

Field Survey done: Nov. - Dec. 2023

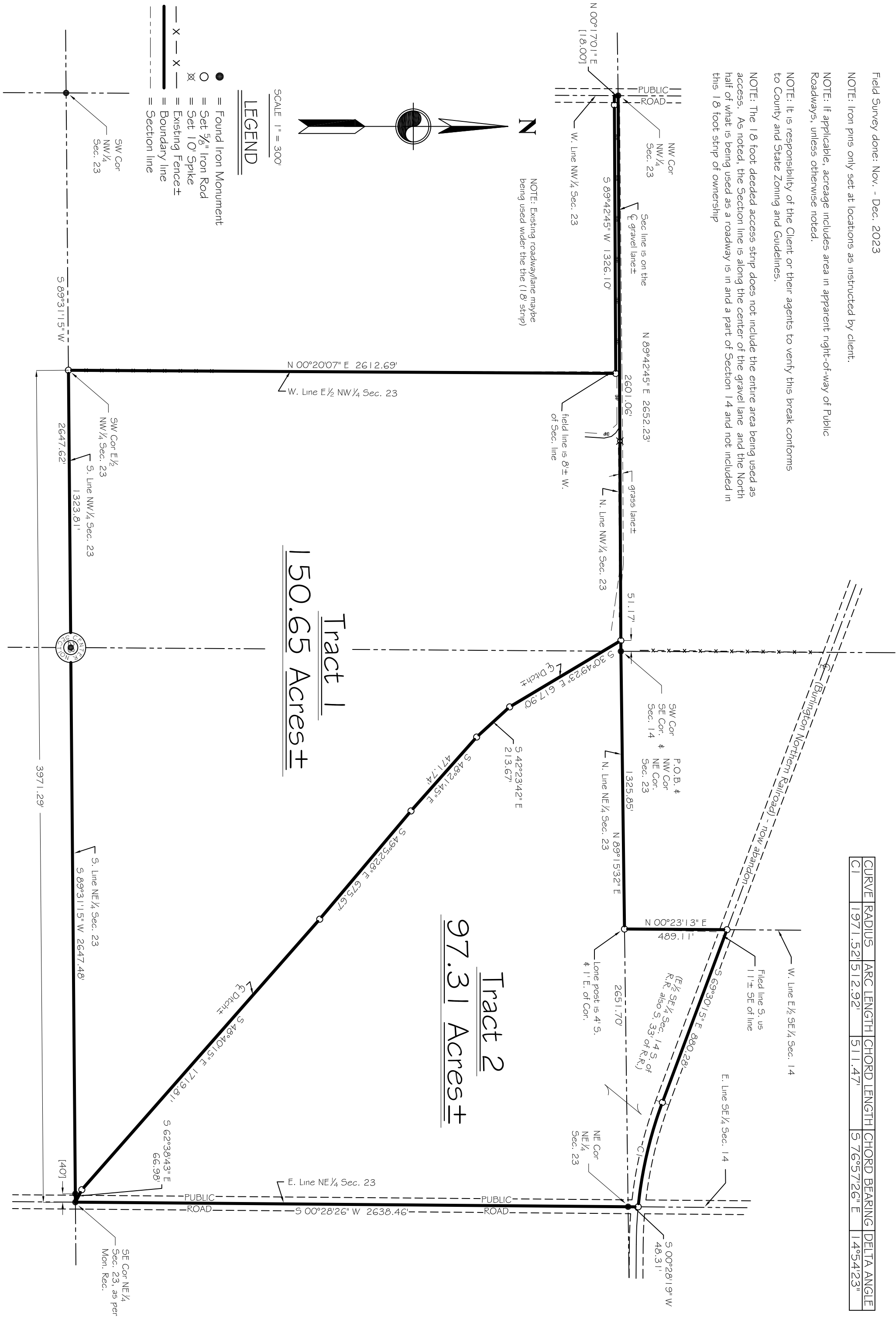
NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County and State Zoning and Guidelines.

