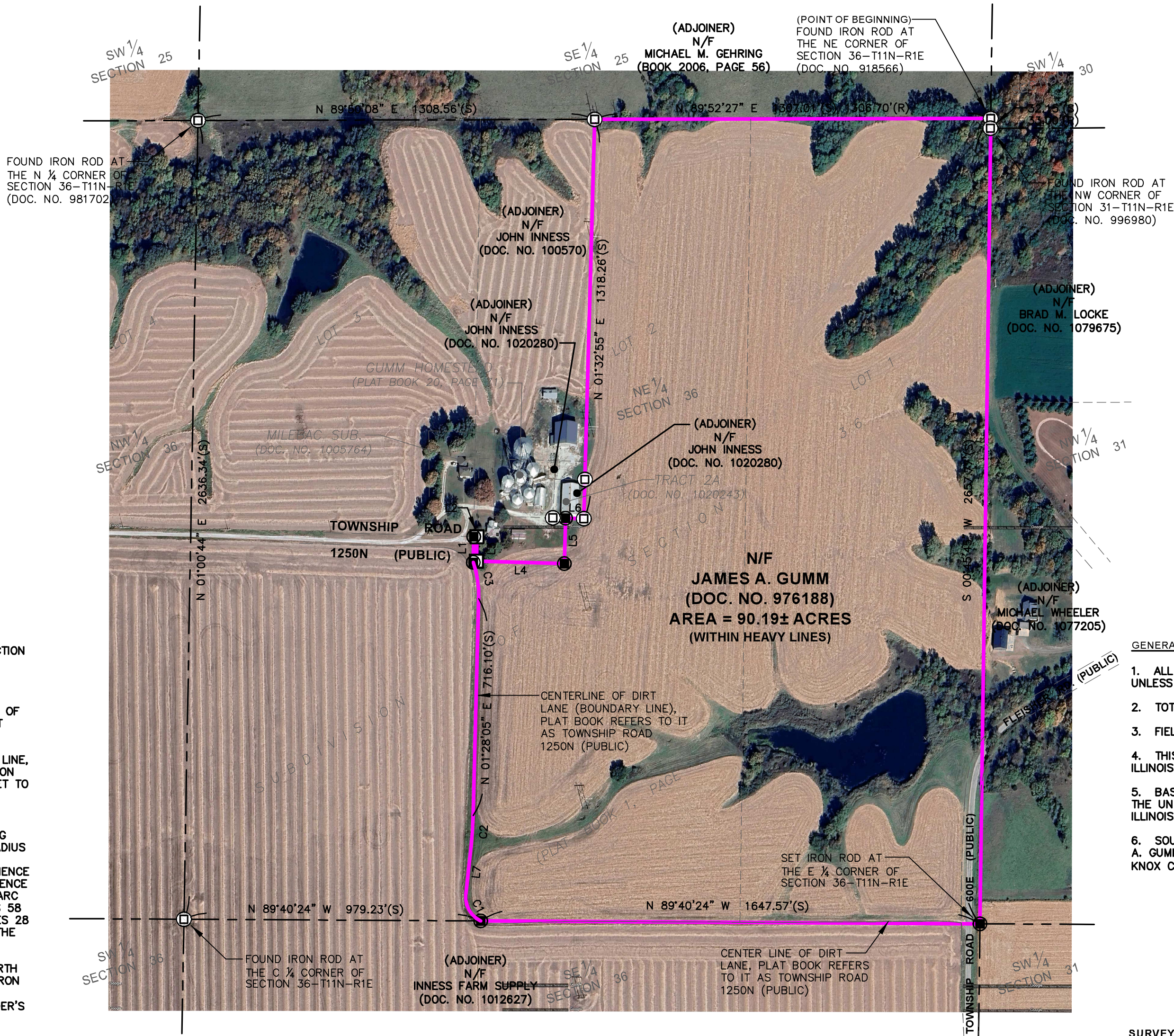
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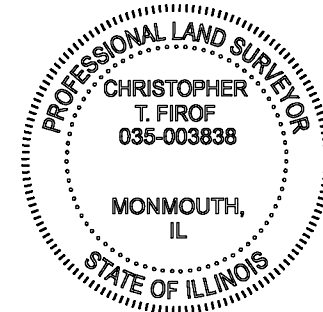
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