

PLAT OF SURVEY

A TRACT BEING PART OF THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS

SURVEYORS NOTES:
1) 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.

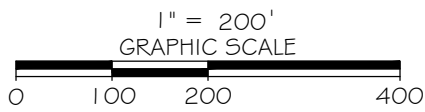
2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

3) BASIS OF BEARINGS IS BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

4) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS IDENTIFIED FOR THE COUNTY OF ADAMS, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17001C0225D, DATED JUNE 2, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

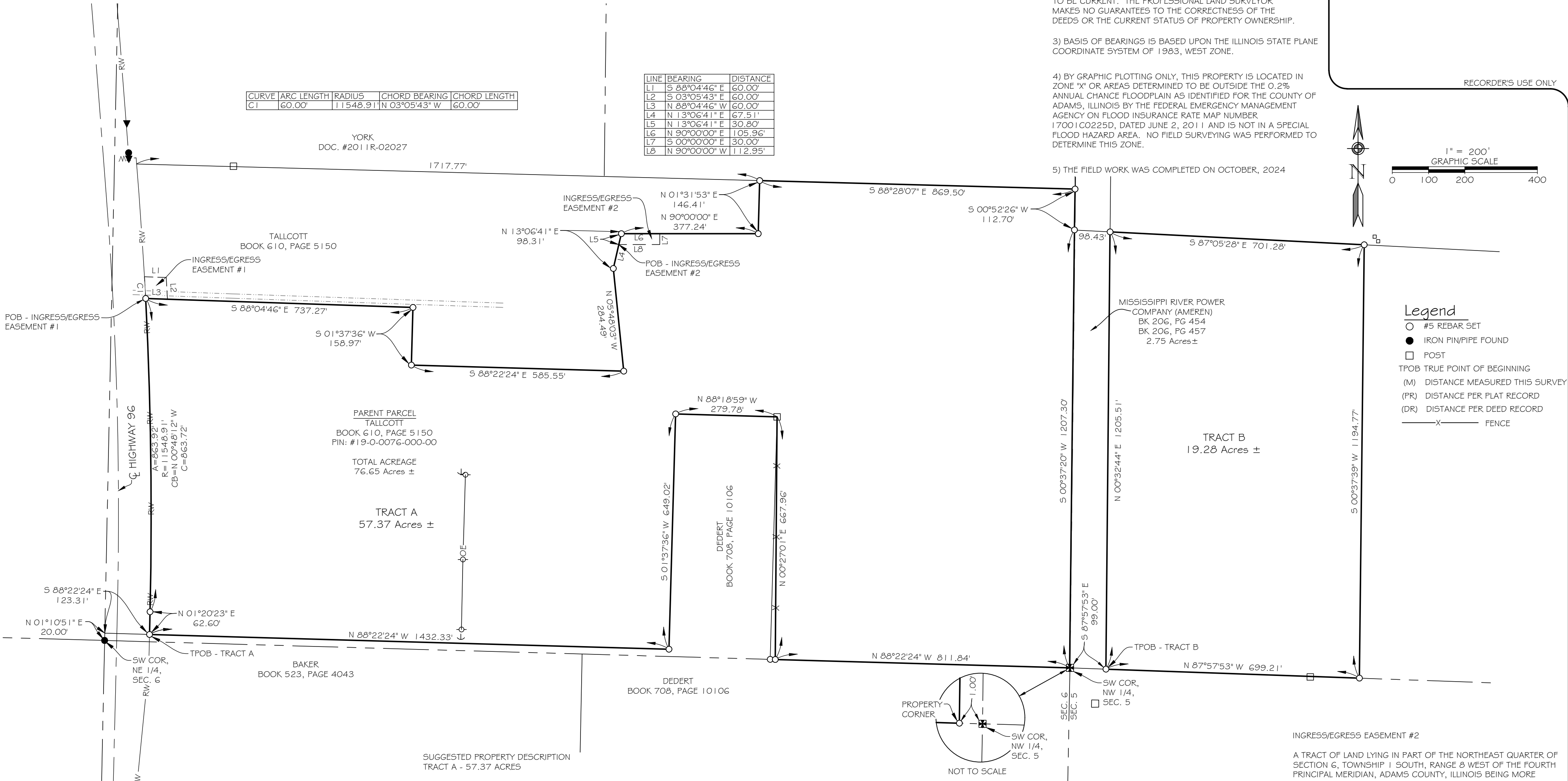
5) THE FIELD WORK WAS COMPLETED ON OCTOBER, 2024

