

DESCRIPTION - 30.6 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND PK NAIL MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES, 57 MINUTES AND 28 SECONDS EAST 1122.88 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 43 MINUTES AND 05 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 1396.30 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES, 34 MINUTES AND 49 SECONDS EAST ALONG SAID WEST LINE 559.93 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 43 MINUTES AND 05 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 387.60 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 34 MINUTES AND 49 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 562.70 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 34 MINUTES AND 49 SECONDS WEST 40.00 FEET; THENCE SOUTH 89 DEGREES, 43 MINUTES AND 05 SECONDS EAST ALONG SAID NORTH LINE AND ALONG YELLOW BANKS ROAD 978.56 FEET TO THE POINT OF BEGINNING, CONTAINING 30.6 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 #2023-008249-1 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING SEPTEMBER OF 2023.

RECORDER INFORMATION ONLY

PARENT TRACT  
DOC ID #2019-2130



1 INCH = 400 FT.

GRID NORTH  
BEARING REFERENCES:  
BASED ON  
GPS OBSERVATIONS  
'NAD83' STATE PLANE COORDINATE SYSTEM  
ZONE: ILLINOIS WEST

DESCRIPTION - 200.1 ACRE TRACT

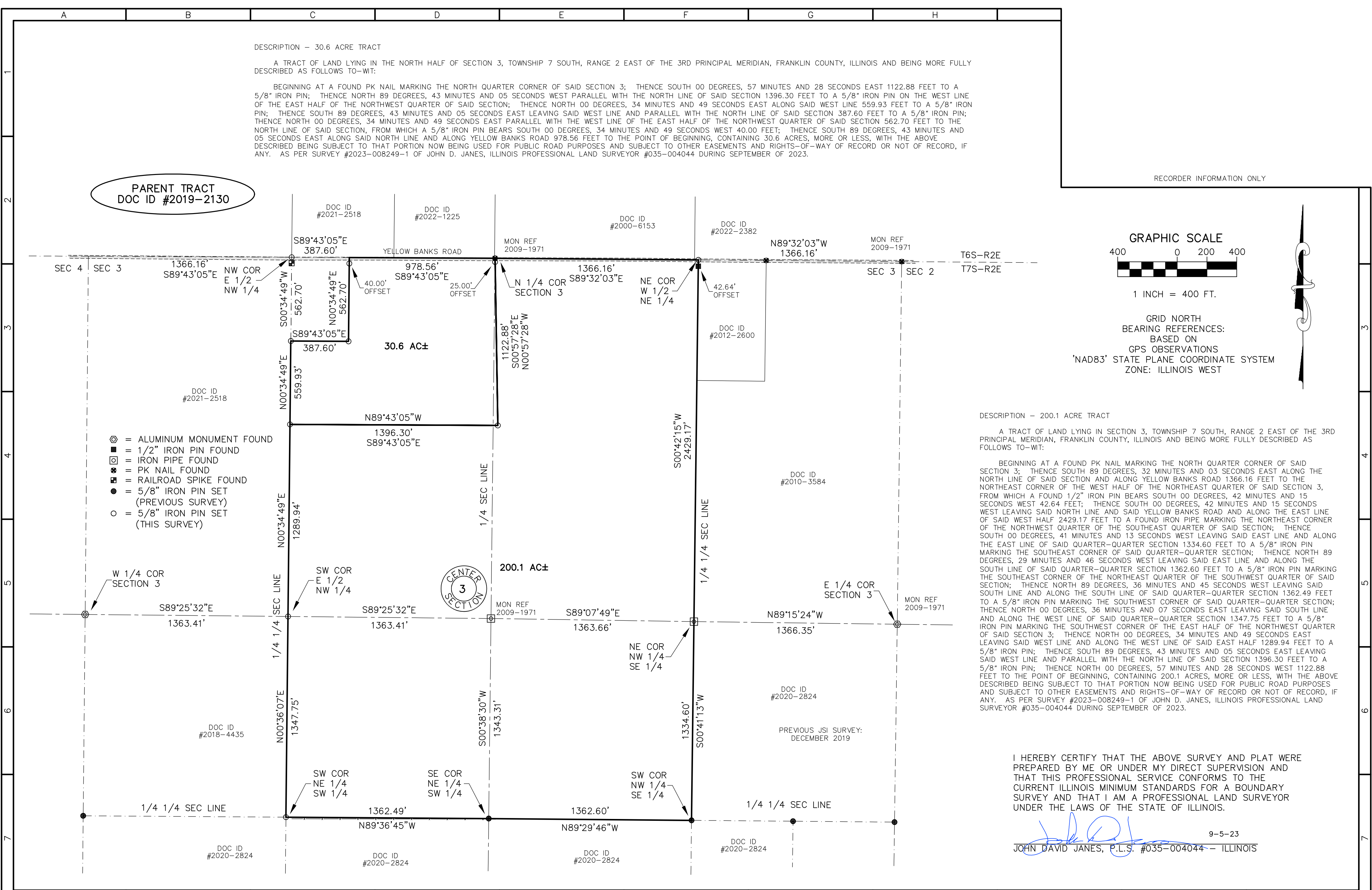
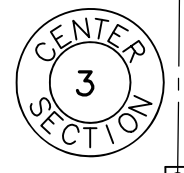
A TRACT OF LAND LYING IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND PK NAIL MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES, 32 MINUTES AND 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION AND ALONG YELLOW BANKS ROAD 1366.16 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 00 DEGREES, 42 MINUTES AND 15 SECONDS WEST LEAVING SAID NORTH LINE AND SAID YELLOW BANKS ROAD AND ALONG THE EAST LINE OF SAID WEST HALF 2429.17 FEET TO A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 41 MINUTES AND 13 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 1334.60 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89 DEGREES, 29 MINUTES AND 46 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1362.60 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 36 MINUTES AND 45 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1362.49 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES, 36 MINUTES AND 07 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 1347.75 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES, 57 MINUTES AND 28 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 1396.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 34 MINUTES AND 49 SECONDS EAST ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID EAST HALF 1289.94 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 43 MINUTES AND 05 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 1396.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 57 MINUTES AND 28 SECONDS WEST 1122.88 FEET TO THE POINT OF BEGINNING, CONTAINING 200.1 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 #2023-008249-1 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING SEPTEMBER OF 2023.

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.

*[Signature]*  
JOHN DAVID JANES, P.L.S. #035-004044 - ILLINOIS

- ⊙ = ALUMINUM MONUMENT FOUND
- = 1/2" IRON PIN FOUND
- = IRON PIPE FOUND
- ⊙ = PK NAIL FOUND
- ⊠ = RAILROAD SPIKE FOUND
- = 5/8" IRON PIN SET (PREVIOUS SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)



**JANES SURVEYING INC.**  
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JANES SURVEYING, INC.  
ILLINOIS PROFESSIONAL  
DESIGN FIRM #184-006709  
RENEWAL: 04-30-2025

A TRACT OF LAND LYING IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLINOIS.

BOUNDARY SURVEY  
(AS MADE FOR RUTH MOAK ESTATE)

JOHN DAVID JANES, SURVEYOR  
IL PLS# 035-004044

JSI PROJECT NO.  
2023-008249-1

FIELD BOOK NO: 109

FIELD: BRENT  
DRAWN: TYLER  
CHECKED: DOUG  
REVISED:  
REVISED:

LICENSE RENEWAL: 11-30-24