PLAT OF SURVEY

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS.

200 0 200 400
SCALE IN FEET

N

SCALE 1" = 200'

RECORDS REFERENCED:

ORIGINAL GOVERNMENT SURVEY

DEEDS AS LISTED HEREON

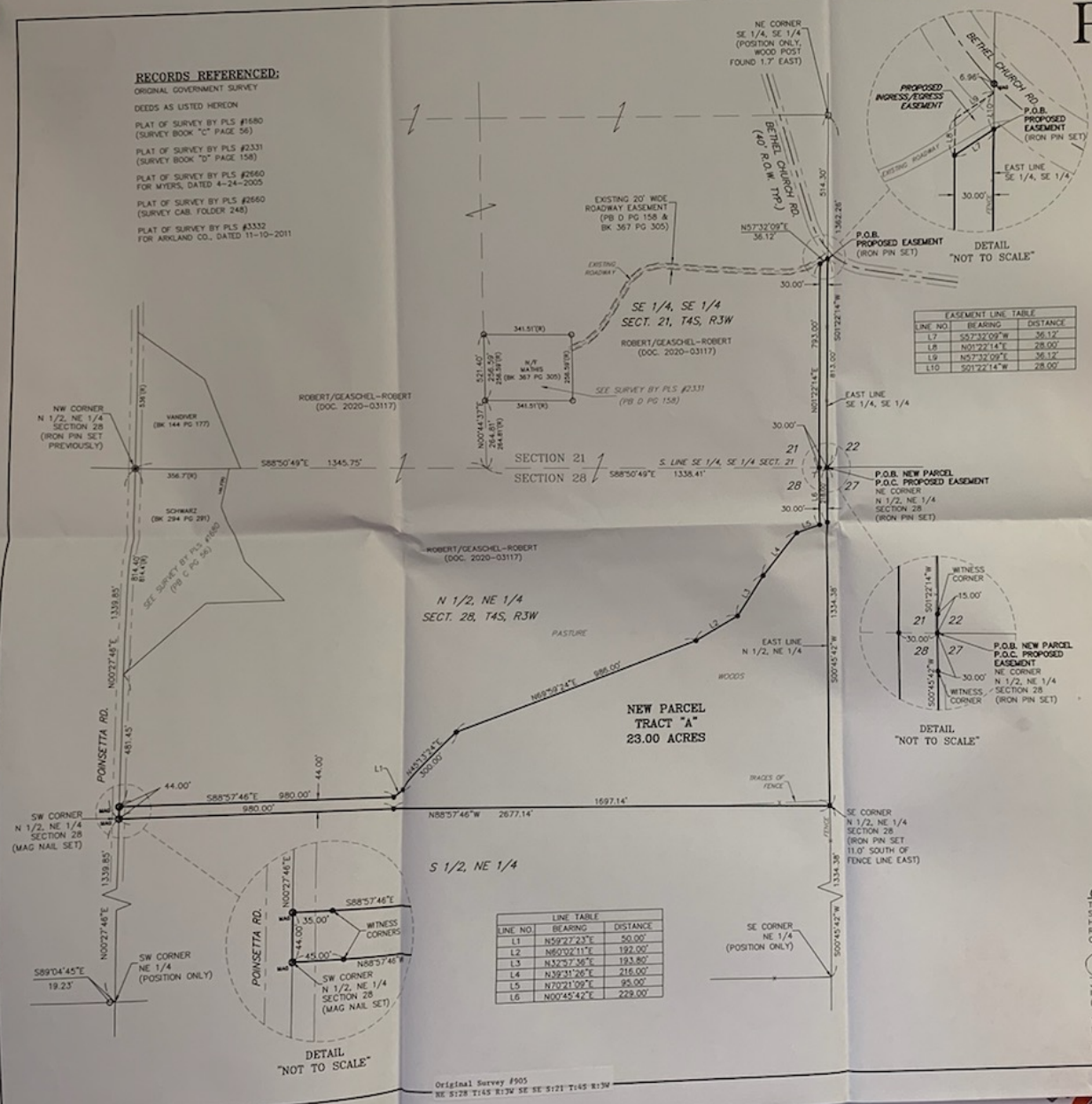
PLAT OF SURVEY BY PLS #1680 (SURVEY BOOK "C" PAGE 56)