NOTE: The 1/8 foot deeded access strip does not include the entire area being used as access. As noted, the Section line is along the center of the gravel lane and the North half of what is being used as a roadway is in and a part of Section 14 and not included in this 1/8 foot strip of ownership

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	971.52	512.92	511.47	5°48'26" E	14°54'23"



DESCRIPTION FOR 150.65 ACRE TRACT

Tract 1

A part of the NW¼ of Section 23, T20N, R8E of the 4th P.M., Lee County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Commencing at an iron rod at the Northeast Corner of the NW¼ of said Section 23; Thence S 89°42'45" W, along the North line of said NW¼, a distance of 511.17 feet to an iron rod and the Place of Beginning for the Tract to be described; Thence S 30°49'23" E, a distance of 617.90 feet to an iron rod; Thence S 42°23'42" E, a distance of 213.67 feet to an iron rod; Thence S 48°21'45" E, a distance of 471.74 feet to an iron rod; Thence S 49°52'28" E, a distance of 675.67 feet to an iron rod; Thence S 48°40'15" E, a distance of 1719.81 feet to an iron rod; Thence S 62°38'43" E, a distance of 66.98 feet to an iron rod at the Southeast corner of the NE¼ of said Section 23; Thence S 89°31'15" W, along the South line of said NE¼ and continuing along the South line of the NW¼ of said Section 23, a distance of 3971.29 feet to an iron rod at the Southwest corner of the E½ of said NW¼; Thence N 00°20'07" E, along the West line of said E½, a distance of 2612.69 feet to the West line of said NW¼; Thence N 00°17'01" E, along said West line, a distance of 18.00 feet to an iron rod at the Northwest corner of said NW¼; Thence N 89°42'45" E, along the North line of said NW¼, a distance of 2601.06 feet to the Place of Beginning and containing 150.65 acres, more or less. Subject to the possible right-of-way of the Public Road along North 1/8 feet of the W½ of said NW¼ and also subject to all easements of record.

DESCRIPTION FOR 97.31 ACRE TRACT

Tract 2

A part of the SE¼ of Section 14 and also a part of the NW¼ of Section 23, T20N, R8E of the 4th P.M., Lee County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Beginning at an iron rod at the Northeast Corner of the NW¼ of said Section 23; Thence N 89°15'32" E, along the North line of said NE¼, a distance of 1325.85 feet to an iron rod at the Southwest corner of the E½ of the SE¼ of said Section 14; Thence N 00°23'13" E, along the West line of said E½, a distance of 489.11 feet to an iron rod on the center of an old railroad; Thence S 69°30'15" E, along said centerline, a distance of 860.26 feet to an iron rod; Thence with a curve turning to the left, along said centerline, with an arc length of 512.92 feet, with a radius of 1971.52 feet, with a chord bearing of S 76°57'26" E, with a chord length of 511.47 feet to an iron rod; Thence S 89°31'15" W, along said East line, a distance of 48.31 feet to an iron rod at the Northeast corner of said NE¼; Thence S 00°28'26" W, along the East line of said NE¼, a distance of 2638.46 feet to an iron rod at the Southeast corner of said NE¼; Thence N 48°40'15" W, a distance of 66.98 feet to an iron rod; Thence N 48°21'45" W, a distance of 471.74 feet to an iron rod; Thence N 42°23'42" W, a distance of 213.67 feet to an iron rod; Thence N 30°49'23" W, a distance of 617.90 feet to an iron rod on the North line of the NW¼ of said Section 23; Thence N 89°42'45" E, along said North line, a distance of 511.17 feet to the Place of Beginning and containing 97.31 acres, more or less. Subject to the right-of-way of the Public Road along the East side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 59
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the SE¼ of Section 14 and also a part of the NW¼ of Section 23 all in T20N, R8E of the 4th P.M., Lee County, Illinois. We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois compiled statutes. All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained. Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the Client.

Dated this 13th day of December, 2023.

