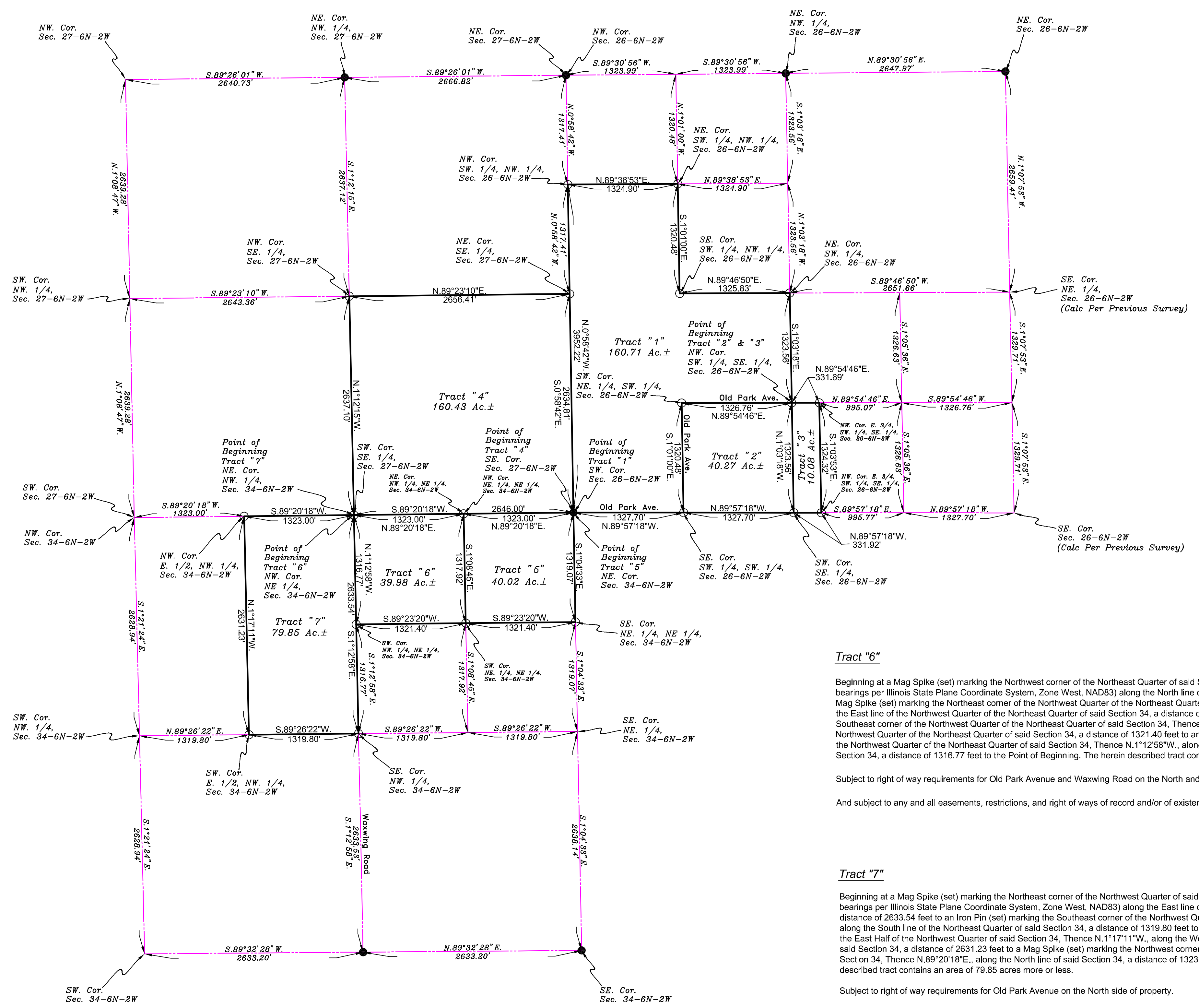


LEGEND
○ Iron Pin or Mag Spike (set)
● Iron Pin (found)



Plat of Survey

Parts of Sections 26, 27, & 34
Township 6 North, Range 2 West of the
Third Principal Meridian,
Bond County, Illinois



Tract "1"

