

PART OF THE COX PROPERTY
PART OF THE SW ¼ - SW ¼ OF SECTION 25,
T15S, R3W OF THE 3RD P.M., ALEXANDER COUNTY, ILLINOIS.

BURNS
(BK 319, PG 335)

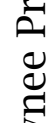
REMAINDER
SW 1/4 -SW 1/4
SECTION 25 - T15S -



- GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

BEARINGS ARE REFERENCE
TO ILLINOIS STATE PLANE
COORDINATES - WEST ZONE
NAD 83



Shawnee Professional Services
Surveyors & Energy Services

**104 S 4TH STREET
P.O. BOX 125
Vienna, IL 62995
Tel: 618-658-6065
www.ShawneePSJ.com**

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T15S, R3W OF THE 3RD P.M.,
ALEXANDER COUNTY, ILLINOIS.

#	Date	Note
Drafted by:		D.WALLACE
Project Manager:		D.WALLACE
Date:		01/24/2024
Reviewed by:		BJA
Scale:		1" = 100'
Job Number:		2023-457
Sheet:		1 OF 1

Drawing Status	
1	2
3	4
5	6
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☐ Preliminary Drawing
☒ Final Drawing

Requested By

LAUREN HOBART

This Professional Service Conforms To
The Current Illinois Minimum Standards
of Practice Applicable To Boundary
Surveys.

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL IS A PART OF THE PROPERTY DESCRIBED AND RECORDED IN DEED BOOK 136, PAGE 486 IN THE ALEXANDER COUNTY COURTHOUSE, IN THE NAME OF HOWARD COX, DATED APRIL 13TH, 2009. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE S89°03'05" W 1306.87 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE N00°37'10" W 731.83 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE BURNS PROPERTY (BOOK 319, PAGE 335); THENCE N73°23'31" E 789.88 TO AN IRON ROD FOUND AT A CORNER OF THE COX PROPERTY (BOOK 404, PAGE 857); THENCE ALONG SAID COX PROPERTY THE FOLLOWING THREE (3) CALLS: S35°30'43" E 346.82 FEET TO AN IRON ROD FOUND; THENCE N74°22'17" E 72.64 FEET TO AN IRON ROD FOUND; THENCE N65°30'49" E 322.28 FEET PASSING AN IRON ROD FOUND 295.69 FEET TO A MAG NAIL SET IN THE EAST LINE OF THE QUARTER-QUARTER SECTION, IN THE WEST RIGHT-OF-WAY OF TWENTE SCHOOL ROAD; THENCE S00°29'57" E 809.79, ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE N00°29'57"E 765.65 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO A POINT; THENCE S66°32'57"W 104.72 FEET LEAVING SAID EAST LINE TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE TEDLOCK PROPERTY (BOOK 400, PAGE 213), THIS BEING THE POINT OF BEGINNING; THENCE ALONG SAID TEDLOCK PROPERTY THE FOLLOWING FOUR (4) CALLS: THENCE S15°27'06"E 68.00 FEET TO AN IRON ROD SET; THENCE S66°32'57"W 320.00 FEET TO AN IRON ROD SET; THENCE N15°27'20"W 68.00 TO AN IRON ROD SET; THENCE N66°32'57"E 320 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 23.727 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNATHY
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3536, DATED 01/24/2024.

SAID PARCEL BEING SUBJECT TO THE RIGHT-OF-WAY OF TWENTE SCHOOL ROAD AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF ALEXANDER, STATE OF ILLINOIS.

0.078 ACRES - PART OF THE COX PROPERTY

A TWENTY-FIVE (25) FOOT WIDE PROPOSED EASEMENT FOR RIGHT OF INGRESS AND EGRESS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID EASEMENT IS A PART OF THE PROPERTY DESCRIBED AND RECORDED IN DEED BOOK 136, PAGE 486 IN THE ALEXANDER COUNTY COURT HOUSE, IN THE NAME OF HOWARD COX, DATED APRIL 13TH 2009. SAID EASEMENT BEING TWELVE AND ONE-HALF FEET (12.5) EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE N00°29'57"E 779.33 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO A POINT, SAID POINT BEING THE EASTERN TERMINUS OF SAID CENTERLINE AND THE POINT OF BEGINNING; THENCE S66°32'57"W 135.27 FEET TO A POINT, SAID POINT BEING THE WESTERN TERMINUS OF SAID CENTERLINE.

SAID EASEMENT TO CONTAIN 0.078 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO 3536, DATED 1/24/2024.

SAID EASEMENT BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE, ALL SITUATED IN THE COUNTY OF ALEXANDER, STATE OF ILLINOIS.

STATE OF ILLINOIS
COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF LAUREN HOBART, I, BILLY J. ABERNATHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 24TH DAY OF JANUARY, 2024 AT VIENNA, ILLINOIS

BILLY J. ABERNATHY - IL PROFESSIONAL LAND SURVEYOR NO. 28518
 LICENSE EXPIRES: 11/30/2024
 FIELDWORK COMPLETED: 01/05/24
 FIRM LICENSE #: 184-002344

