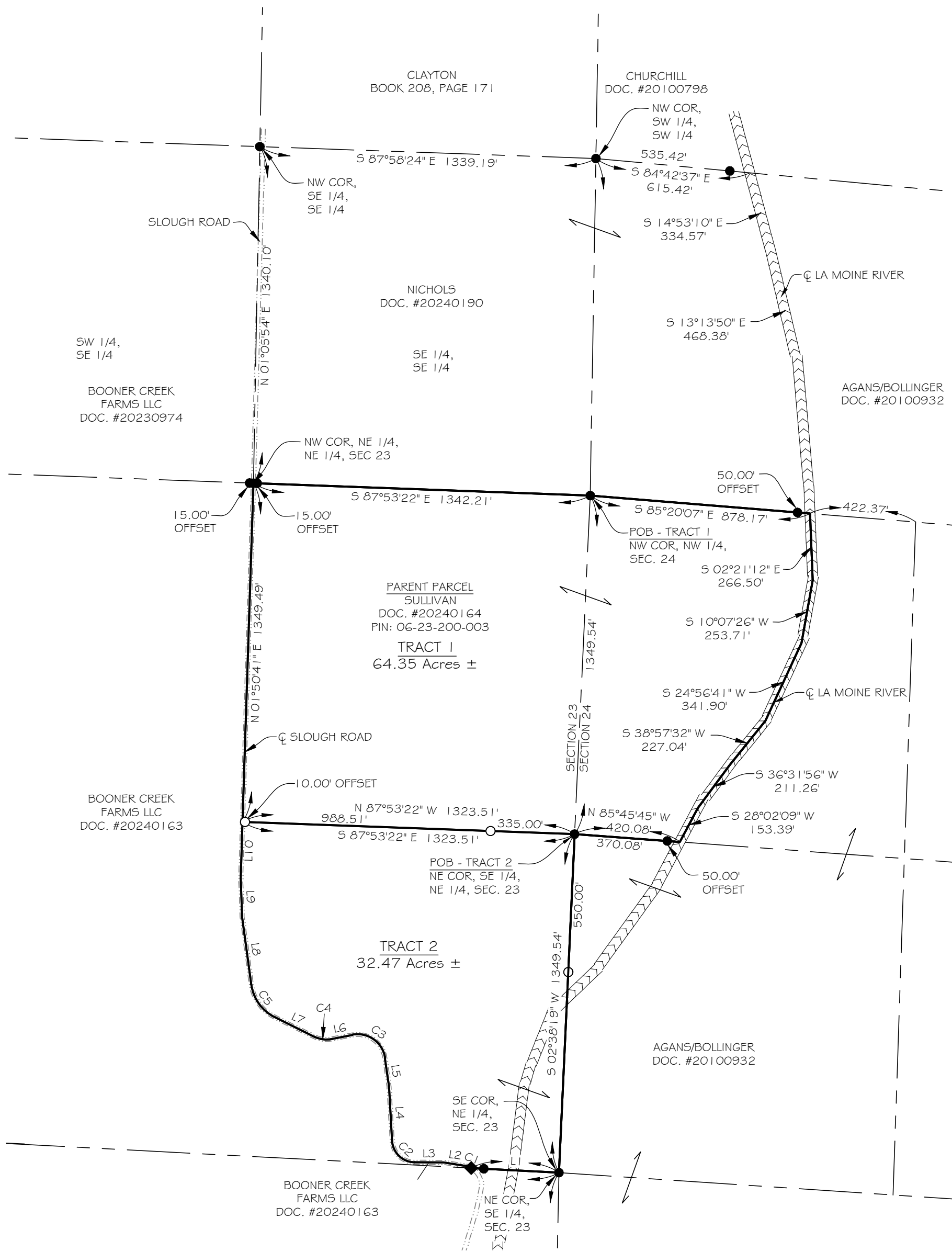


PLAT OF SURVEY

A TRACT BEING PART OF THE NORTHWEST QUARTER OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH,
RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
SCHUYLER COUNTY, ILLINOIS



LINE	BEARING	DISTANCE
L1	N 86°58'26" W	349.73'
L2	N 80°56'45" W	84.61'
L3	N 89°52'56" W	115.26'
L4	N 03°18'18" W	217.11'
L5	N 08°07'21" W	114.29'
L6	S 78°51'51" W	83.36'
L7	N 63°41'18" W	175.35'
L8	N 07°41'56" W	271.65'
L9	N 02°11'32" W	153.90'
L10	N 01°50'41" E	224.91'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	28.58'	80.00'	N 70°42'40" W	28.43'
C2	136.00'	90.00'	N 46°35'37" W	123.42'
C3	178.57'	110.00'	N 54°37'45" W	159.60'
C4	71.89'	110.00'	N 82°24'43" W	70.62'
C5	166.12'	170.00'	N 35°41'37" W	159.59'