RECORDER'S USE ONLY



Legend

- #5 REBAR SET
- IRON PIN/PIPE FOUND
- POST
- TPOB TRUE POINT OF BEGINNING
- (M) DISTANCE MEASURED THIS SURVEY
- (PR) DISTANCE PER PLAT RECORD
- (DR) DISTANCE PER DEED RECORD
- X— FENCE



SUGGESTED PROPERTY DESCRIPTION
TRACT B - 19.28 ACRES

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 57 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 99.00 FEET TO A #5 REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 32 MINUTES 44 SECONDS EAST A DISTANCE OF 1205.51 FEET TO A #5 REBAR SET; THENCE SOUTH 87 DEGREES 05 MINUTES 28 SECONDS EAST A DISTANCE OF 701.28 FEET TO A #5 REBAR SET; THENCE SOUTH 00 DEGREES 37 MINUTES 39 SECONDS WEST A DISTANCE OF 1194.77 FEET TO A #5 REBAR SET ON SAID SOUTH LINE; THENCE NORTH 87 DEGREES 57 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 699.21 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 19.28 ACRES MORE OR LESS.

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING OCTOBER 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
NORMAN D. ELLERBROCK
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159
LICENSE EXPIRES NOVEMBER 30, 2024
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044



SUGGESTED PROPERTY DESCRIPTION
TRACT A - 57.37 ACRES

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 123.31 FEET TO A #5 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 96 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 20 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 62.60 FEET TO A #5 REBAR SET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 863.92 FEET, A RADIUS OF 11548.91 FEET, A CHORD BEARING OF NORTH 00 DEGREES 48 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF 863.72 FEET TO A #5 REBAR SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 88 DEGREES 04 MINUTES 46 SECONDS EAST A DISTANCE OF 737.27 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 158.97 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 585.55 FEET TO A #5 REBAR SET; THENCE NORTH 05 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 284.49 FEET TO A #5 REBAR SET; THENCE NORTH 13 DEGREES 06 MINUTES 41 SECONDS EAST A DISTANCE OF 98.31 FEET TO A #5 REBAR SET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 377.24 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 146.41 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 28 MINUTES 07 SECONDS EAST A DISTANCE OF 869.50 FEET TO A #5 REBAR SET; THENCE SOUTH 00 DEGREES 52 MINUTES 26 SECONDS WEST A DISTANCE OF 112.70 FEET TO A #5 REBAR SET; THENCE SOUTH 00 DEGREES 37 MINUTES 20 SECONDS WEST A DISTANCE OF 1207.30 FEET TO A #5 REBAR ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 22 MINUTES 24 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 811.84 FEET TO A #5 REBAR SET; THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 27 MINUTES 01 SECONDS EAST A DISTANCE OF 667.96 FEET TO A POST; THENCE NORTH 88 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 279.78 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 649.02 FEET TO A #5 REBAR SET; THENCE NORTH 88 DEGREES 22 MINUTES 24 SECONDS WEST A DISTANCE OF 1432.33 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 57.37 ACRES MORE OR LESS.

