



PLAT OF SURVEY

PARCEL "A"

Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12 in Township 21 North (T21N), Range 3 East (R3E) of the Fourth Principal Meridian (4th PM), and part of the South Half (S 1/2) of Government Lot 2 (Gov't Lot 2) of the Northwest Quarter (NW 1/4) of Section 7 in Township 21 North (T21N), Range 4 East (R4E) of the Fourth Principal Meridian (4th PM), all in Whiteside County, Illinois, bounded and described as follows, to wit:

Beginning at the Northwest corner of said South Half (S 1/2) of Government Lot 2 (Gov't Lot 2) of the Northwest Quarter (NW 1/4) of Section 7; thence North 14 Degrees 58 Minutes 24 Seconds East, a distance of 431.00 feet to the North line thereof; thence South 89 Degrees 29 Minutes 24 Seconds West, a distance of 1,503.19 feet to the Northeast corner thereof; thence South 09 Degrees 47 Minutes 58 Seconds East, a distance of 557.32 feet; thence South 09 Degrees 35 Minutes 32 Seconds West, a distance of 557.32 feet; thence South 51 Minutes 49 Seconds West, a distance of 85.64 feet; thence South 28 Degrees 54 Minutes 35 Seconds West, a distance of 56.00 feet; thence North 74 Degrees 58 Minutes 20 Seconds West, a distance of 209.25 feet; thence North 88 Degrees 50 Minutes 41 Seconds West, a distance of 150.55 feet; thence South 72 Degrees 01 Minutes 27 Seconds West, a distance of 140.21 feet; thence South 79 Degrees 53 Minutes 42 Seconds West, a distance of 173.32 feet; thence South 00 Degrees 45 Minutes 23 Seconds West, a distance of 45.89 feet; thence South 41 Degrees 40 Minutes 37 Seconds East, a distance of 45.53 feet; thence South 69 Degrees 27 Minutes 57 Seconds East, a distance of 117.29 feet; thence South 54 Degrees 12 Minutes 00 Seconds East, a distance of 48.95 feet; thence South 15 Degrees 02 Minutes 24 Seconds West, a distance of 65.70 feet; thence North 84 Degrees 42 Minutes 58 Seconds West, a distance of 259.07 feet; thence South 05 Degrees 02 Minutes 54 Seconds East, a distance of 102.91 feet to the South line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12; thence North 88 Degrees 47 Minutes 09 Seconds West, along said South line, a distance of 609.91 feet to the Southwest corner thereof; thence North 00 Degrees 00 Minutes 21 Seconds West, along the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12, a distance of 737.18 feet to the Southwest corner of the property described on the deed recorded as M.F. No. 8152-95 in said Office of the Whiteside County Recorder; thence South 87 Degrees 49 Minutes 40 Seconds East, along the South line thereof, a distance of 285.99 feet (273.85 feet deduced); thence North 03 Degrees 40 Minutes 01 Seconds East, along the East line of said property, a distance of 172.11 feet; thence North 80 Degrees 12 Minutes 24 Seconds West, along the North line of said property, a distance of 301.20 feet (280.39 feet deduced) to said West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12; thence North 00 Degrees 00 Minutes 21 Seconds West, along said West line, a distance of 363.31 feet to the Northwest corner thereof; thence South 88 Degrees 44 Minutes 42 Seconds West, along the North line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12, a distance of 1,295.94 feet to the West line of said Government Lot 2 (Gov't Lot 2) of the Northwest Quarter (NW 1/4) of Section 7; thence North 00 Degrees 23 Minutes 10 Seconds West, along said West line, a distance of 104.86 feet to the Point of Beginning.

PARCEL "B"

Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12 in Township 21 North (T21N), Range 3 East (R3E) of the Fourth Principal Meridian (4th PM), and part of Government Lot 2 (Gov't Lot 2) of the Southwest Quarter (SW 1/4) of Section 7 in Township 21 North (T21N), Range 4 East (R4E) of the Fourth Principal Meridian (4th PM), all in Whiteside County, Illinois, bounded and described as follows, to wit:

Beginning at the Southeast corner of said Northeast Quarter (NE 1/4) of Section 12; thence South 00 Degrees 31 Minutes 05 Seconds East, along the West line of said Government Lot 2 (Gov't Lot 2) of the Southwest Quarter (SW 1/4) of Section 7, a distance of 55.97 feet to the Centerline of Fenton Road; thence South 45 Degrees 50 Minutes 38 Seconds East, a distance of 212.97 feet; thence South 51 Degrees 18 Minutes 39 Seconds East, along said Centerline, a distance of 212.48 feet to the Westernmost corner of the property described on the deed recorded as M.F. No. 8152-95 in said Office of the Whiteside County Recorder; thence North 80 Degrees 01 Minutes 45 Seconds East, along the Northern line thereof, a distance of 164.53 feet (164.32 feet deduced); thence North 54 Degrees 45 Minutes 40 Seconds East, along said Northern line, a distance of 139.97 feet (140.01 feet deduced); thence North 09 Degrees 45 Minutes 32 Seconds East, along said Northern line, a distance of 247.05 feet (247.00 feet deduced); thence North 77 Degrees 50 Minutes 15 Seconds East, along said Northern line, a distance of 152.78 feet (152.56 feet deduced); thence North 05 Degrees 59 Minutes 36 Seconds East, a distance of 98.39 feet; thence North 39 Degrees 12 Minutes 21 Seconds West, a distance of 217.45 feet; thence North 16 Degrees 22 Minutes 43 Seconds West, a distance of 391.09 feet; thence South 81 Degrees 47 Minutes 06 Seconds West, a distance of 97.44 feet; thence North 25 Degrees 28 Minutes 36 Seconds West, a distance of 75.92 feet; thence North 74 Degrees 58 Minutes 20 Seconds West, a distance of 209.25 feet; thence South 00 Degrees 45 Minutes 23 Seconds West, a distance of 150.55 feet; thence South 72 Degrees 01 Minutes 27 Seconds West, a distance of 140.21 feet; thence South 79 Degrees 53 Minutes 42 Seconds West, a distance of 173.32 feet; thence South 00 Degrees 45 Minutes 23 Seconds West, a distance of 45.89 feet; thence South 41 Degrees 40 Minutes 37 Seconds East, a distance of 45.53 feet; thence South 69 Degrees 27 Minutes 57 Seconds East, a distance of 117.29 feet; thence South 54 Degrees 12 Minutes 00 Seconds East, a distance of 48.95 feet; thence South 15 Degrees 02 Minutes 24 Seconds West, a distance of 65.70 feet; thence North 84 Degrees 42 Minutes 58 Seconds West, a distance of 259.07 feet; thence South 05 Degrees 02 Minutes 54 Seconds East, a distance of 102.91 feet to the South line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12; thence North 88 Degrees 47 Minutes 09 Seconds East, along said South line, a distance of 609.91 feet to the Point of Beginning.