Beginning at an Iron Pin (found) marking the Southwest corner of said Section 26, Thence N.0°58'42"W., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the West line of said Section 26, a distance of 3952.22 feet to an Iron Pin (set) marking the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 26, Thence N.89°38'53"E., along the North line of the Southwest Quarter of the Northwest Quarter of said Section 26, a distance of 1324.90 feet to an Iron Pin (set) marking the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 26, Thence S.1°01'00"E., along the East line of the Southwest Quarter of the Northwest Quarter of said Section 26, a distance of 1320.48 feet to an Iron Pin (set) marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 26, Thence N.89°46'50"E., along the North line of the South Half of said Section 26, a distance of 1325.83 feet to an Iron Pin (set) marking the Northeast corner of the Southwest Quarter of said Section 26, Thence S.1°03'18"E., along the East line of the West Half of said Section 26, a distance of 1323.56 feet to a Mag Spike (set) marking the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 26, Thence S.89°54'46"W., along the South line of the Northeast Quarter of the Southwest Quarter of said Section 26, a distance of 1326.76 feet to a Mag Spike (set) marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 26, Thence S.1°01'00"E., along the East line of the Southwest Quarter of the Southwest Quarter of said Section 26, a distance of 1320.48 feet to an Iron Pin (set) marking the Southeast corner of the Southwest Quarter of said Section 26, Thence N.89°57'18"W., along the South line of said Section 26, a distance of 1327.70 feet to the Point of Beginning. The herein described tract contains an area of 160.71 acres more or less.

Subject to right of way requirements for Old Park Avenue on the South side of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Tract "2"

Beginning at a Mag Spike (set) marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 26, Thence S.1°03'18"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the West line of the Southeast Quarter of said Section 26, a distance of 1323.56 feet to an Iron Pin (set) marking the Southwest corner of the Southeast Quarter of said Section 26, Thence N.89°57'18"W., along the South line of said Section 26, a distance of 1327.70 feet to an Iron Pin (set) marking the Southwest corner of the Southwest Quarter of said Section 26, Thence N.1°01'00"W., along the West line of the Southeast Quarter of the Southwest Quarter of said Section 26, a distance of 1320.48 feet to a Mag Spike (set) marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 26, Thence N.89°54'46"E., a distance of 1326.76 feet to the Point of Beginning. The herein described tract contains an area of 40.27 acres more or less.

Subject to right of way requirements for Old Park Avenue on the North and West sides of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Tract "3"

Beginning at a Mag Spike (set) marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 26, Thence N.89°54'46"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the South Half of the Southwest Quarter of said Section 26, a distance of 331.69 feet to a Mag Spike (set) marking the Northwest corner of the East 3/4 of the Southwest Quarter of the Southeast Quarter of said Section 26, Thence S.1°03'53"E., along the West line of the East 3/4 of the Southwest Quarter of the Southeast Quarter of said Section 26, a distance of 1324.32 feet to an Iron Pin (set) marking the Southwest corner of the East 3/4 of the Southwest Quarter of the Southeast Quarter of said Section 26, Thence N.89°57'18"W., along the South line of said Section 26, a distance of 1327.70 feet to an Iron Pin (set) marking the Southwest corner of the Southeast Quarter of said Section 26, Thence N.1°03'18"W., along the West line of the Southeast Quarter of said Section 26, a distance of 1323.56 feet to the Point of Beginning. The herein described tract contains an area of 10.08 acres more or less.

Subject to right of way requirements for Old Park Avenue on the North side of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Tract "4"

Beginning at an Iron Pin (found) marking the Southeast corner of said Section 27, Thence S.89°20'18"W., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the South line of said Section 27, a distance of 2646.00 feet to a Mag Spike (set) marking the Southwest corner of the Southeast Quarter of said Section 27, Thence N.1°12'15"W., along the West line of the Southeast Quarter of said Section 27, a distance of 2637.10 feet to an Iron Pin (set) marking the Northwest corner of the Southeast Quarter of said Section 27, Thence N.89°23'10"E., along the North line of the Southeast Quarter of said Section 27, a distance of 2656.41 feet to an Iron Pin (set) marking the Northeast corner of the Southeast Quarter of said Section 27, Thence S.0°58'42"E., along the East line of the Southeast Quarter of said Section 27, a distance of 2634.81 feet to the Point of Beginning. The herein described tract contains an area of 160.43 acres more or less.

