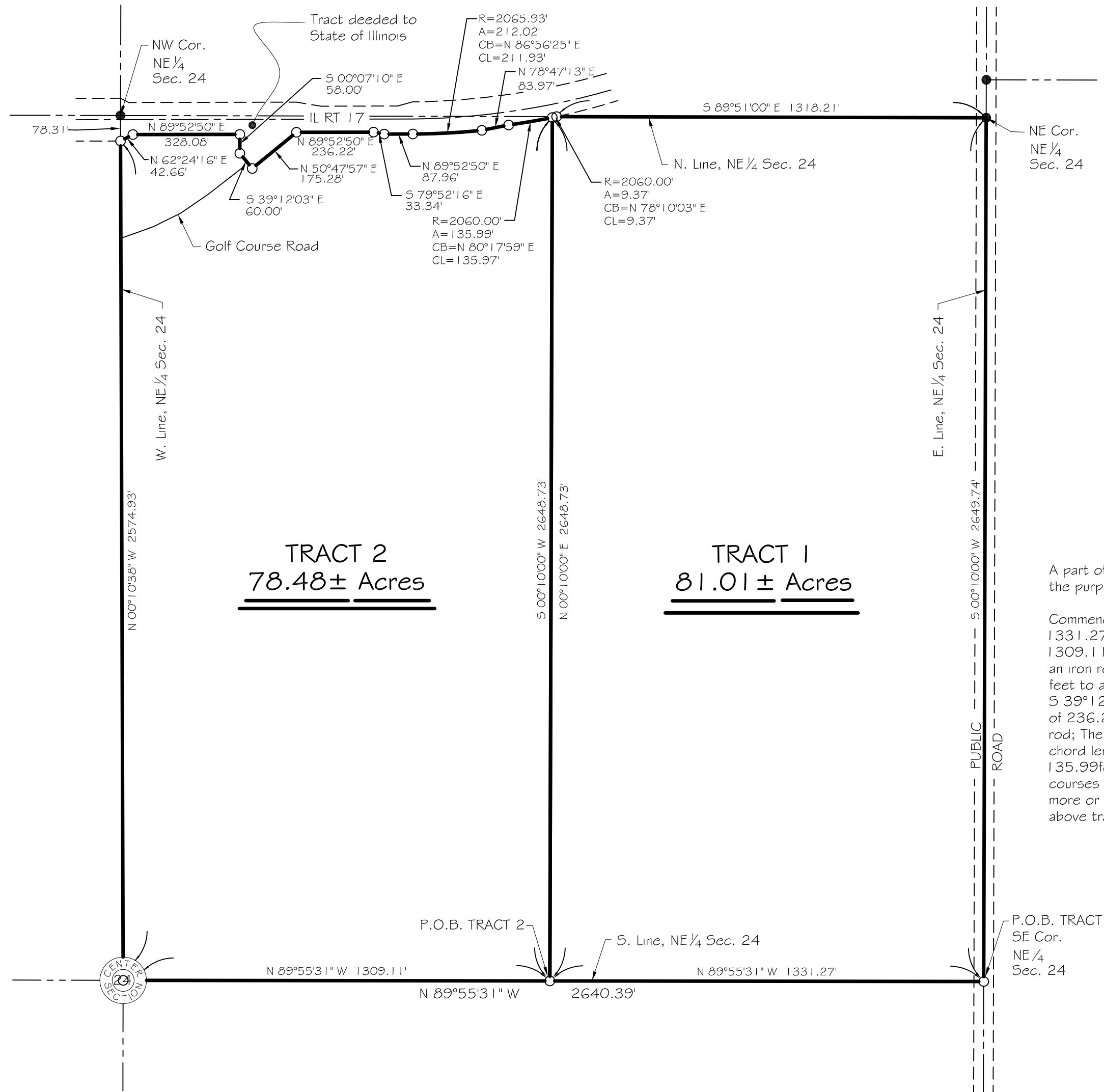


SCALE 1" = 300'

