



TOTAL AREA
220.973 ACRES
MORE OR LESS

P.L.N. 09-33-200-002
P.L.N. 09-34-100-005
P.L.N. 09-34-100-013

1540E STREET
PRINCETON IL 61356
PLAT OF SURVEY

TRACT NO. 1
Part of the Northeast Quarter (NE 1/4) of Section 33 & part of the Northwest Quarter (NW 1/4) of Section 34, all in Township 17 North (T17N), Range 8 East (R8E) of the Fourth Principal Meridian (4th PM), Bureau County, Illinois, bounded and described as follows, to wit:

Beginning at the Northwest corner of said Northwest Quarter (NW 1/4) of Section 34; thence South 89 Degrees 07 Minutes 05 Seconds East, along the North line thereof, a distance of 138.54 feet; thence South 00 Degrees 33 Minutes 27 Seconds East, a distance of 1,312.51 feet; thence South 07 Degrees 29 Minutes 19 Seconds West, a distance of 144.87 feet; thence South 00 Degrees 19 Minutes 18 Seconds East, a distance of 704.03 feet; thence South 29 Degrees 56 Minutes 09 Seconds West, a distance of 210.83 feet; thence South 16 Degrees 27 Minutes 33 Seconds West, a distance of 200.05 feet; thence South 42 Degrees 54 Minutes 50 Seconds West, a distance of 134.34 feet to the South line of said Northeast Quarter (NE 1/4) of Section 33; thence North 89 Degrees 05 Minutes 35 Seconds East, along said South line, a distance of 621.00 feet to the historically fenced & occupied West line of the East 46-2/3 Rods of said Northeast Quarter (NE 1/4) of Section 33; thence North 00 Degrees 26 Minutes 16 Seconds West, along said West line, a distance of 2,638.06 feet to the North line of said Northeast Quarter (NE 1/4) of Section 33; thence South 89 Degrees 02 Minutes 43 Seconds East, along said North line, a distance of 758.18 feet to the Point of Beginning;

Containing 52.497 acres, more or less.
Together With the Ingress & Egress Easement described below.

TRACT NO. 2
Part of the Northeast Quarter (NE 1/4) of Section 33 & part of the West Half (W 1/2) of Section 34, all in Township 17 North (T17N), Range 8 East (R8E) of the Fourth Principal Meridian (4th PM), Bureau County, Illinois, bounded and described as follows, to wit:

Beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section 34; thence South 00 Degrees 37 Minutes 58 Seconds East, along the West line thereof, a distance of 755.50 feet (47 Rods Platted); thence South 89 Degrees 02 Minutes 54 Seconds East, a distance of 280.94 feet (17 Rods-4 inches Platted); thence North 00 Degrees 37 Minutes 58 Seconds West, a distance of 474.89 feet to a point platted as being 17 Rods South of the North line of said Southwest Quarter (SW 1/4) of Section 34; thence South 89 Degrees 02 Minutes 34 Seconds East, a distance of 439.39 feet to the Centerline of West Bureau Creek; thence North 03 Degrees 39 Minutes 49 Seconds West, along said Centerline, a distance of 124.32 feet; thence North 13 Degrees 12 Minutes 29 Seconds East, along said Centerline, a distance of 111.74 feet; thence North 25 Degrees 54 Minutes 58 Seconds East, along said Centerline, a distance of 52.27 feet to the South line of the Northeast Quarter (NE 1/4) of said Section 34; thence South 89 Degrees 02 Minutes 34 Seconds East, along said South line, a distance of 1,525.14 feet to the Centerline of 1540E Street; thence Northwesterly, along said Centerline, being an arc of a curve concave Northwesterly, having a radius of 684.97 feet and whose chord bears North 30 Degrees 38 Minutes 02 Seconds East, an arc distance of 280.54 feet; thence North 18 Degrees 54 Minutes 02 Seconds East, along said Centerline, a distance of 368.96 feet; thence Northwesterly, along said Centerline, being an arc of a curve concave Westerly, having a radius of 5,297.03 feet and whose chord bears North 17 Degrees 46 Minutes 18 Seconds East, an arc distance of 208.77 feet; thence North 16 Degrees 38 Minutes 33 Seconds East, along said Centerline, a distance of 626.23 feet to the Easterly extension of the South line of West Bureau Cemetery, according to the Plat thereof recorded in Book 474 at page 245 in the Office of the Bureau County Recorder; thence North 89 Degrees 07 Minutes 05 Seconds West, along said South line, and the Easterly extension thereof, a distance of 338.85 feet to the Southwest corner thereof; thence North 07 Degrees 19 Minutes 38 Seconds East, along the West line of said Cemetery, a distance of 296.78 feet (4.42 Chains Platted); thence South 89 Degrees 07 Minutes 08 Seconds East, along the North line of said Cemetery, a distance of 118.80 feet (1.8 Chains Platted); thence South 00 Degrees 42 Minutes 35 Seconds East, along said North line, a distance of 41.30 feet (62 Links Platted); thence South 89 Degrees 07 Minutes 05 Seconds East, along said North line, and the Easterly extension thereof, a distance of 259.93 feet to said Centerline of 1540E Street; thence Northwesterly, along said Centerline, being an arc of a curve concave Easterly, having a radius of 4,346.05 feet and whose chord bears North 22 Degrees 00 Minutes 28 Seconds East, an arc distance of 508.49 feet; thence North 25 Degrees 21 Minutes 58 Seconds East, along said Centerline, a distance of 565.92 feet to the North line of said Section 34; thence North 89 Degrees 07 Minutes 05 Seconds West, along said North line, a distance of 490.50 feet to the Northeast corner of the Right-of-Way parcel taken for County Highway No. 9 - Backbone Road; thence South 00 Degrees 52 Minutes 55 Seconds West, along the East line thereof, a distance of 55.00 feet; thence North 89 Degrees 07 Minutes 05 Seconds West, along the South line of said parcel, a distance of 400.00 feet; thence North 00 Degrees 52 Minutes 55 Seconds East, along the West line of said parcel, a distance of 55.00 feet to said North line of Section 34; thence North 89 Degrees 07 Minutes 05 Seconds West, a distance of 2,305.52 feet; thence South 00 Degrees 33 Minutes 27 Seconds East, a distance of 1,312.51 feet; thence South 07 Degrees 29 Minutes 19 Seconds West, a distance of 144.87 feet; thence South 00 Degrees 19 Minutes 18 Seconds East, a distance of 704.03 feet; thence South 16 Degrees 27 Minutes 33 Seconds West, a distance of 200.05 feet; thence South 42 Degrees 54 Minutes 50 Seconds West, a distance of 134.34 feet to the South line of said Northeast Quarter (NE 1/4) of Section 33; thence South 89 Degrees 05 Minutes 35 Seconds East, along said South line, a distance of 146.14 feet to the Point of Beginning;

Containing 168.476 acres, more or less.
Subject To the Ingress & Egress Easement described below.

INGRESS & EGRESS EASEMENT
An Easement for the purpose of ingress & egress, over, across and through a part of the Northwest Quarter (NW 1/4) of Section 34 in Township 17 North (T17N), Range 8 East (R8E) of the Fourth Principal Meridian (4th PM), Bureau County, Illinois, bounded and described as follows to wit:

Commencing at the Northwest corner of said Northwest Quarter (NW 1/4) of Section 34; thence South 89 Degrees 07 Minutes 05 Seconds East, along the North line thereof, a distance of 138.54 feet to the Point of Beginning of the hereinafter described parcel; thence South 00 Degrees 33 Minutes 27 Seconds East, along the West line of the subservient tract, a distance of 75.02 feet; thence South 89 Degrees 07 Minutes 05 Seconds East, a distance of 32.01 feet; thence North 00 Degrees 33 Minutes 27 Seconds West, a distance of 75.02 feet to the North line of said Northwest Quarter (NW 1/4) of Section 34; thence North 89 Degrees 07 Minutes 05 Seconds West, along said North line, a distance of 32.01 feet to the Point of Beginning;

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Scott Cobane of Rock Falls, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 4th day of December, 2024 C.E.
William E. Holt
Illinois Professional Land Surveyor
License Renewed November 30, 2026 C.E.



EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S00°33'27"E	75.02'
L2	S89°07'05"E	32.01'
L3	N00°33'27"W	75.02'
L4	N89°07'05"W	32.01'

LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- STONE FOUND
- SET IRON PIN W/CAP
- CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY
PRINCETON, ILLINOIS 61356
PHONE (815) 772-7178

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 181-004159, EXPIRES 04-30-2025

DESIGNED BY: T.M. W. COMPLETE, JOB NO. 2024263, DRAWN BY: WEH
CHECKED BY: J.M.W. CFW, DATE: 12-02-24, SCALE: 1"=200'

BOOK NO.: 272-77, PLAT NO.: 2024263, DRAWING NO.: 202432, SHEET NO.: 04 DEC 24

REVISION DATES: 2024263, CHECKED BY: J.M.W.

PROJECT: **FARM PARCEL SURVEY**
TITLE: **JOYCE WINCH TRUST**

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