INGRESS/EGRESS EASEMENT #1

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 123.31 FEET TO A #5 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 96; THENCE NORTH 01 DEGREES 20 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 62.60 FEET TO A #5 REBAR SET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 863.92 FEET, A RADIUS OF 11548.91 FEET, A CHORD BEARING OF NORTH 00 DEGREES 48 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF 863.72 FEET TO A #5 REBAR SET AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 60.00 FEET, A RADIUS OF 11548.91 FEET, A CHORD BEARING OF NORTH 03 DEGREES 05 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 60.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 88 DEGREES 04 MINUTES 46 SECONDS EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 43 SECONDS EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 46 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.08 ACRES MORE OR LESS.

INGRESS/EGRESS EASEMENT #2

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 123.31 FEET TO A #5 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 96; THENCE NORTH 01 DEGREES 20 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 62.60 FEET TO A #5 REBAR SET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 863.92 FEET, A RADIUS OF 11548.91 FEET, A CHORD BEARING OF NORTH 00 DEGREES 48 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF 863.72 FEET TO A #5 REBAR SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 88 DEGREES 04 MINUTES 46 SECONDS EAST A DISTANCE OF 737.27 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 158.97 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 22 MINUTES 24 SECONDS EAST A DISTANCE OF 585.55 FEET TO A #5 REBAR SET; THENCE NORTH 05 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 284.49 FEET TO A #5 REBAR SET; THENCE NORTH 13 DEGREES 06 MINUTES 41 SECONDS EAST A DISTANCE OF 98.31 FEET TO A #5 REBAR SET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 377.24 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 146.41 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 28 MINUTES 07 SECONDS EAST A DISTANCE OF 869.50 FEET TO A #5 REBAR SET; THENCE SOUTH 00 DEGREES 52 MINUTES 26 SECONDS WEST A DISTANCE OF 112.70 FEET TO A #5 REBAR SET; THENCE SOUTH 00 DEGREES 37 MINUTES 20 SECONDS WEST A DISTANCE OF 1207.30 FEET TO A #5 REBAR SET; THENCE NORTH 88 DEGREES 22 MINUTES 24 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 811.84 FEET TO A #5 REBAR SET; THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 27 MINUTES 01 SECONDS EAST A DISTANCE OF 667.96 FEET TO A POST; THENCE NORTH 88 DEGREES 18 MINUTES 59 SECONDS WEST A DISTANCE OF 279.78 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 649.02 FEET TO A #5 REBAR SET; THENCE NORTH 88 DEGREES 22 MINUTES 24 SECONDS WEST A DISTANCE OF 1432.33 FEET TO THE POINT OF BEGINNING, CONTAINING 57.37 ACRES MORE OR LESS.

PLAT OF SURVEY
SEC. 5 & 6, T1S, R8W
4TH PM, ADAMS 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:	JAMES TALLCOTT
DRAWN FWS	CHECKED INDE	
DRAWING NAME 230247a		
PROJECT NO. 23-0247		
SHEET NO. 1 OF 1		

PLAT OF SURVEY

A TRACT BEING PART OF THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS

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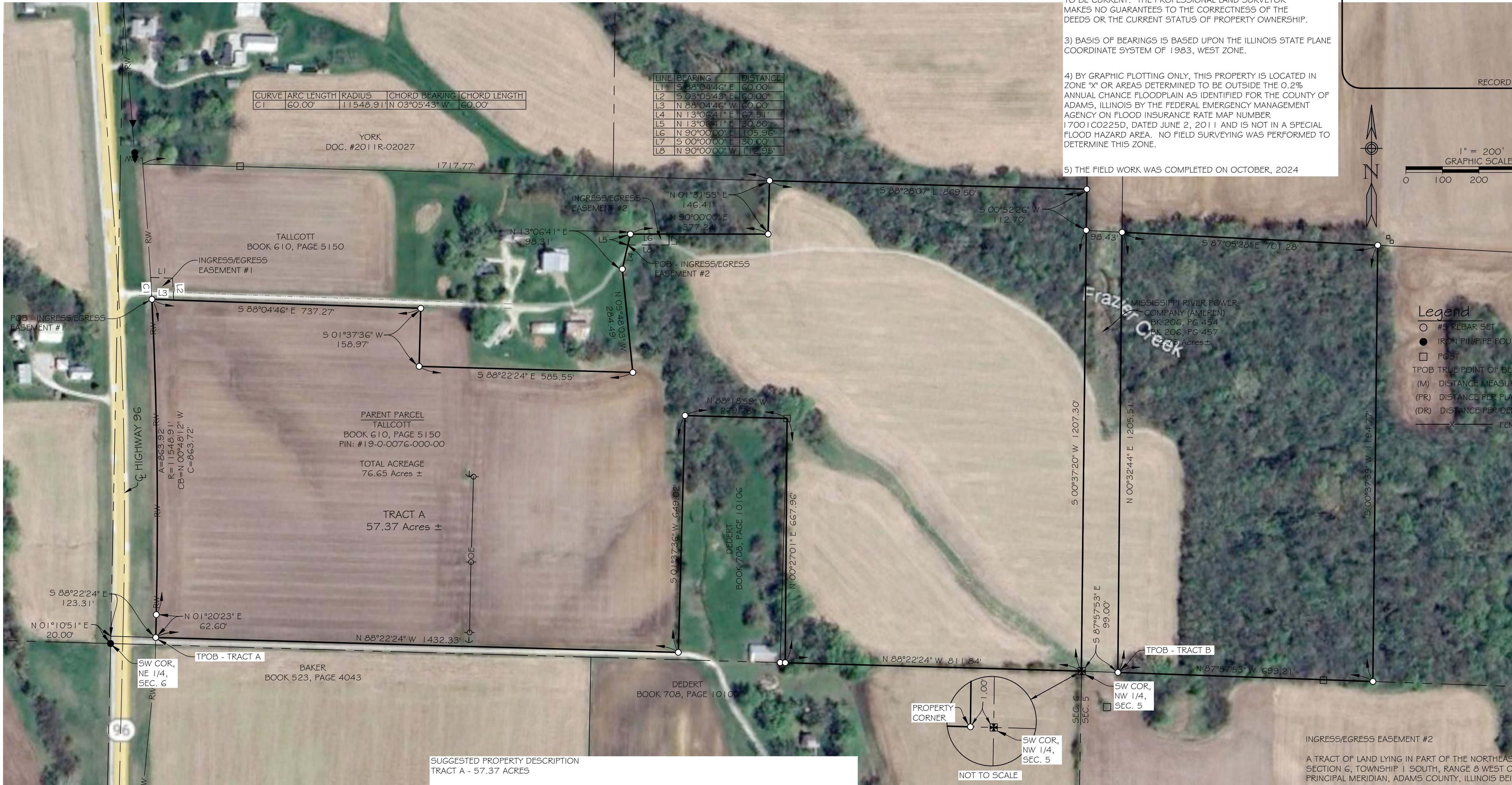
5) THE FIELD WORK WAS COMPLETED ON OCTOBER, 2024

RECORDER'S USE ONLY

1" = 200'
GRAPHIC SCALE
0 100 200 400

Legend

- #5 REBAR SET
- IRON PIN/PIPE FOUND
- POST
- TPOB TRUE POINT OF BEGINNING
- (M) DISTANCE MEASURED THIS SURVEY
- (R) DISTANCE PER PLAT RECORD
- (DR) DISTANCE PER DEED RECORD
- X— FENCE



SUGGESTED PROPERTY DESCRIPTION
TRACT B - 19.28 ACRES

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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



SUGGESTED PROPERTY DESCRIPTION
TRACT A - 57.37 ACRES

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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PLAT OF SURVEY
SEC. 5 & 6, T1S, R8W
4TH PM, ADAMS 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:
	JAMES TALLCOTT
DRAWN FWS	CHECKED NDE
DRAWING NAME 230247a	
PROJECT NO. 23-0247	
SHEET NO. 1 OF 1	