LEGEND

- = Found Iron Monument
- = Set 3/8" Iron Rod
- X — = Existing Fence±
- = Boundary line
- - - = Section line



DESCRIPTION FOR 78.48 ACRE TRACT

A part of the NE1/4 of Section 24, T13N, R4E of the 4th P.M., Knox 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 Southeast Corner of the NE1/4 of said Section 24; Thence N 89°55'31" W, along the South line of said NE1/4, a distance of 1331.27 feet to an iron rod and the Place of Beginning for the tract to be described; Thence continuing N 89°55'31" W, along said South line, a distance of 1309.11 feet to an iron rod at the Southwest corner of said NE1/4; Thence N 00°10'00" W, along the West line of said NE1/4, a distance of 2574.93 feet to an iron rod on the South line of a tract deeded to the State of Illinois for the right-of-way of Illinois Route #17; Thence N 62°24'16" E, a distance of 42.66 feet to an iron rod; Thence N 89°52'50" E, a distance of 328.08 feet to an iron rod; Thence S 00°07'10" E, a distance of 58.00 feet to an iron rod; Thence S 39°12'03" E, a distance of 60.00 feet to an iron rod; Thence N 50°47'57" E, a distance of 175.28 feet to an iron rod; Thence N 89°52'50" E, a distance of 236.22 feet to an iron rod; Thence S 79°52'16" E, a distance of 33.34 feet to an iron rod; Thence N 89°52'50" E, a distance of 87.96 feet to an iron rod; Thence with a curve turning to the left with an arc length of 212.02 feet, with a radius of 2065.93 feet, with a chord bearing of N 86°56'25" E, with a chord length of 211.93 feet; Thence N 78°47'13" E, a distance of 83.97 feet to an iron rod; Thence with a curve turning to the left with an arc length of 135.99 feet, with a radius of 2060.00 feet, with a chord bearing of N 80°17'59" E, with a chord length of 135.97 feet to an iron rod. The last twelve (12) named courses being along said South right-of-way line; Thence S 00°10'00" W, a distance of 2648.73 feet to the Place of Beginning and containing **78.48 acres**, more or less. Subject to the right-of-way of a Public Road along the East side of the above described tract and also subject to all easements of record. The above tract is being added to a adjoining tract of land.

DESCRIPTION FOR 81.01 ACRE TRACT

A part of the NE1/4 of Section 24, T13N, R4E of the 4th P.M., Knox 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 Southeast Corner of the NE1/4 of said Section 24; Thence N 89°55'31" W, along the South line of said NE1/4, a distance of 1331.27 feet to an iron rod; Thence N 00°10'00" E, a distance of 2648.73 feet to an iron rod on the South line of a tract deeded to the State of Illinois for the right-of-way of Illinois Route #17; Thence with a curve turning to the left along said right-of-way line, with an arc length of 9.37 feet, with a radius of 2060.00 feet, with a chord bearing of N 78°10'03" E, with a chord length of 9.37 feet, to an iron rod on the North line of said NE1/4; Thence S 89°51'00" E, along said North line, a distance of 1318.21 feet to an iron rod at the Northeast corner of said NE1/4; Thence S 00°10'00" W, along the East line of said NW1/4, a distance of 2649.74 feet to the Place of Beginning and containing **81.01 acres**, more or less. Subject to the right-of-way of a Public Road along the East side of the above described tract and also subject to all easements of record. The above tract is being added to a adjoining tract of land.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) 55
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the NE 1/4 of Section 24, T13N, R4E of the 4th P.M., Knox 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 22nd day of August, 2024.

Field Survey done: August 2024

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.

WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #184.005454-0008
Toulon - Illinois

Prepared for:
Rip Everett
Strand Farm

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/24

Wallace Land Surveying Co., Ltd PO Box 419 Toulon, Illinois 61483 Illinois Design Firm #184.005454-0008 Office: 309-286-7333 E-mail: Survey@qifin.com	CLIENT: Sullivan
	DATE: August 19, 2024
	JOB: 24114