

TWO TRACTS OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS

0' 200' 400'  
SCALE: 1" = 200'

**LEGEND**

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

○ FOUND IRON PIPE

⊙ FOUND IRON ROD

● 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 26, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 01 DEGREES 14 MINUTES 39 SECONDS EAST, 1987.20 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 06 MINUTES 37 SECONDS EAST, 1714.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST, 1466.70 FEET TO A SET IRON ROD; THENCE NORTH 87 DEGREES 50 MINUTES 38 SECONDS WEST, 339.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 04 MINUTES 06 SECONDS EAST, 201.21 FEET TO A SET IRON ROD; THENCE SOUTH 52 DEGREES 25 MINUTES 30 SECONDS EAST, 180.57 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS WEST, 240.74 FEET TO A SET MAG SPIKE ON THE SOUTH LINE OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, 1539.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 75.83 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 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 2)**

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

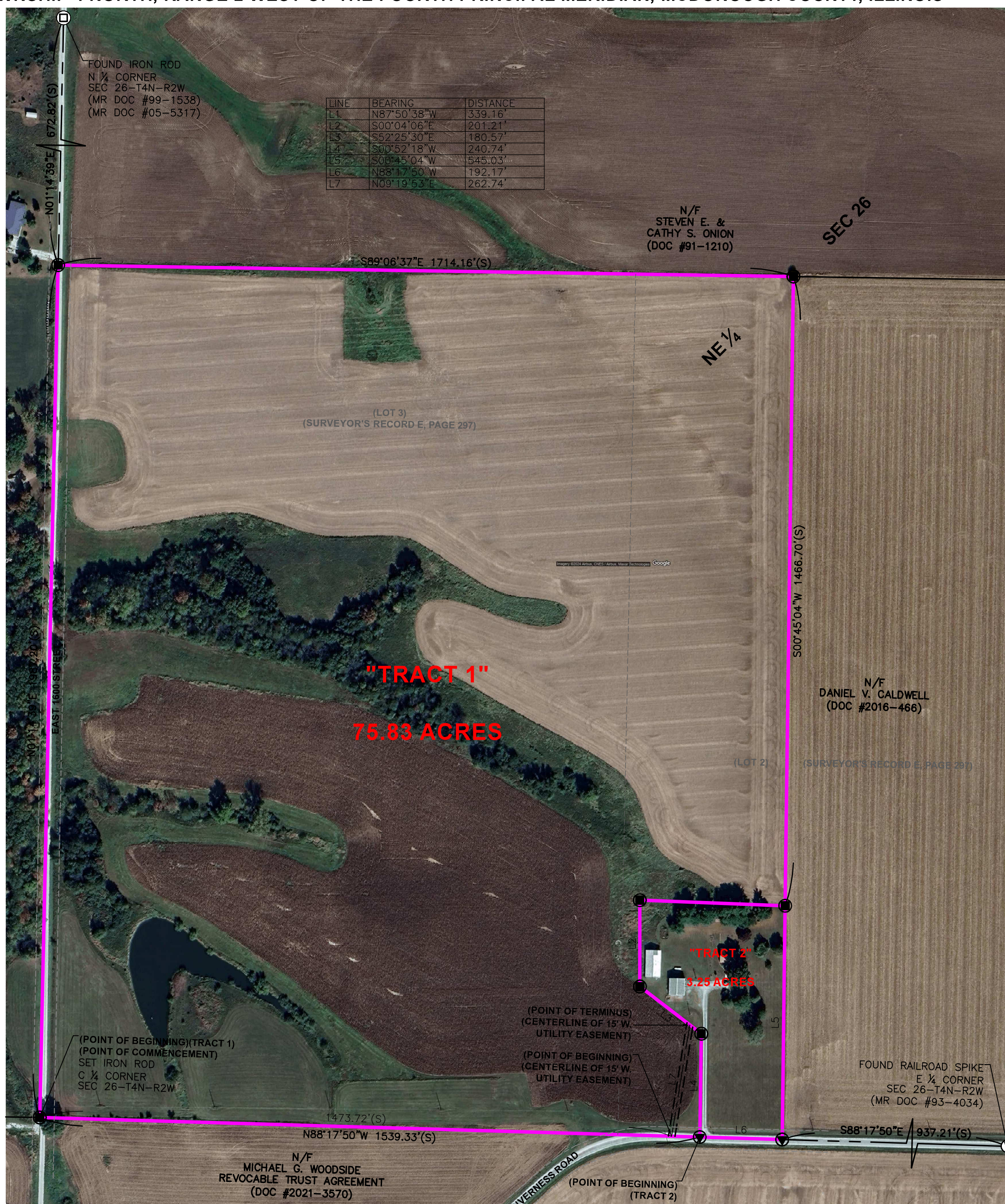
COMMENCING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 1539.33 FEET TO A SET MAG SPIKE MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 52 MINUTES 18 SECONDS EAST, 240.74 FEET TO A SET IRON ROD; THENCE NORTH 52 DEGREES 25 MINUTES 30 SECONDS WEST, 180.57 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 04 MINUTES 06 SECONDS WEST, 201.21 FEET TO A SET IRON ROD; THENCE SOUTH 87 DEGREES 50 MINUTES 38 SECONDS EAST, 339.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST, 545.03 FEET TO A SET MAG SPIKE ON THE AFOREMENTIONED SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, 192.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 3.25 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 2024 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: AUGUST 22, 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 QUITCLAIM DEED TO CATHY S. MCMILLAN, MICHAEL T. SAYERS AND BRADLEY M. SAYERS, RECORDED AS DOCUMENT NUMBER 2016-1968 IN THE MCDONOUGH COUNTY, ILLINOIS, RECORDER'S OFFICE.



