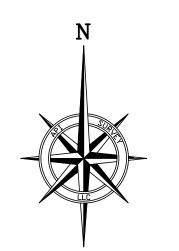
P.O.C. TRACT "B" P.O.B. TRACT "A" NW CORNER N 1/2, SW 1/4 (IRON PIN SET PREVIOUSLY) S89°07'03"E TRACT "A" P.O.C. TRACT "B" P.O.B. TRACT "A" NW CORNER N86°43'18"W P.O.B. N 1/2, SW 1/4 NE CORNER TRACT "B" (IRON PIN SET N 1/2, SW 1/4 (MAG SPIKE SET) PREVIOUSLY) (IRON PIN SET PREVIOUSLY) TRACT "B" S89°07'03"E 2610.60' 1275.61 1334.99' TRACES OF FENCE N86°43'18"W 1277.53 DETAIL └─ TRACES OF FENCE ── "NOT TO SCALE" P.O.B. TRACT "B" TRACES OF FENCE (MAG SPIKE SET) KELLERMAN BROTHERS FARMS, INC. (DOC. # 2015-02797) NW 1/4, SE 1/4 TRACT "A" 35.38 ACRES 115.00' — S89°01'46"E 2605.96 DOUGLAS J. KELLERMAN & MARLENE S. KELLERMAN TRACT "B' (DOC. 2009-00013) 43.70 ACRES -20.00° N88°56'27"W 714.84' KELLERMAN BROTHERS FARMS, INC. (DOC. # 2021-01124) SEE PLAT OF SURVEY BY PLS #3786 SE CORNER SW CORNER (SURVEY CAB. FOLDER 625) N 1/2, SW 1/4 N 1/2, SW 1/4 WITNESS CORNER SET (IRON PIN SET (MAG SPIKE SET) 20.00' EAST ON LINE PREVIOUSLY) 615.67 N88°56'27"W 1302.55' N88°56'27"W 1298.77 NE CORNER SW 1/4, SW 1/4 (STONE FOUND) SEE PLAT OF SURVEY BY PLS #3786 (SURVEY CAB. FOLDER 625) KELLERMAN BROTHERS FARMS, INC. (DOC. # 2021-01124) SW CORNER SW 1/4 (IRON PIN SET CONCRETE POST PREVIOUSLY) 33' NORTH SE CORNER SW 1/4 1301.07 (STONE FOUND) BETHEL CHURCH RD. 27 1293.23' N87°16'36"W 2594.30' **RECORDS REFERENCED: RECORDS REFERENCED:** ORIGINAL GOVERNMENT SURVEY PLAT OF SURVEY BY PLS #2574 DATED 02/27/2014, FOR STEVE SCHWARZ DEEDS AS LISTED HEREON (SURVEY CAB. FOLDER 611) PLAT BK 'A" PG 192 PLAT OF SURVEY BY PLS #2331 DATED 10/15/1999, FOR RIGDON PLAT BK "A" PG 220 (SURVEY CAB. FOLDER 67) PLAT OF SURVEY BY PLS #2331 PLAT OF SURVEY BY PLS #3786 DATED 02/27/1997, FOR GIACOMO DATED 9/17/2014, FOR KRISTY GOODWIN (SURVEY CAB. FOLDER 625) PLAT OF SURVEY BY PLS #2331 DATED 11/30/2002, FOR GIACOMO

PLAT OF SURV

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS.





BASIS OF BEARINGS ILLINOIS STATE PLANE WEST ZONE GRID BEARINGS NAD 83

SCALE: 1" = 200'

LEGEND

STONE FOUND

IRON PIN SET

IRON PIN SET PREVIOUSLY

MAG SPIKE SET

MAG SPIKE SET PREVIOUSLY CONCRETE FENCE POST FOUND

<u>LEGAL DESCRIPTION - TRACT "A'</u>

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET PREVIOUSLY AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°07'03" EAST ON THE NORTH LINE OF SAID NORTH HALF, 2610.60 FEET TO AN IRON PIN SET PREVIOUSLY AT THE NORTHEAST CORNER OF SAID NORTH HALF; THENCE SOUTH 00°14'15" WEST ON THE EAST LINE OF SAID NORTH HALF, 1326.00 FEET TO AN IRON PIN SET PREVIOUSLY AT THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 88°56'27" WEST ON THE SOUTH LINE OF SAID NORTH HALF. 615.67 FEET TO AN IRON PIN SET: THENCE NORTH 00°14'15" EAST, 412.05 FEET TO AN IRON PIN SET: THENCE NORTH 88°56'27" WEST, 714.84 FEET TO AN IRON PIN SET; THENCE NORTH 00°02'50" WEST, 826.50 FEET TO AN IRON PIN SET; THENCE NORTH 86°43'18" WEST, 1277.53 FEET TO A MAG SPIKE SET ON THE WEST LINE OF SAID NORTH HALF; THENCE NORTH 00°10'11" WEST ON SAID WEST LINE, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.38 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF MISTY ROAD AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

<u>LEGAL DESCRIPTION - TRACT "B"</u>

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET PREVIOUSLY AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°10'11" EAST ON THE WEST LINE OF SAID NORTH HALF, 30.00 FEET TO A MAG SPIKE SET AND THE POINT OF BEGINNING; THENCE SOUTH 86°43'18" EAST, 1277.53 FEET TO AN IRON PIN SET; THENCE SOUTH 00°02'50" EAST, 826.50 FEET TO AN IRON PIN SET; THENCE SOUTH 88°56'27" EAST, 714.84 FEET TO AN IRON PIN SET; THENCE SOUTH 00°14'15" WEST, 412.05 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NORTH HALF; THENCE NORTH 88°56'27" WEST ON SAID SOUTH LINE, 683.10 FEET TO A STONE FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE CONTINUING NORTH 88°56'27" WEST ON SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, 1302.55 FEET TO A MAG SPIKE SET AT THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH 001011" WEST ON THE WEST LINE OF SAID NORTH HALF, 1288.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.70 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF MISTY ROAD AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

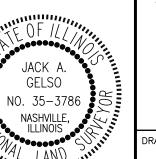
THIS IS TO CERTIFY THAT AT THE REQUEST OF BRIAN LUDWIG, I HAVE SURVEYED, DIVIDED, AND PLATTED THE PROPERTY DESCRIBED AND SHOWN HEREON AND DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF. SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD

fre 6/23/2021 JACK A. GELSO

ILLINOS 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 JUNE 21, 2021.



API Survey LLC 11145 N. Mockingbird Road Suite A P.O. Box 333 Nashville, Illinois 6226 Ph. 618-478-9000

Email: gary@apisurvey.com IDPR Design Firm License No. 184-006526 RAWN: JAG MG. DP

JOB NO.: 21-109 ^{DWG NAME:} 21—109 Plat