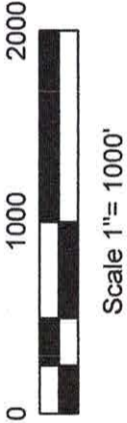
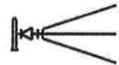
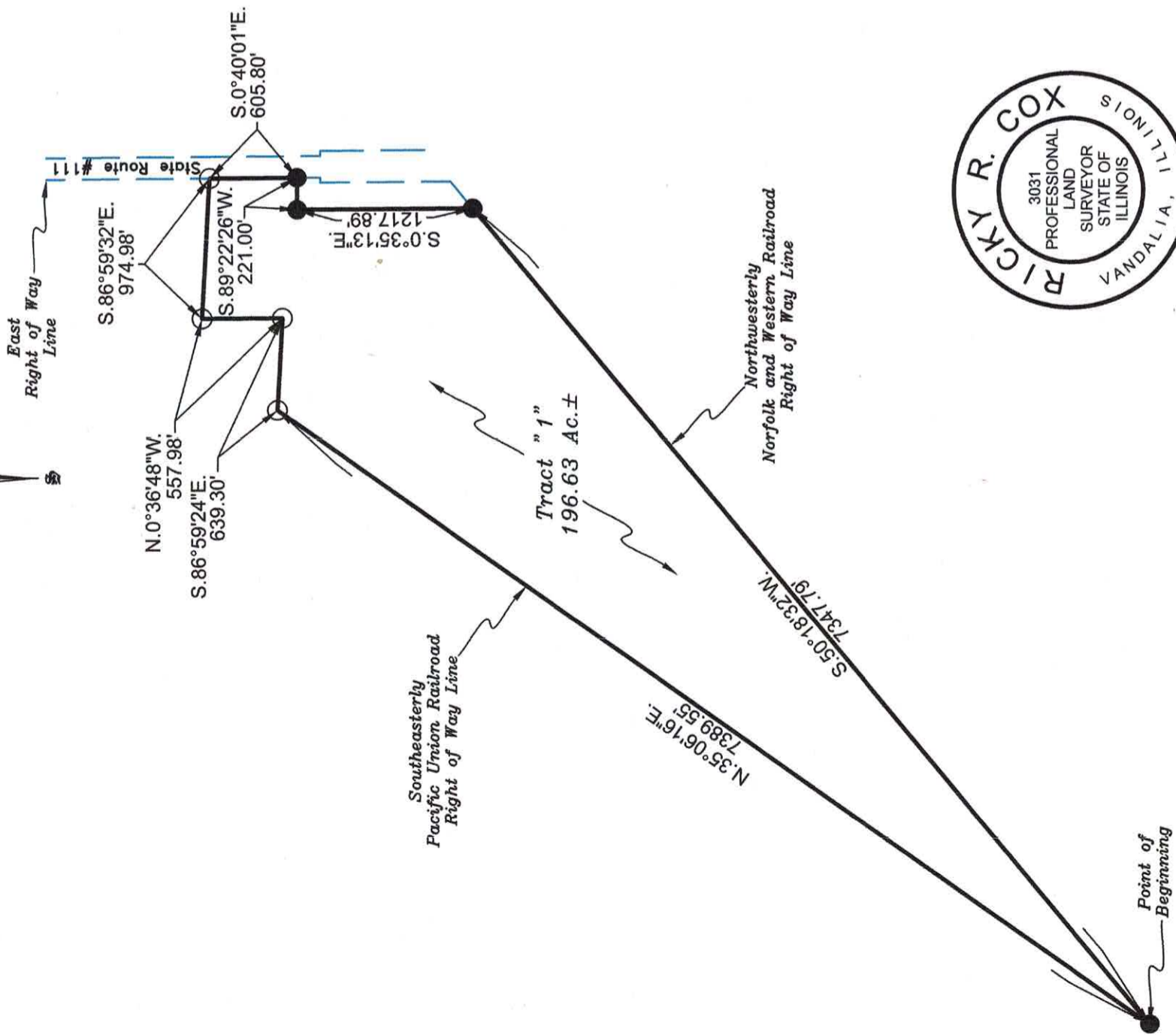


RICKY R. COX
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 1102 N. 5TH ST.
 VANDALIA, IL 62471
 (618) 283-2637



Plat of Survey

Part of the West Half of Section 23 and
 the Northwest Quarter of Section 26
 and Part of Section 27,
 Township 4 North, Range 9 West of the
 Third Principal Meridian,
 Madison County, Illinois



Beginning at an Iron Pin (found) at the intersection of the Northwesterly right of way line of the Norfolk and Western Railroad and the Southeastery right of way line of the Union Pacific Railroad, Thence N.35°06'16"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the Southeastery right of way line of the Union Pacific Railroad, a distance of 7389.55 feet to a Mag Spike (set), Thence S.86°59'24"E., a distance of 639.30 feet to an Iron Pin (set), Thence N.0°36'48"W., a distance of 557.98 feet to an Iron Pin (set), Thence S.86°59'32"E., a distance of 974.98 feet to an Iron Pin (set) on the East right of way line of State Route #111, Thence S.0°40'01"E., along the East right of way line of State Route #111, a distance of 605.80 feet to an Iron Pin (found), Thence S.89°22'26"W., a distance of 221.00 feet to an Iron Pin (found), Thence S.0°35'13"E., a distance of 1217.89 feet to an Iron Pin (found) on the Northwesterly right of way line of the Norfolk and Western Railroad, Thence S.50°18'32"W., along the Northwesterly right of way line of the Norfolk and Western Railroad, a distance of 7347.79 feet to the Point of Beginning. The herein described tract contains an area of 196.63 acres more or less.

Subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

LEGEND

- Iron Pin or Mag Spike (set)
- Iron Pin (found)

Notes:

Basis of Bearings Per Illinois State Plane Coordinate System, Zone West, NAD83

Job No. : 2024-09-10 (Schaefer Trust Tract 1 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. If 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 10, 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 14, 2024