PARCEL "C"

Part of Section 7 in Township 21 North (T21N), Range 4 East (R4E) of the Fourth Principal Meridian (4th PM), all in Whiteside County, Illinois, bounded and described as follows, to wit:

Commencing at the Northwest corner of the South Half (S 1/2) of Government Lot 2 (Gov't Lot 2) of the Northwest Quarter (NW 1/4) of said Section 7; thence North 89 Degrees 29 Minutes 24 Seconds East, along the North line thereof, a distance of 431.00 feet to the Southernmost corner of the property described on the deed recorded as Document No. 2018-01180 in the Office of the Whiteside County Recorder, and the Point of Beginning of the hereinafter described parcel; thence South 09 Degrees 47 Minutes 58 Seconds East, a distance of 557.32 feet; thence South 09 Degrees 35 Minutes 32 Seconds West, a distance of 557.32 feet; thence South 51 Minutes 49 Seconds West, a distance of 85.64 feet; thence South 28 Degrees 54 Minutes 35 Seconds West, a distance of 56.00 feet; thence North 74 Degrees 58 Minutes 20 Seconds West, a distance of 209.25 feet; thence North 88 Degrees 50 Minutes 41 Seconds West, a distance of 150.55 feet; thence South 72 Degrees 01 Minutes 27 Seconds West, a distance of 140.21 feet; thence South 79 Degrees 53 Minutes 42 Seconds West, a distance of 173.32 feet; thence South 00 Degrees 45 Minutes 23 Seconds West, a distance of 45.89 feet; thence South 41 Degrees 40 Minutes 37 Seconds East, a distance of 45.53 feet; thence South 69 Degrees 27 Minutes 57 Seconds East, a distance of 117.29 feet; thence South 54 Degrees 12 Minutes 00 Seconds East, a distance of 48.95 feet; thence South 15 Degrees 02 Minutes 24 Seconds West, a distance of 65.70 feet; thence North 84 Degrees 42 Minutes 58 Seconds West, a distance of 259.07 feet; thence South 05 Degrees 02 Minutes 54 Seconds East, a distance of 102.91 feet to the South line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12; thence North 88 Degrees 47 Minutes 09 Seconds East, along said South line, a distance of 609.91 feet to the Southwest corner of the West Half (W 1/2) of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 7; thence North 00 Degrees 00 Minutes 21 Seconds West, along the South line thereof, a distance of 664.77 feet to the Southeast corner of the West Half (W 1/2) of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 7; thence North 00 Degrees 00 Minutes 21 Seconds West, along the East line thereof, a distance of 1,316.12 feet to the Southeast corner of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (NE 1/4) of said Section 7; thence North 00 Degrees 07 Minutes 37 Seconds West, along the East line thereof, a distance of 1,319.69 feet to the Northeast corner of said West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 7; thence South 89 Degrees 36 Minutes 59 Seconds West, along the North line thereof, a distance of 673.00 feet to the Northeast corner of the South Half (S 1/2) of Government Lot 1 (Gov't Lot 1) of the Northwest Quarter (NW 1/4) of Section 7; thence South 89 Degrees 29 Minutes 24 Seconds West, along the North line thereof, and the North line of the South Half (S 1/2) of Government Lot 2 (Gov't Lot 2) of the Northwest Quarter (NW 1/4) of said Section 7, a distance of 1,703.19 feet to the Point of Beginning.

Containing 123.058 acres, more or less.

Subject To the Easement described hereon.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Keith Holesinger of Fulton, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 30th day of April, 2020 C.E.

William E. Holt  
Illinois Professional Land Surveyor  
No. 35-2584  
License Renewal November 30, 2020 C.E.



LEGEND

- BOUNDARY OF SURVEY
- MONUMENT
- STONE FOUND
- SET IRON PIN W/CAP
- CHISEL "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- LIT/UTL EASEMENT
- DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

**NORWEST SURVEYING SERVICES, INC.**  
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
101 EAST LINCOLNWAY  
MORRISON, ILLINOIS 61270  
PHONE (815) 724-1770

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004189, EXPIRES 04-30-2021	DATE COMPLETED	JOB NO.	DRAWN BY
2019146	2019146	2019146	WCH

BOOK NO. 234-33, PLAT NO. 2019146, DRAWING NAME 2003022, DRAWING DATE 02 JUL 19, SHEET 1 OF 1, SCALE 1"=200'

**FENTON ROAD FARM PARCELS**  
HOLESINGER FARMS