SUGGESTED PROPERTY DESCRIPTION
TRACT 1 - 64.35 ACRES

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 85 DEGREES 20 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 878.17 FEET TO A POINT ON THE CENTERLINE OF LA MOINE RIVER A FOUND IRON PIN BEARS NORTH 85 DEGREES 20 MINUTES 07 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES, SOUTH 02 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 266.50 FEET; THENCE SOUTH 10 DEGREES 07 MINUTES 26 SECONDS WEST A DISTANCE OF 253.71 FEET; THENCE SOUTH 24 DEGREES 56 MINUTES 41 SECONDS WEST A DISTANCE OF 341.90 FEET; THENCE SOUTH 38 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 227.04 FEET; THENCE SOUTH 36 DEGREES 31 MINUTES 56 SECONDS WEST A DISTANCE OF 211.26 FEET; THENCE SOUTH 28 DEGREES 02 MINUTES 09 SECONDS WEST A DISTANCE OF 153.39 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER, A FOUND IRON PIN BEARS NORTH 85 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 420.08 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 22 SECONDS WEST A DISTANCE OF 1323.51 FEET TO POINT ON THE SLOUGH ROAD, A #5 REBAR SET AS A REFERENCE MARKER BEARS SOUTH 87 DEGREES 53 MINUTES 22 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 41 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1349.49 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 53 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1342.21 FEET TO THE POINT OF BEGINNING, CONTAINING 64.35 ACRES MORE OR LESS BEING SUBJECT TO ALL THAT PORTION BEING USED FOR PUBLIC ROAD PURPOSES.

SUGGESTED PROPERTY DESCRIPTION
TRACT 2 - 32.47 ACRES

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 38 MINUTES 19 SECONDS WEST A DISTANCE OF 1349.54 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 86 DEGREES 58 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 349.73 FEET TO A FOUND MAG SPIKE ON THE CENTERLINE OF SLOUGH ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FOURTEEN COURSES, ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 28.58 FEET, A RADIUS OF 80.00 FEET, A CHORD BEARING OF NORTH 70 DEGREES 42 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 28.43 FEET; THENCE NORTH 80 DEGREES 56 MINUTES 45 SECONDS WEST A DISTANCE OF 84.61 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS WEST A DISTANCE OF 115.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 136.00 FEET, A RADIUS OF 90.00 FEET, A CHORD BEARING OF NORTH 46 DEGREES 35 MINUTES 37 SECONDS WEST, AND A CHORD LENGTH OF 123.42 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 18 SECONDS WEST A DISTANCE OF 217.11 FEET; THENCE NORTH 08 DEGREES 07 MINUTES 21 SECONDS WEST A DISTANCE OF 114.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 178.57 FEET, A RADIUS OF 110.00 FEET, A CHORD BEARING OF NORTH 54 DEGREES 37 MINUTES 45 SECONDS WEST, AND A CHORD LENGTH OF 159.60 FEET; THENCE SOUTH 78 DEGREES 51 MINUTES 51 SECONDS WEST A DISTANCE OF 83.36 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 71.89 FEET, A RADIUS OF 110.00 FEET, A CHORD BEARING OF NORTH 82 DEGREES 24 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 70.62 FEET; THENCE NORTH 63 DEGREES 41 MINUTES 18 SECONDS WEST A DISTANCE OF 175.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 166.12 FEET, A RADIUS OF 170.00 FEET, A CHORD BEARING OF NORTH 35 DEGREES 41 MINUTES 37 SECONDS WEST, AND A CHORD LENGTH OF 159.59 FEET; THENCE NORTH 07 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 271.65 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 32 SECONDS WEST A DISTANCE OF 153.90 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 224.91 FEET, A #5 REBAR SET AS A REFERENCE MARKER BEARS SOUTH 87 DEGREES 53 MINUTES 22 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 87 DEGREES 53 MINUTES 22 SECONDS EAST A DISTANCE OF 1323.51 FEET TO THE POINT OF BEGINNING, CONTAINING 32.47 ACRES MORE OR LESS BEING SUBJECT TO ALL THAT PORTION BEING USED FOR PUBLIC ROAD PURPOSES.

RECORDER'S USE ONLY

1" = 400'
GRAPHIC SCALE
0 200 400 800

Legend

- #5 REBAR SET
- IRON PIN/PIPE FOUND
- ◆ MAG SPIKE SET
- POB POINT OF BEGINNING
- (M) DISTANCE MEASURED THIS SURVEY
- (FR) DISTANCE PER PLAT RECORD
- (DR) DISTANCE PER DEED RECORD
- X— FENCE

PLAT OF SURVEY
SEC. 23 & 24, T2N, R3W
4TH PM, SCHUYLER COUNTY,
ILLINOIS

NO.	DATE	REVISION DESCRIPTION	BY

FOUR POINTS LAND SURVEYING
& ENGINEERING, INC.
17 NORTHPORT PLAZA
HANNIBAL, MO. 63401
573-406-5533
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-006044

BOUNDARY SURVEY
PREPARED FOR:
JOE SULLIVAN

DRAWN	CHECKED
FWS	NDE
DRAWING NAME 240138	
PROJECT NO. 24-0138	
SHEET NO. 1 OF 1	

SURVEYOR'S NOTES:

- THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.
- BASIS OF BEARINGS IS BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED FOR THE COUNTY OF SCHUYLER, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17169C0200D, DATED AUGUST 5, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- THE FIELD WORK WAS COMPLETED AUGUST 2024

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING AUGUST 2024, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

Norman D. Ellerbrock 8/29/2024
NORMAN D. ELLERBROCK
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159
LICENSE EXPIRES NOVEMBER 30, 2024
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-006044