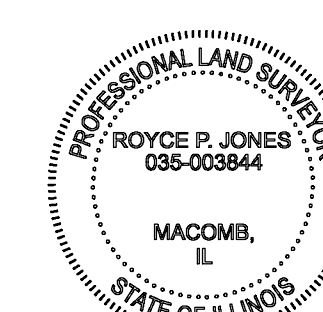
**CENTERLINE OF (15 FEET WIDE) UTILITY EASEMENT DESCRIPTION:**

A (15 FEET WIDE) UTILITY EASEMENT BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 1473.72 FEET TO THE CENTERLINE AND POINT OF BEGINNING OF SAID EASEMENT.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, ALONG SAID CENTERLINE, NORTH 09 DEGREES 19 MINUTES 53 SECONDS EAST, 262.74 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT.

THE ABOVE-DESCRIBED EASEMENT IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 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: CATHY S. MCMILLAN, MICHAEL T. SAYERS & BRADLEY M. SAYERS

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: 2024-206

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

DATED: AUGUST 22, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

**CLIENT:**  
CATHY S. MCMILLAN,  
MICHAEL T. SAYERS &  
BRADLEY M. SAYERS  
C/O JOHN MCMILLAN  
ATTORNEY AT LAW  
402 E. JACKSON ST.  
PO BOX 443  
MACOMB, ILLINOIS 61455

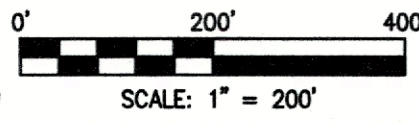
**BOUNDARY SURVEY**

**JONES SURVEYING & ENGINEERING CORP.**  
103 EAST BROADWAY  
MONMOUTH, IL 61462  
P:(309) 734-2534  
F:(309) 734-2525  
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA  
www.thejonescorp.com



DRAWN BY	RPJ
CHECKED BY	RPJ/CTF
DATE	08.22.2024
Job Number	2024-206
Sheet Number	1 OF 1

TWO TRACTS OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS



LEGEND	
N/F NOW OR FORMERLY	
—X— EXISTING FENCE LINE	
○ FOUND IRON PIPE	
⊙ FOUND IRON ROD	
● 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 26, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 01 DEGREES 14 MINUTES 39 SECONDS EAST, 1987.20 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 06 MINUTES 37 SECONDS EAST, 1714.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST, 1466.70 FEET TO A SET IRON ROD; THENCE NORTH 87 DEGREES 50 MINUTES 38 SECONDS WEST, 339.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 04 MINUTES 06 SECONDS EAST, 201.21 FEET TO A SET IRON ROD; THENCE SOUTH 52 DEGREES 25 MINUTES 30 SECONDS EAST, 180.57 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS WEST, 240.74 FEET TO A SET MAG SPIKE ON THE SOUTH LINE OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, 1539.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 75.83 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 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 2)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

