



STATE OF ILLINOIS )  
 COUNTY OF JACKSON )  
 I, ROBERT W. EATON, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2605 DO HEREBY CERTIFY THAT DURING JUNE AND JULY, 2020, AT THE REQUEST OF PROPERTY PEDDLER, INC., FOR ANITA J. BARRETT, A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION, OF THE FOLLOWING DESCRIBED PARCELS.

DESCRIPTIONS OF RECORD  
 (FROM CHICAGO TITLE COMPANY, COMMITMENT NUMBER JAX 19-687)

PARCEL 1:  
 LOT 1 IN NEAL HUNT SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD P.M., JACKSON COUNTY, ILLINOIS, AS SHOWN BY THE RECORDED PLAT THEREOF IN BOOK 10 OF PLATS AT PAGE 83 IN THE RECORDER'S OFFICE OF JACKSON COUNTY, ILLINOIS,

EXCEPT 1/2 ALL COAL UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF SAID MINERAL ESTATE.

PARCEL 2:  
 ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD P.M., JACKSON COUNTY, ILLINOIS, LYING ON THE WEST SIDE OF THE MIDDLE OF CRAB ORCHARD CREEK AND SOUTH OF A COMMON BOUNDARY LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNER STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH ALONG THE WEST LINE OF THE SAID QUARTER QUARTER SECTION, A DISTANCE OF 449.63 FEET TO THE POINT OF BEGINNING ON SAID COMMON BOUNDARY LINE; THENCE EAST WITH A DEFLECTION ANGLE OF 90°12' ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 685.0 FEET TO A POINT ON THE WEST BANK OF CRAB ORCHARD CREEK, THE END OF SAID COMMON BOUNDARY LINE BEING A POINT IN THE CENTERLINE OF CRAB ORCHARD CREEK.

EXCEPT COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD P.M., JACKSON COUNTY, ILLINOIS, 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 100 FEET TO A POINT; THENCE EAST 150 FEET PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 100 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ONE-HALF COAL UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF SAID MINERAL ESTATE.

(CONTINUE CERTIFICATION BELOW)

SAID PARCEL 1 AND PARCEL 2 HAVING NOW BEEN SURVEYED, COMBINED AND SPLIT INTO THE FOLLOWING DESCRIBED PARCELS TO BE KNOWN AS "DUPLEX PARCEL" AND "HOUSE PARCEL".

**DUPLEX PARCEL**  
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF NEAL HUNT SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, AS SHOWN BY THE RECORDED PLAT THEREOF IN BOOK 10 OF PLATS AT PAGE 83 IN THE RECORDER'S OFFICE OF JACKSON COUNTY, ILLINOIS; THENCE N-00°23'35"-W, ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF NEAL HUNT SUBDIVISION, BEING THE POINT OF BEGINNING FOR THIS DUPLEX PARCEL DESCRIPTION: FROM SAID POINT OF BEGINNING, THENCE CONTINUING N-00°23'35"-W, ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 203.00 FEET TO A POINT; THENCE N-89°48'25"-E, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 232.00 FEET TO A POINT; THENCE S-00°23'35"-E, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 203.00 FEET TO A POINT; THENCE S-89°48'25"-W, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 232.00 FEET TO A POINT; THENCE S-89°48'25"-W, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING.

SAID DUPLEX PARCEL CONTAINING 1.08 ACRES, MORE OR LESS AND SUBJECT TO EASEMENT FOR PUBLIC ROAD (HUNT ROAD) PURPOSES, OVER AND ACROSS THE EASTERLY SIDE OF SAID DUPLEX PARCEL AS SAID ROAD NOW EXISTS, AND SUBJECT TO VARIOUS EASEMENTS OF RECORD.

