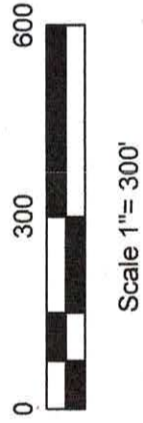


RICKY R. COX
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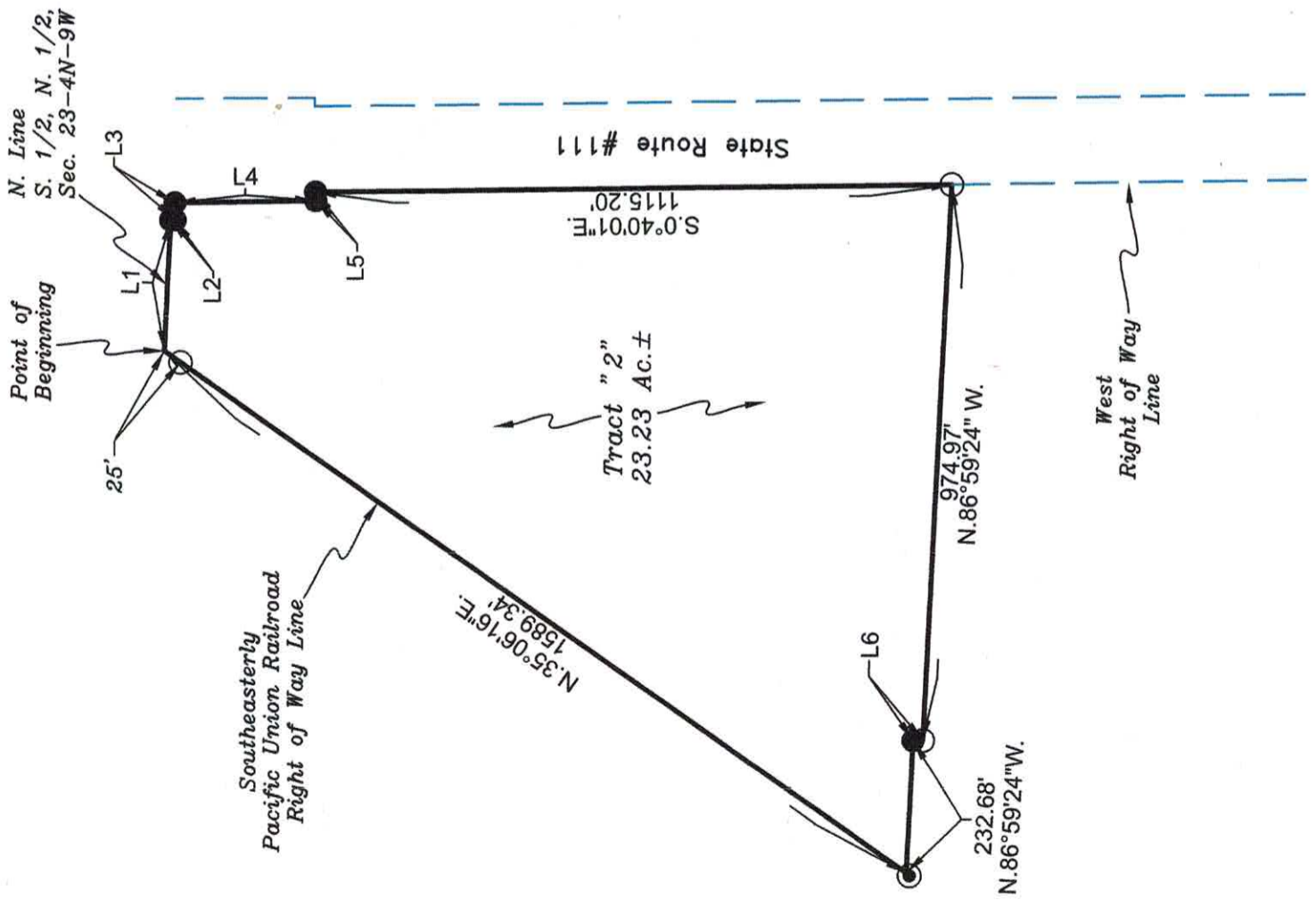
Plat of Survey

Part of Section 23,
 Township 4 North, Range 9 West of the
 Third Principal Meridian,
 Madison County, Illinois

LINE	BEARING	DISTANCE
L1	S.87°07'36"E.	230.46'
L2	S.0°37'34"E.	7.77'
L3	N.89°22'26"E.	30.00'
L4	S.0°55'05"E.	246.78'
L5	N.89°22'26"E.	15.00'
L6	N.0°36'48"W.	17.04'

Beginning at the intersection of the North line of the South Half of the North Half of said Section 23 and the Easterly right of way line of the Union Pacific Railroad, Thence S.87°07'36"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the South Half of said Section 23, a distance of 230.46 feet to an Iron Pin (found) on the West right of way line of State Route #111, the following 5 calls are along said right of way line, Thence S.0°37'34"E., a distance of 7.77 feet to an Iron Pin (found), Thence N.89°22'26"E., a distance of 30.00 feet to an Iron Pin (found), Thence S.0°55'05"E., a distance of 246.78 feet to an Iron Pin (found), Thence N.89°22'26"E., a distance of 15.00 feet to an Iron Pin (found), Thence S.0°40'01"E., a distance of 1115.20 feet to an Iron Pin (set), Thence N.86°59'24"W., a distance of 974.97 feet to an Iron Pin (set), Thence N.0°36'48"W., a distance of 17.04 feet to a Railroad Spike (found), Thence N.86°59'24"W., a distance of 232.68 feet to the Southeasterly right of way line of the Union Pacific Railroad, Thence N.35°06'16"E., along the Southeasterly right of way line of the Union Pacific Railroad, a distance of 1589.34 feet to the Point of Beginning. The herein described tract contains an area of 23.23 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 (set)
- Iron Pin or Railroad Spike (found)
- ⊙ Iron Pipe (found)

Notes:

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

Job No. : 2024-09-10 (Schaefer Trust Tract 2 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