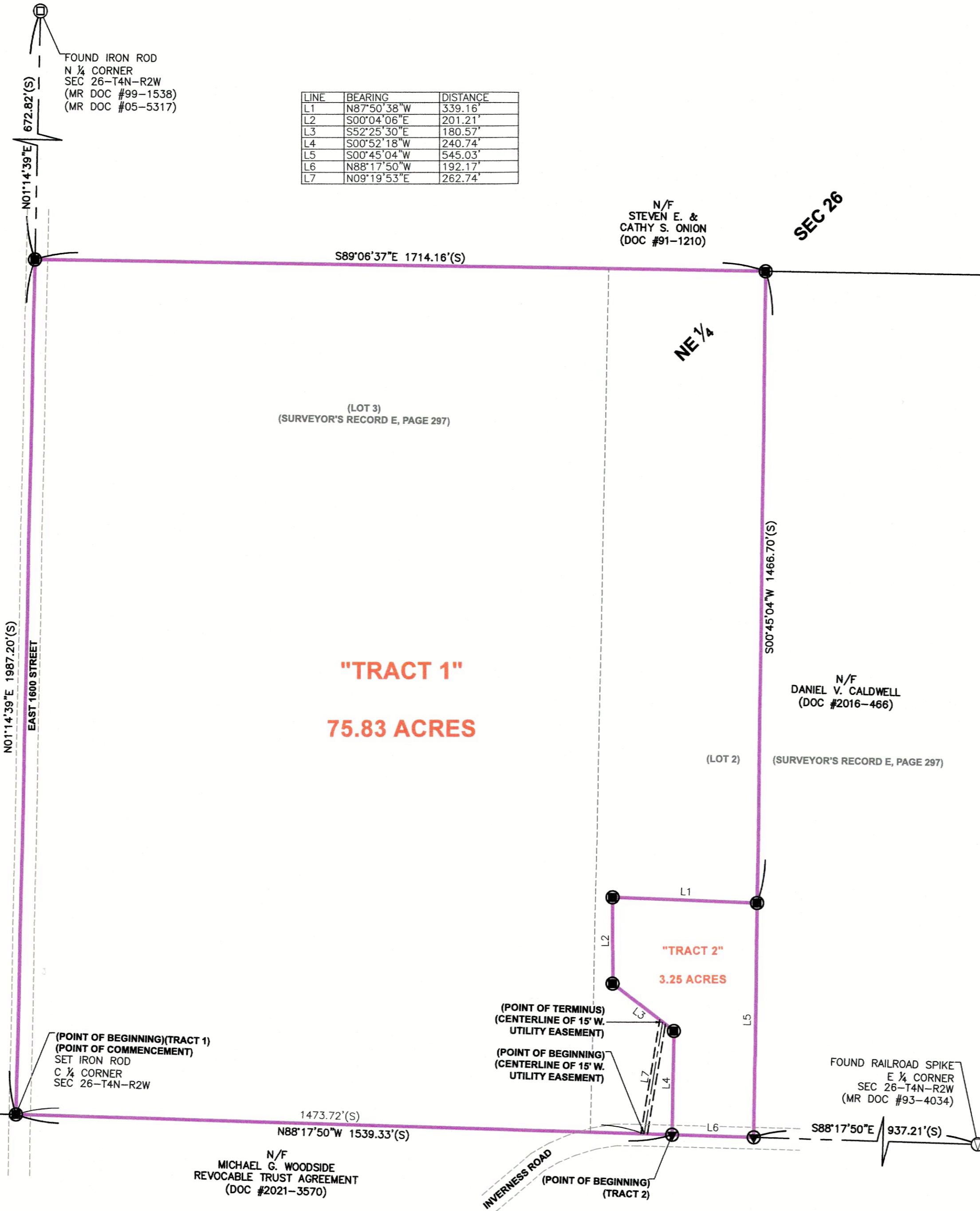
COMMENCING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 1539.33 FEET TO A SET MAG SPIKE MARKING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 52 MINUTES 18 SECONDS EAST, 240.74 FEET TO A SET IRON ROD; THENCE NORTH 52 DEGREES 25 MINUTES 30 SECONDS WEST, 180.57 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 04 MINUTES 06 SECONDS WEST, 201.21 FEET TO A SET IRON ROD; THENCE SOUTH 87 DEGREES 50 MINUTES 38 SECONDS EAST, 339.16 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST, 545.03 FEET TO A SET MAG SPIKE ON THE AFOREMENTIONED SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, 192.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 3.25 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 2024 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: AUGUST 22, 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 QUITCLAIM DEED TO CATHY S. MCMILLAN, MICHAEL T. SAYERS AND BRADLEY M. SAYERS, RECORDED AS DOCUMENT NUMBER 2016-1968 IN THE MCDONOUGH COUNTY, ILLINOIS, RECORDER'S OFFICE.



CENTERLINE OF (15 FEET WIDE) UTILITY EASEMENT DESCRIPTION:

A (15 FEET WIDE) UTILITY EASEMENT BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MCDONOUGH COUNTY, ILLINOIS AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 1473.72 FEET TO THE CENTERLINE AND POINT OF BEGINNING OF SAID EASEMENT.

FROM THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, ALONG SAID CENTERLINE, NORTH 09 DEGREES 19 MINUTES 53 SECONDS EAST, 262.74 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT.

THE ABOVE-DESCRIBED EASEMENT IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF AUGUST, 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: CATHY S. MCMILLAN, MICHAEL T. SAYERS & BRADLEY M. SAYERS

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: 2024-206

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

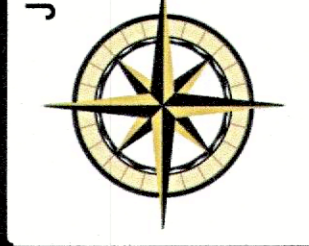
DATED: AUGUST 22, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

CLIENT:  
CATHY S. MCMILLAN,  
MICHAEL T. SAYERS &  
BRADLEY M. SAYERS  
C/O JOHN MCMILLAN  
ATTORNEY AT LAW  
402 E. JACKSON ST.  
PO BOX 443  
MACOMB, ILLINOIS 61455

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.  
246 BEVER ROAD  
MACOMB, IL 61455  
P:(309) 734-2534  
F:(309) 833-2533  
LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA  
www.thejonescorp.com



DRAWN BY	RPJ
CHECKED BY	RPJ/CTF
DATE	08.22.2024
Job Number	2024-206
Sheet Number	1 OF 1