Wallace Land Surveying Co., Ltd
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: wallacecnr@gmail.com

CLIENT: Sullivan Auction
Attn: Kevin Haas
DATE: 12-13-23
JOB: 23253-001

Prepared for:
Sullivan Auction
% Kevin Haas
1066 E. US Hwy. 136
PO Box 111
Hamilton, IL 62341-0111
Re: Schultz Farm

By: Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/24
WALLACE LAND SURVEYING CO., LTD
Professional Design Firm - #184.005454-0008
Toulon - Illinois

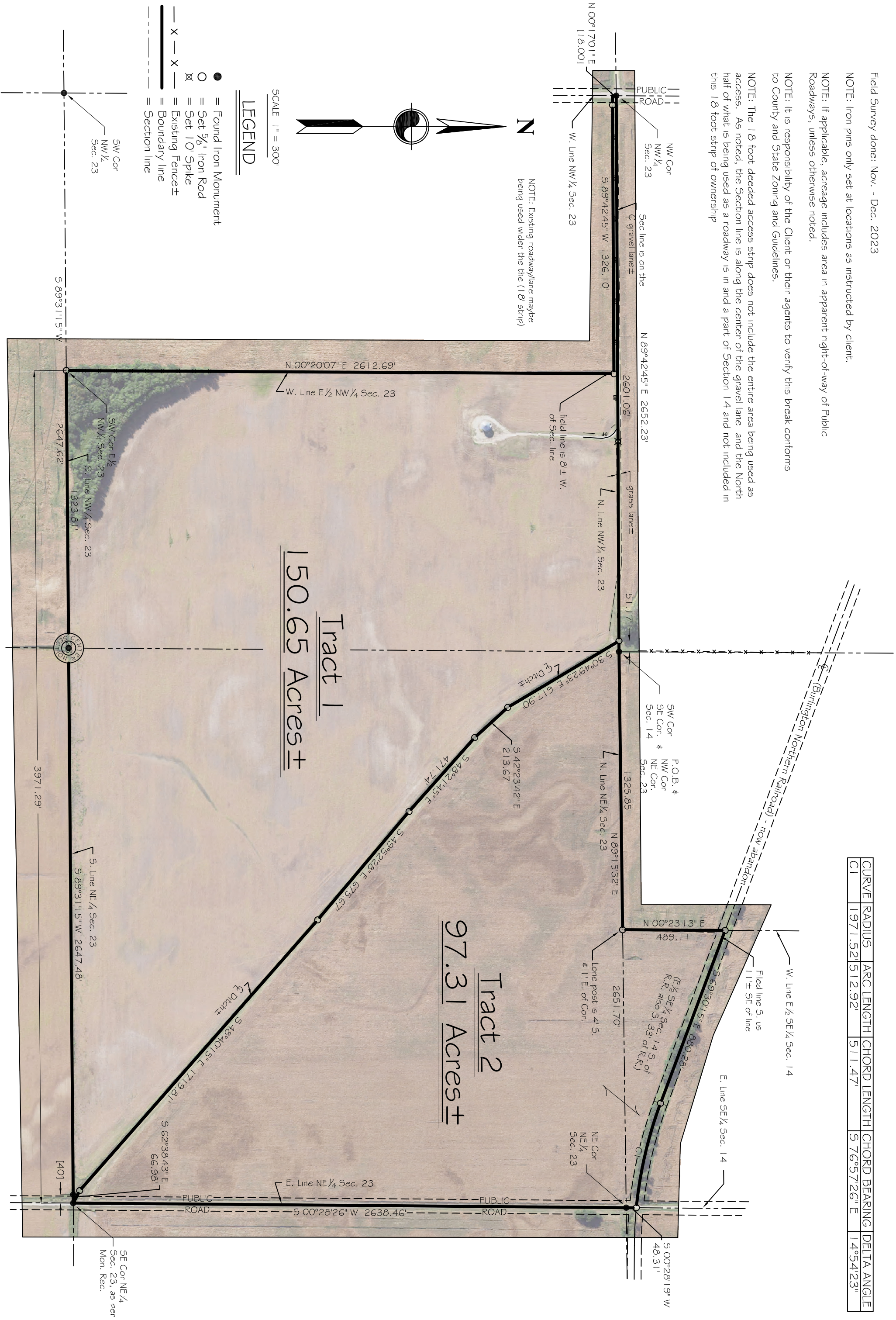
Field Survey done: Nov. - Dec. 2023

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways), unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County and State Zoning and Guidelines.

