

0' 100' 100'

SCALE: 1" = 100'

**LEGEND**

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

⊕ FOUND IRON ROD

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

**BOUNDARY SURVEY**

COMPLETE BOUNDARY SURVEY OF TWO (2) TRACTS OF LAND BEING PARTS OF THE NORTHEAST QUARTER OF SECTION 19  
AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 2 WEST  
OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS

**LAND DESCRIPTION (SOUTH TRACT):**

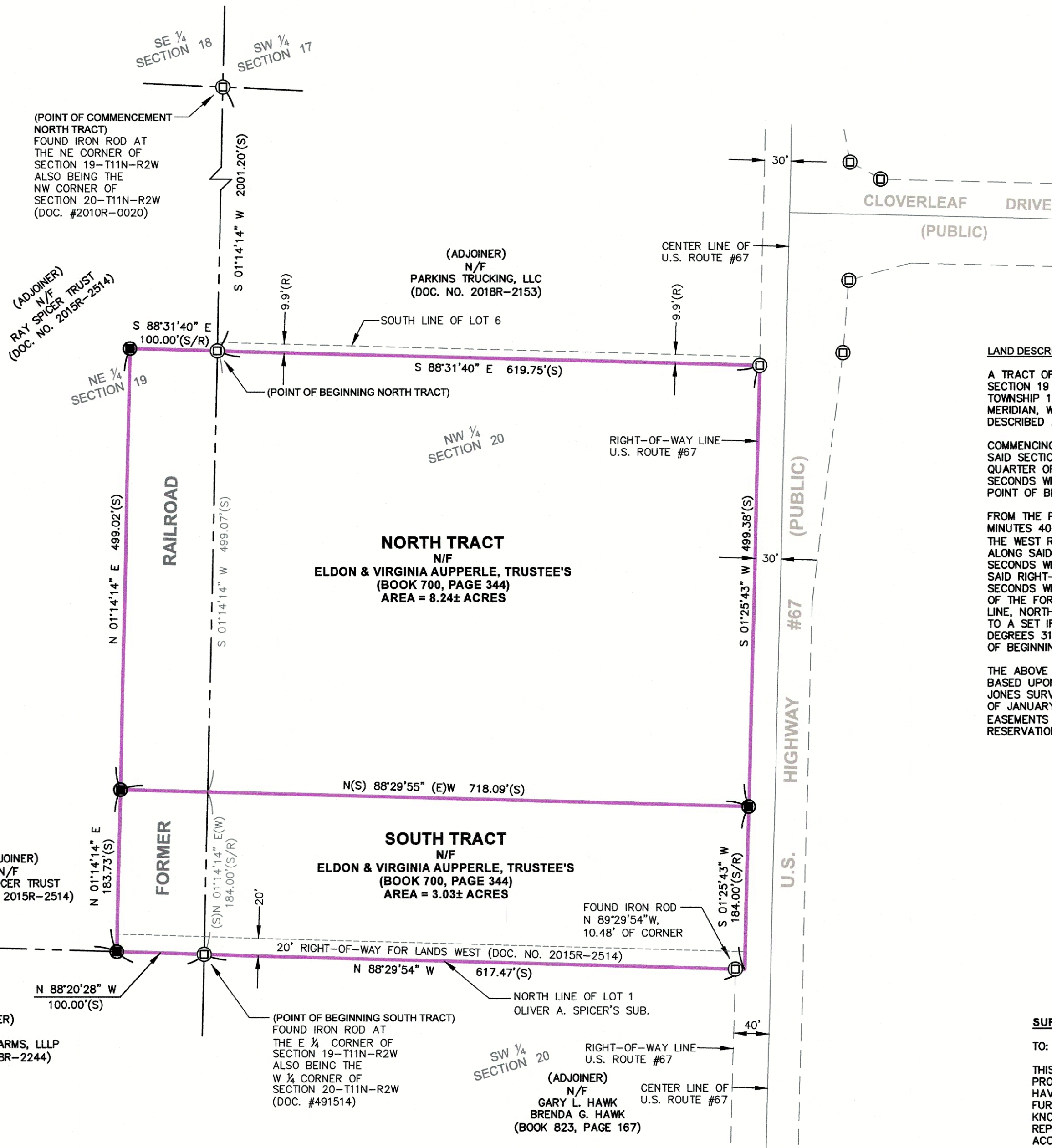
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, NORTH 88 DEGREES 20 MINUTES 28 SECONDS WEST, 100.00 FEET TO A SET IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF THE FORMER RAILROAD; THENCE LEAVING SAID SOUTH LINE, ALONG SAID WEST LINE, NORTH 01 DEGREES 14 MINUTES 14 SECONDS EAST, 183.73 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF SAID FORMER RAILROAD, SOUTH 88 DEGREES 29 MINUTES 55 SECONDS EAST, 718.09 FEET TO A SET IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE #67 (PUBLIC); THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 25 MINUTES 43 SECONDS WEST, 184.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF LOT 1 OF OLIVER A. SPICER'S SUBDIVISION, NORTH 88 DEGREES 29 MINUTES 54 SECONDS WEST, 617.47 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 3.03± ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 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.
- TOTAL AREA: NORTH TRACT = 8.24± ACRES  
SOUTH TRACT = 3.03± ACRES
- FIELD WORK COMPLETED JANUARY, 2023.
- 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 TRUSTEES DEED TO ELDON AND VIRGINIA AUPPERLE, RECORDED IN BOOK 700, PAGE 344 IN THE WARREN COUNTY, ILLINOIS RECORDER'S OFFICE.



**LAND DESCRIPTION (NORTH TRACT):**

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, SOUTH 01 DEGREES 14 MINUTES 14 SECONDS WEST, 2001.20 FEET TO A FOUND IRON ROD BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 31 MINUTES 40 SECONDS EAST, 619.75 FEET TO A FOUND IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE #67 (PUBLIC); THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 25 MINUTES 43 SECONDS WEST, 499.38 FEET TO A SET IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 88 DEGREES 29 MINUTES 55 SECONDS WEST, 718.09 FEET TO A SET IRON ROD ON THE WEST LINE OF THE FORMER RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 14 MINUTES 14 SECONDS EAST, 499.02 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 31 MINUTES 40 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 8.24± ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JANUARY, 2023 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: DALE AUPPERLE

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: 2023-267M

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

DATED: DECEMBER 27, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024



**BOUNDARY SURVEY**

DALE AUPPERLE  
1401 KOESTER DRIVE  
FORSYTH, ILLINOIS 62535

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CHECKED BY: RPJ/CTF  
DATE: 12/27/2023  
Job Number: 2023-267M  
Sheet Number: 1 OF 1