

**TRACT "B"**  
**AREA=31.62 ACRES±**

**LEGEND**

- BOUNDARY OF SURVEY
- EXISTING PROPERTY LINE
- SECTION LINE
- INGRESS/EGRESS EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE PER P.B. 7, PG. 102-105
- SECTION CORNER
- IRON MONUMENT FOUND
- PLAT OR DEED DIMENSION
- POINT OF BEGINNING
- NOT TO SCALE
- INGRESS-EGRESS EASEMENT

**GENERAL NOTES:**

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE 1202.

**PROPERTY BEING SUBDIVIDED IS PART OF PIN 03-03-300-003 & PIN 03-03-400-001.**

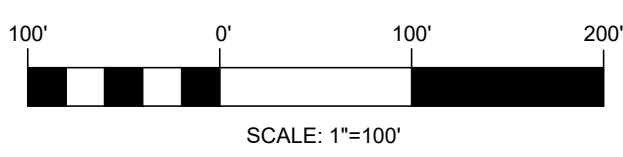
**INGRESS/EGRESS EASEMENT IS PART OF PIN 03-03-300-003, 03-03-100-007 & PIN 03-03-400-001.**

AREA SURVEYED = 31.62 ACRES±.

ON MAY 18, 2023, THIS PARCEL IS KNOWN TO BE ZONED I-2.

THE INGRESS-EGRESS EASEMENT IS FOR THE BENEFIT OF TRACT "B" AND PROVIDES ACCESS TO THE PUBLIC ROAD RIGHT OF WAY OF TOWNSHIP ROAD 220N.

IT IS NOT INTENDED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF PEORIA )

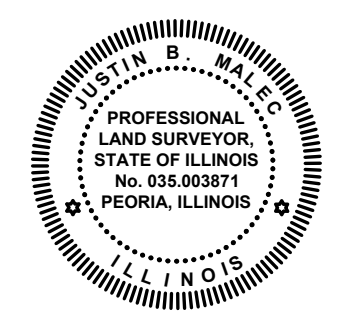
WE, THE AUSTIN ENGINEERING CO. INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION THREE (3), A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION THREE (3) AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION (3), ALL BEING IN TOWNSHIP THIRTEEN (13) NORTH, RANGE TEN (10) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE-HUNDRED (100) FEET.

WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 18TH DAY OF MAY, 2023.

AUSTIN ENGINEERING CO., INC.

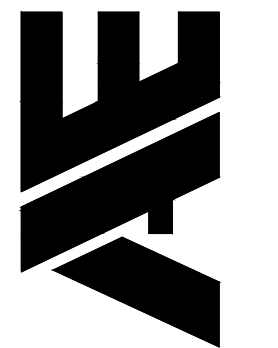
BY: \_\_\_\_\_  
 JUSTIN B. MALEC  
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871  
 AUSTIN ENGINEERING COMPANY, INC. (309)691-0224  
 311 SW WATER ST, STE 215, PEORIA, IL 61602-4108  
 jmalec@austinengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2024

**FRACTIONAL SE 1/4,  
 SEC. 3, T13N, R10E, 4TH P.M.**

**AUSTIN ENGINEERING CO., INC.**  
 Consulting Engineers / Surveyors  
 311 SW Water St., Suite 215  
 Peoria, Illinois 61602  
 License No. 184-001143



**PLAT OF SURVEY**

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION THREE (3), A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION THREE (3) AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION (3), ALL BEING IN TOWNSHIP THIRTEEN (13) NORTH, RANGE TEN (10) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS FOR: EMERALD POLYMER HENRY, IL

**PLAT OF SURVEY**

PROJECT NO	40-22-023
DATE	05/18/2023
SURVEYED	CHECKED
BRC/CJL	JAB MARSHALL CO.
DRAWN	APPROVED
JBM	JBM

SHEET  
**1 OF 1**