NOTE: The 1/8 foot deeded access strip does not include the entire area being used as access. As noted, the Section line is along the center of the gravel lane and the North half of what is being used as a roadway is in and a part of Section 14 and not included in this 1/8 foot strip of ownership



DESCRIPTION FOR 150.65 ACRE TRACT

Tract 1

A part of the NW¼ of Section 23, T20N, R8E of the 4th P.M., Lee County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Commencing at an iron rod at the Northeast Corner of the NW¼ of said Section 23; Thence S 89°42'45" W, along the North line of said NW¼, a distance of 511.17 feet to an iron rod and the Place of Beginning for the Tract to be described; Thence S 30°49'23" E, a distance of 617.90 feet to an iron rod; Thence S 42°23'42" E, a distance of 213.67 feet to an iron rod; Thence S 48°21'45" E, a distance of 471.174 feet to an iron rod; Thence S 49°52'28" E, a distance of 675.67 feet to an iron rod; Thence S 48°40'15" E, a distance of 1719.81 feet to an iron rod; Thence S 62°38'43" E, a distance of 66.98 feet to an iron rod at the Southeast corner of the NE¼ of said Section 23; Thence S 89°31'15" W, along the South line of said NE¼ and continuing along the South line of the NW¼ of said Section 23, a distance of 3971.29 feet to an iron rod at the Southwest corner of the E½ of said NW¼; Thence N 00°20'07" E, along the West line of said E½, a distance of 2612.69 feet to the West line of said NW¼; Thence N 00°17'01" E, along said West line, a distance of 18.00 feet to an iron rod at the Northwest corner of said NW¼; Thence N 89°42'45" E, along the North line of said NW¼, a distance of 1326.10 feet to the West line of said NW¼; Thence N 00°17'01" E, along said West line, a distance of 18.00 feet to the possible right-of-way of the Public Road along North 1/8 feet of the W½ of said NW¼ and also subject to all easements of record.

DESCRIPTION FOR 97.31 ACRE TRACT

Tract 2

A part of the SE¼ of Section 14 and also a part of the NW½ of Section 23, T20N, R8E of the 4th P.M., Lee County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Beginning at an iron rod at the Northeast Corner of the NW¼ of said Section 23; Thence N 89°15'32" E, along the North line of said NE¼, a distance of 1325.85 feet to an iron rod at the Southwest corner of the E½ of the SE¼ of said Section 14; Thence N 00°23'13" E, along the West line of said E½, a distance of 489.11 feet to an iron rod on the center of an old railroad; Thence S 69°30'15" E, along said centerline, a distance of 860.26 feet to an iron rod; Thence with a curve turning to the left, along said centerline, with an arc length of 512.92 feet, with a radius of 1971.52 feet, with a chord bearing of S 76°57'26" E, with a chord length of 511.47 feet to an iron rod; Thence S 00°28'19" W, along said East line, a distance of 48.31 feet to an iron rod at the Northeast corner of said NE¼; Thence S 00°28'26" W, along the East line of said NE¼, a distance of 2638.46 feet to an iron rod at the Southwest corner of said NE¼; Thence N 62°38'43" W, a distance of 66.98 feet to an iron rod; Thence N 48°40'15" W, a distance of 1719.81 feet to an iron rod; Thence N 49°52'28" W, a distance of 675.67 feet to an iron rod; Thence N 48°21'45" W, a distance of 471.174 feet to an iron rod; Thence N 42°23'42" W, a distance of 213.67 feet to an iron rod; Thence N 30°49'23" W, a distance of 617.90 feet to an iron rod on the North line of the NW¼ of said Section 23; Thence N 89°42'45" E, along said North line, a distance of 511.17 feet to the Place of Beginning and containing 97.31 acres, more or less. Subject to the right-of-way of the Public Road along the East side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 59
COUNTY OF STARK)

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Dated this 13th day of December, 2023.

Wallace Land Surveying Co., Ltd
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
E-mail: wallaceent@gmail.com

CLIENT: Sullivan Auction
Attn: Kevin Haas
DATE: 12-13-23
JOB: 23253-001

Prepared for:
Sullivan Auction
% Kevin Haas
1066 E. US Hwy. 136
PO Box 111
Hamilton, IL 62341-0111
Re: Schultz Farm

By: Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/24
WALLACE LAND SURVEYING CO., LTD
Professional Design Firm - #184.005454-0008
Toulon - Illinois