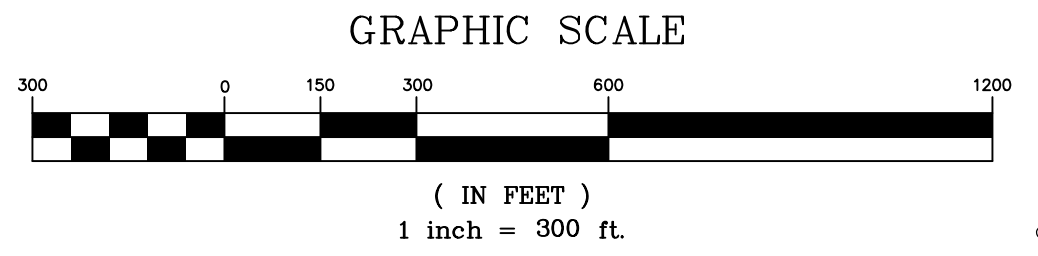


- ▲ = STONE FOUND
- = IRON PIPE FOUND
- = 1/2" IRON PIN FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET
- (R) = RECORD DISTANCE
- (F) = FOUND DISTANCE
- (M) = MEASURED DISTANCE

PARENT TRACT
DOC ID #345415

DESCRIPTION - 10.5 ACRE TRACT #1
A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES, 49 MINUTES AND 39 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF AND ALONG COUNTRY CLUB LANE 906.23 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 10 MINUTES AND 21 SECONDS WEST 20.00 FEET; THENCE SOUTH 00 DEGREES, 10 MINUTES AND 21 SECONDS WEST LEAVING SAID NORTH LINE AND SAID COUNTRY CLUB LANE 505.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 49 MINUTES AND 39 SECONDS WEST PARALLEL WITH SAID NORTH LINE 905.19 FEET TO THE WEST LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 49 MINUTES AND 39 SECONDS EAST 70.00 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES AND 16 SECONDS EAST ALONG SAID WEST LINE AND ALONG COUNTRY CLUB LANE 505.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.5 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2024-008875 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING OCTOBER OF 2024.

DESCRIPTION - 11.0 ACRE TRACT #2
A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
COMMENCING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES, 03 MINUTES AND 16 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION AND ALONG COUNTRY CLUB LANE 505.00 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 49 MINUTES AND 39 SECONDS EAST 70.00 FEET; THENCE SOUTH 89 DEGREES, 49 MINUTES AND 39 SECONDS EAST LEAVING SAID WEST LINE AND SAID COUNTRY CLUB LANE AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 905.19 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 10 MINUTES AND 21 SECONDS WEST 439.84 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 49 MINUTES AND 39 SECONDS WEST 178.12 FEET TO A 5/8" IRON PIN; THENCE SOUTH 61 DEGREES, 24 MINUTES AND 15 SECONDS WEST 556.61 FEET TO A 5/8" IRON PIN; THENCE NORTH 84 DEGREES, 14 MINUTES AND 11 SECONDS WEST 174.31 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF ROGERS STREET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 00 DEGREE, 49 MINUTE AND 47 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES, 01 MINUTES AND 57 SECONDS, AN ARC LENGTH OF 365.46 FEET AND CHORD OF NORTH 07 DEGREES, 16 MINUTES AND 48 SECONDS EAST 365.42 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG AN 08 DEGREE, 52 MINUTE AND 18 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES, 01 MINUTE AND 51 SECONDS, AN ARC LENGTH OF 180.70 FEET AND CHORD OF NORTH 00 DEGREES, 46 MINUTES AND 51 SECONDS EAST 180.11 FEET TO A 5/8" IRON PIN; THENCE SOUTH 78 DEGREES, 45 MINUTES AND 01 SECOND WEST ALONG SAID RIGHT-OF-WAY 53.92 FEET; THENCE SOUTH 17 DEGREES, 27 MINUTES AND 16 SECONDS EAST ALONG SAID RIGHT-OF-WAY 20.00 FEET; THENCE SOUTH 18 DEGREES, 02 MINUTES AND 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY 79.77 FEET; THENCE SOUTH 29 DEGREES, 32 MINUTES AND 44 SECONDS WEST ALONG SAID RIGHT-OF-WAY 83.68 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES, 03 MINUTES AND 16 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE 326.73 FEET TO THE POINT OF BEGINNING, CONTAINING 11.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2024-008875 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING OCTOBER OF 2024.



LINE	BEARING	DISTANCE
L1	S78°45'01"W	53.62
L2	S17°27'16"E	20.00
L3	S18°02'44"W	79.77
L4	S29°32'44"W	83.88

CURVE	DEGREE OF CURVE	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	00°49'47"	03°01'57"	N07°16'48"E	365.42
C2	08°52'18"	16°01'51"	N00°46'51"E	180.11
C3	00°49'49"	03°18'17"	N04°06'40"E	397.93
C4	00°49'52"	02°24'15"	N01°15'24"E	289.31

NOTE: IT IS THE SURVEYOR'S PROFESSIONAL DETERMINATION THAT THE 1.9 AC± TRACT IS PART OF TAX LOT 3 OF SECTION 18 ACCORDING TO SEVERAL PRIOR RECORDED SURVEYS AND DEEDS. HOWEVER, AN AFFIDAVIT OF ADVERSE POSSESSION FILED IN 1944 LOCATED IN DEED RECORD 62 PAGE 196 MAY AFFECT SUBJECT PROPERTY.

NOTE: ALL IMPROVEMENTS ARE TO BE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO PROPERTY LINES.
I HEREBY CERTIFY THAT THE ABOVE SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.
PRELIMINARY
JOHN DAVID JANES, P.L.S. #035-004044 - ILLINOIS

BOUNDARY SURVEY
(AS MADE FOR PROPERTY PEDDLER AUCTION & REAL ESTATE)

A TRACT OF LAND LYING IN SECTION 18 AND TAX LOTS 2 & 3 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS.

JOHN DAVID JANES, SURVEYOR
IL PLS# 035-004044
JSI PROJECT NO. 2024-008875
FIELD BOOK NO: 124
FIELD: BRENT
DRAWN: JOE
CHECKED: DOUG
REVISED:
REVISED:
LICENSE RENEWAL: 11-30-24