Subject to right of way requirements for Old Park Avenue on the South side of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Tract "5"

Beginning at an Iron Pin (found) marking the Northeast corner of said Section 34, Thence S.1°04'33"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the East line of said Section 34, a distance of 1319.07 feet to an Iron Pin (set) marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 34, Thence S.89°23'20"W., along the South line of the Northeast Quarter of the Northeast Quarter of said Section 34, a distance of 1321.40 feet to an Iron Pin (set) marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 34, Thence N.1°08'45"W., along the West line of the Northeast Quarter of the Northeast Quarter of said Section 34, a distance of 1317.92 feet to a Mag Spike (set) marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 34, Thence N.89°20'18"E., along the North line of said Section 34, a distance of 1323.00 feet to the Point of Beginning. The herein described tract contains an area of 40.02 acres more or less.

Subject to right of way requirements for Old Park Avenue and Waxing Road on the North and West sides of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Tract "6"

Beginning at a Mag Spike (set) marking the Northwest corner of the Northeast Quarter of said Section 34, Thence N.89°20'18"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of said Section 34, a distance of 1323.00 feet to a Mag Spike (set) marking the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 34, Thence S.1°08'45"E., along the East line of the Northwest Quarter of the Northeast Quarter of said Section 34, a distance of 1317.92 feet to an Iron Pin (set) marking the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 34, Thence S.89°23'20"W., along the South line of the Northwest Quarter of the Northeast Quarter of said Section 34, a distance of 1321.40 feet to an Iron Pin (set) marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 34, Thence N.1°17'11"W., along the West line of the East Half of the Northwest Quarter of said Section 34, a distance of 2631.23 feet to a Mag Spike (set) marking the Northwest corner of the East Half of the Northwest Quarter of said Section 34, Thence N.89°20'18"E., along the North line of said Section 34, a distance of 1323.00 feet to the Point of Beginning. The herein described tract contains an area of 39.98 acres more or less.

Subject to right of way requirements for Old Park Avenue and Waxing Road on the North and East sides of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Tract "7"

Beginning at a Mag Spike (set) marking the Northeast corner of the Northwest Quarter of said Section 34, Thence S.1°12'58"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the East line of the Northwest Quarter of said Section 34, a distance of 2633.54 feet to an Iron Pin (set) marking the Southeast corner of the Northwest Quarter of said Section 34, Thence S.89°26'22"W., along the South line of the Northwest Quarter of said Section 34, a distance of 1319.80 feet to an Iron Pin (set) marking the Southwest corner of the East Half of the Northwest Quarter of said Section 34, Thence N.1°17'11"W., along the West line of the East Half of the Northwest Quarter of said Section 34, a distance of 2631.23 feet to a Mag Spike (set) marking the Northwest corner of the East Half of the Northwest Quarter of said Section 34, Thence N.89°20'18"E., along the North line of said Section 34, a distance of 1323.00 feet to the Point of Beginning. The herein described tract contains an area of 79.85 acres more or less.

Subject to right of way requirements for Old Park Avenue on the North side of property.
And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

Notes:
Basis of Bearings Per Illinois State Plane Coordinate System, Zone West, NAD83
Job No. : 2024-09-09 (Schaefer Trust Survey)
Subject to any and all Easements, Restrictions and Right of Ways of Record and/or of existence if any.
Reproduction or use of this plat in any manner is strictly prohibited unless written permission is obtained from Ricky R. Cox Land Surveying, unless this plat is recorded at the proper recording agency, and becomes of public record.
This plat does not guarantee title or ownership. In questions of title or ownership should arise, a title report should be obtained.

Surveyor's Certificate
I, Ricky R. Cox, an Illinois Professional Land Surveyor Number 035-3031, do hereby certify that this Plat correctly represents a survey performed by me on October 16, 2024, and the results are hereon shown to the best of my knowledge and belief and conform to the current Illinois Minimum Standards for Boundary Surveys.

Ricky R. Cox
Illinois Professional Land Surveyor #035-3031
License Expires: Nov. 30, 2024
Date: October 16, 2024