PLAT OF SURVEY BY PLS #2331 (SURVEY BOOK "D" PAGE 158)

PLAT OF SURVEY BY PLS #2660 FOR MYERS, DATED 4-24-2005

PLAT OF SURVEY BY PLS #2660 (SURVEY CAB. FOLDER 248)

PLAT OF SURVEY BY PLS #3332 FOR ARKLAND CO., DATED 11-10-2011



LINE TABLE		
LINE NO	BEARING	DISTANCE
L1	N59°27'23"E	50.00'
L2	N60°02'11"E	192.00'
L3	N32°57'36"E	193.80'
L4	N39°31'26"E	216.00'
L5	N70°21'09"E	95.00'
L6	N00°45'42"E	229.00'

EASEMENT LINE TABLE		
LINE NO	BEARING	DISTANCE
L7	S57°32'09"W	36.12'
L8	N01°22'14"E	28.00'
L9	N57°32'09"E	36.12'
L10	S01°22'14"W	28.00'

LEGEND

- IRON PIN FOUND
- FENCE POST FOUND
- IRON PIN SET
- IRON PIN SET PREVIOUSLY
- MAG NAIL SET
- 50.00'(R) RECORD DISTANCE
- 50.00' MEASURED DISTANCE
- SAME OWNERSHIP

BASIS OF BEARING

ILLINOIS STATE PLANE WEST ZONE GRID BEARINGS NAD 27

LEGAL DESCRIPTION – NEW PARCEL TRACT "A"

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28 AND THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°45'42" WEST ON THE EAST LINE OF SAID NORTH HALF, 1334.38 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 88°57'46" WEST ON THE SOUTH LINE OF SAID NORTH HALF, 2677.14 FEET TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH 00°27'46" EAST ON THE WEST LINE OF SAID NORTH HALF, 44.00 FEET TO A MAG NAIL SET; THENCE SOUTH 88°57'46" EAST ON A LINE 44.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF, 980.00 FEET TO AN IRON PIN SET; THENCE NORTH 59°27'23" EAST, 50.00 FEET TO AN IRON PIN SET; THENCE NORTH 45°13'24" EAST, 300.00 FEET TO AN IRON PIN SET; THENCE NORTH 68°59'24" EAST, 986.00 FEET TO AN IRON PIN SET; THENCE NORTH 60°02'11" EAST, 192.00 FEET TO AN IRON PIN SET; THENCE NORTH 32°57'36" EAST, 193.80 FEET TO AN IRON PIN SET; THENCE NORTH 39°31'26" EAST, 216.00 FEET TO AN IRON PIN SET; THENCE NORTH 70°21'09" EAST, 95.00 FEET TO AN IRON PIN SET; THENCE NORTH 00°45'42" EAST ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTH HALF, 229.00 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 01°22'14" EAST ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 793.00 FEET TO AN IRON PIN SET; THENCE NORTH 57°32'09" EAST, 36.12 FEET TO AN IRON PIN SET ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°22'14" WEST ON SAID EAST LINE, 813.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.00 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF POINSETTA ROAD AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION – PROPOSED INGRESS/EGRESS EASEMENT

AN INGRESS/EGRESS EASEMENT OVER AND ACROSS THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 01°22'14" EAST ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, 813.00 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING; THENCE SOUTH 57°32'09" WEST, 36.12 FEET TO AN IRON PIN SET; THENCE NORTH 01°22'14" EAST ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 28.00 FEET; THENCE NORTH 57°32'09" EAST, 36.12 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°22'14" WEST ON SAID EAST LINE, 28.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF DALE ROBERT, I HAVE SURVEYED, DIVIDED, AND PLATTED THE PROPERTY DESCRIBED AND SHOWN HEREON AND DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF. SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

3/3/2021
DATE

JACK A. GILSO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3786
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-22)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED FEBRUARY 23, 2021.

STATE OF ILLINOIS — JACK A. GILSO — 035-3786 — MONROE, ILLINOIS — PROFESSIONAL LAND SURVEYOR

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DRAWN: JAG | SURVEY: MG, JS
DWG NAME: 20-217 Plat 1 | JOB NO.: 20-217