



A tract of land being part of the Southwest Quarter of Section 32 and part of U.S. Survey 580, Claims 544, 545 and 546, all in Township 4 North, Range 9 West, of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 00 degrees 01 minutes 55 seconds West on the east line of said Southwest Quarter, 602.58 feet to the southeasterly right of way line of the Norfolk Southern Railroad and the Point of Beginning.

From said Point of Beginning; thence continuing South 00 degrees 01 minutes 55 seconds West on said east line, a distance of 1,470.38 feet to the northeast corner of a tract of land described in Warranty Deed to the Chouteau Nameoki and Venice Drainage and Levee District as recorded in Book 240, Page 208 of the Madison County, Illinois Recorder's Office records; thence South 53 degrees 27 minutes 23 seconds West on the northwesterly line of said Levee District tract, 88.49 feet to the north line of a tract of land described in Warranty Deed to the East Side Levee and Sanitary District as recorded in Book 378, Page 249 of said Recorder's Office records; thence North 80 degrees 42 minutes 12 seconds West on said north line, 174.93 feet; thence North 07 degrees 38 minutes 32 seconds East, 264.19 feet; thence North 04 degrees 56 minutes 37 seconds West, 249.18 feet; thence South 90 degrees 00 minutes 00 seconds West, 269.51 feet to the southeasterly right of way line of Norfolk Southern Railroad; thence North 26 degrees 56 minutes 17 seconds East on said southeasterly right of way line, a distance of 1,104.56 feet to the Point of Beginning.

Containing 362,411 square feet or 8.3198 acres, more or less.

- Notes:
1. Basis of bearing is Illinois State Plane Coordinate System West Zone NAD 83.
 2. Field survey completed April 16, 2024.
 3. All dimensions are measured values unless noted otherwise.
 4. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, right-of-way, building lines, utilities and other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained.
 5. The original of this drawing is on file at the office of Juneau Associates, Inc., P.C. Any modifications to this drawing shall release said Juneau Associates, Inc., P.C., the Engineer, and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications.

N/F
 Leonard W. & Anni Schaefer
 PID: 18-1-14-32-00-000-018
 (Bk. 2193, Pg. 165)
 1455 Schaefer Road
 Granite City, IL 62040
 Area: 362,411 S.F. / 8.3198 Ac.±

- LEGEND**
- Found Iron Pin/Pipe
 - Found Concrete Monument
 - ⊠ Found ROW Monument
 - ⊙ Found Crimp Top
 - Found Stone
 - Set Rerod
 - Set Magnail
 - (xxxx') Record Distance
 - Property Line
 - - - Existing Right of Way
 - Section Line
 - - - Easement Line



I, the undersigned Illinois Professional Land Surveyor, do hereby declare, that to the best of my information, knowledge and belief, the above plat is a representation of a survey made under my direction and that it delineates the data of said survey. This Professional service conforms to the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Quentin N. Schukar
 Illinois Professional Land Surveyor #35-3989
 License Expires: 11/30/24
 Date: 5/3/2024

JUNEAU ASSOCIATES, INC., P.C.
 ENGINEERING & LAND SURVEYING
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 St. Louis, MO 63102-2007
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 Lima, IL 62532-4521

Professional Design Firm License No. 061.003389

SCALE: 1" = 60'
 DRWN. BY: K.M.W. DATE: 05-03-2024
 CHK'D: Q.N.S. DATE: 05-03-2024
 JOB NO. LS2407 DWG. NAME: LS2407-01 OF 1 SHTS

PLAT OF SURVEY
 OF PART OF THE SW 1/4 OF SECTION 32 & PART
 OF U.S. SURVEY 580, CLAIMS 544, 545 & 546, ALL
 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE
 3RD PRINCIPAL MERIDIAN
 WITHIN GRANITE CITY
 MADISON COUNTY, ILLINOIS

CLIENT: Barbara Piper
 3029 Iowa Street
 Granite City, IL 62040