**HOUSE PARCEL**  
 LOT 1 IN NEAL HUNT SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD P.M., JACKSON COUNTY, ILLINOIS, AS SHOWN BY THE RECORDED PLAT THEREOF IN BOOK 10 OF PLATS AT PAGE 83 IN THE RECORDER'S OFFICE OF JACKSON COUNTY, ILLINOIS,

AND  
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, LYING ON THE WEST SIDE OF THE MIDDLE OF CRAB ORCHARD CREEK; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFORESAID LOT 1 IN NEAL HUNT SUBDIVISION; THENCE N-00°23'35"-W, ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N-89°48'25"-E, ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 1 PROJECTED, A DISTANCE OF 232.00 FEET TO A POINT; THENCE N-00°26'35"-W, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 203.00 FEET TO A POINT; THENCE S-89°48'25"-W, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 232.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID QUARTER, QUARTER SECTION; THENCE N-00°23'35"-W, ALONG SAID WEST LINE, A DISTANCE OF 116.63 FEET TO A POINT THAT LIES 449.63 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER, QUARTER SECTION; THENCE N-89°48'25"-E, ALONG A LINE (FORMERLY KNOWN AS COMMON BOUNDARY LINE) PARALLEL WITH THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION, A DISTANCE OF 732.37 FEET TO THE CENTER OF CRAB ORCHARD CREEK, AS SHOWN ON PLAT OF SURVEY OF THE "CITY FARM" BY E.M. WEBB, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 1595, DATED 2-18-1969; THENCE SOUTHEASTERLY ALONG THE CENTER OF CRAB ORCHARD CREEK, AS PER AFORESAID E.M. WEBB SURVEY, THE NEXT 5 CENTERLINE OF CREEK CALLS: S-26°20'-E, A DISTANCE OF 97.58 FEET; THENCE S-36°24'-E, A DISTANCE OF 104.69 FEET; THENCE S-60°43'-E, A DISTANCE OF 146.45 FEET; THENCE S-72°27'-E, A DISTANCE OF 157.87 FEET; THENCE S-85°12'-E, A DISTANCE OF 263.62 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID QUARTER, QUARTER SECTION; THENCE S-00°10'06"-E, ALONG SAID EAST LINE, A DISTANCE OF 134.51 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S-89°48'25"-W, A DISTANCE OF 1375.86 FEET TO THE POINT OF BEGINNING.

SAID HOUSE PARCEL CONTAINS 9.56 ACRES, MORE OR LESS AND SUBJECT TO EASEMENT FOR PUBLIC ROAD (HUNT ROAD) PURPOSES OVER AND ACROSS THE EASTERLY SIDE OF SAID HOUSE PARCEL AS SAID ROAD NOW EXISTS, AND SUBJECT TO VARIOUS EASEMENTS OF RECORD.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, THAT THE FIELD WORK WAS COMPLETED ON JULY 6th, 2020.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND CORRECT SURVEY AND IS AS SHOWN PLATTED HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY ILLINOIS PROFESSIONAL LAND SURVEYOR'S SEAL AT CARBONDALE, ILLINOIS ON THIS 9th DAY OF JULY, 2020.

*Robert W. Eaton*  
 ROBERT W. EATON  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2605  
 (LICENSE EXPIRES 11/30/20)



- Legend**
- Iron Pin with Cap Found
  - Iron Pin or Pipe Found
  - Iron Pin with Aluminum Cap Set
  - ▲ Computed Point or Point of Record
  - \*\* See Note About Center of Creek

Sheet Title: Boundary Survey - House Parcel and Duplex Parcel  
 Project Title: For: Anita J. Barrett  
 Pre-Survey Parcel Nos. 15-23-276-006 and 15-23-276-007  
 Part of Section 23, T. 9 S., R. 1 W., Carbondale, IL

**ASATURIAN  
 EATON**  
 and Associates P.C.  
**ENGINEERING and LAND SURVEYING**  
 1440 Old West Main, P.O. Box 369, Carbondale, IL 62903

JOB NO: 3767  
 DRAWN BY: mm/re  
 DATE: 7-9-20  
 REVISIONS: