

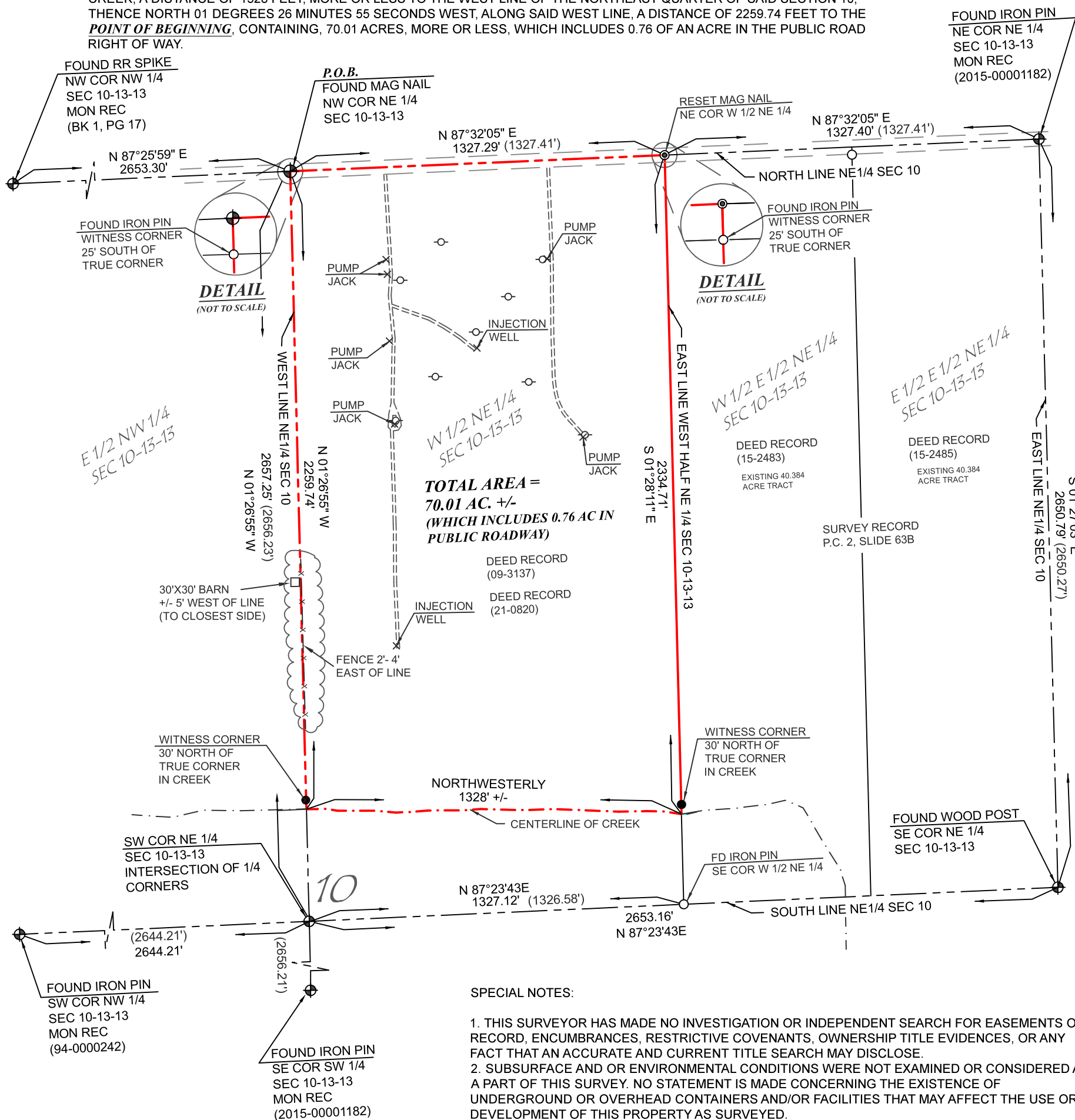
**PART OF THE W 1/2, NE 1/4 SEC. 10, T-13-N, R-13W, 2ND P.M.
COUNTY OF EDGAR, STATE OF ILLINOIS
PLATTED FOR JOHN BRINKERHOFF**

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 87 DEGREES 32 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1327.29 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND ALSO BEING THE NORTHWEST CORNER OF AN EXISTING 40.384 ACRE TRACT OF LAND AS SHOWN ON A SURVEY BY PLS #2845, DATED MAY 21ST, 2015 AND RECORDED IN PLAT CABINET 2, SLIDE 63B IN THE RECORDS OF THE EDGAR COUNTY RECORDERS OFFICE; THENCE SOUTH 01 DEGREES 28 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, AND THE WEST LINE OF SAID 40.384 ACRE TRACT A DISTANCE OF 2334.71 FEET, TO THE CENTERLINE OF A CREEK; THENCE NORTHWESTERLY ALONG THE MEANDERING CENTERLINE OF SAID CREEK, A DISTANCE OF 1328 FEET, MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 26 MINUTES 55 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 2259.74 FEET TO THE **POINT OF BEGINNING**, CONTAINING, 70.01 ACRES, MORE OR LESS, WHICH INCLUDES 0.76 OF AN ACRE IN THE PUBLIC ROAD RIGHT OF WAY.



GEODETIC BEARING
SCALE 1" = 400'



SPECIAL NOTES:

1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCES, OR ANY FACT THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. SUBSURFACE AND OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS AND/OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY AS SURVEYED.
3. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES TO OR ON THE PROPERTY SURVEYED ARE UNKNOWN AND NOT SHOWN.
4. THE WORD "STATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. FIELD WORK COMPLETED IN FEBRUARY OF 2024.
6. RECORD DIMENSIONS FROM PLAT OF SURVEY BY PLS NO. 2845, DATED MAY 21ST, 2015 AND RECORDED IN PLAT CABINET 2, SLIDE 63B.

SECTION CORNER
SET IRON PIN W/CAP
FOUND IRON PIN
SET MAG NAIL
SET IRON PIN W/CAP
POWER POLE
BOUNDARY OF SURVEY
SECTION LINE
ROAD R.O.W. LINE
EDGE OF DRIVE
CENTERLINE OF CREEK
TREE LINE
RECORD DATA

SURVEYOR'S STATEMENT:

I, TOMMY L. SCHULTZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3644, HEREBY STATE THAT THIS PROFESSIONAL SERVICE WAS MADE AT THE REQUEST OF TRAVIS SELBY OF AG EXCHANGE AND CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. SAID LAND IS NOT LOCATED WITHIN 1 ½ MILES OF THE CORPORATE LIMITS OF ANY INCORPORATED MUNICIPALITY.

DATED THIS 22ND DAY OF FEBRUARY, 2024.

Tommy L. Schutz

TOMMY L. SCHULTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3644
LICENSE EXPIRES 11/30/24

PROFESSIONAL DESIGN FIRM
LICENSE NO: 184.005509
 LICENSE EXPIRES 04/30/2025



MAS
ENGINEERING
— **LLC** —

307 WEST WOOD STREET
PARIS, ILLINOIS 61944
217-463-1422

FORMERLY KNIGHT SURVEYING