

PLAT OF SURVEY

A TRACT OF LAND IN A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MACOUPIN COUNTY, ILLINOIS.

LEGEND

- IRON PIN FOUND
- CONC. MON. FOUND
- PK NAIL FOUND
- CHISELED "X" FOUND
- STONE FOUND
- FENCE POST FOUND AND USED
- IRON PIN SET
- CONC. MON. SET
- PK NAIL SET
- CHISELED "X" SET
- ANCHOR FOUND
- AXLE FOUND

RECORD LEGAL DESCRIPTION

DOCUMENT NUMBER 540277:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL OF SECTION NUMBERED TWO (2), IN TOWNSHIP NUMBERED SEVEN (7) NORTH, RANGE NUMBERED NINE (9) WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF MACOUPIN AND STATE OF ILLINOIS.

PROPOSED LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 2, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN MACOUPIN COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 54 MINUTES 13 SECONDS WEST ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1330.92 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS EAST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS EAST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1318.85 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 40 MINUTES 05 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 690.13 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 29 SECONDS WEST, A DISTANCE OF 400.24 FEET; THENCE NORTH 70 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 58.26 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 613.03 FEET; THENCE NORTH 65 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 165.85 FEET; THENCE SOUTH 66 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 108.46 FEET; THENCE SOUTH 07 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 175.61 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS EAST, A DISTANCE OF 221.68 FEET; THENCE SOUTH 04 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 291.79 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 05 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 1302.11 FEET TO THE POINT OF BEGINNING, CONTAINING 2,627,146 SQUARE FEET, OR 60.31 ACRES, MORE OR LESS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MACOUPIN COUNTY, ILLINOIS; BEARING BEING AN ASSUMED SOUTH 89 DEGREES 49 MINUTES 05 SECONDS WEST.

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY.

TOTAL AREA

TRACT 1:
2,627,146± SQ. FT.
60.31± AC.

REMAINING AREA:
2,642,691± SQ. FT.
60.67± AC.

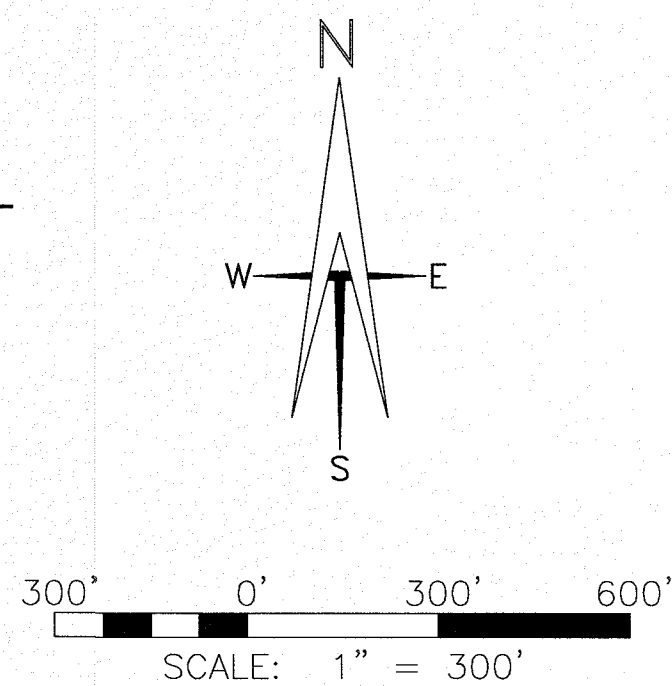
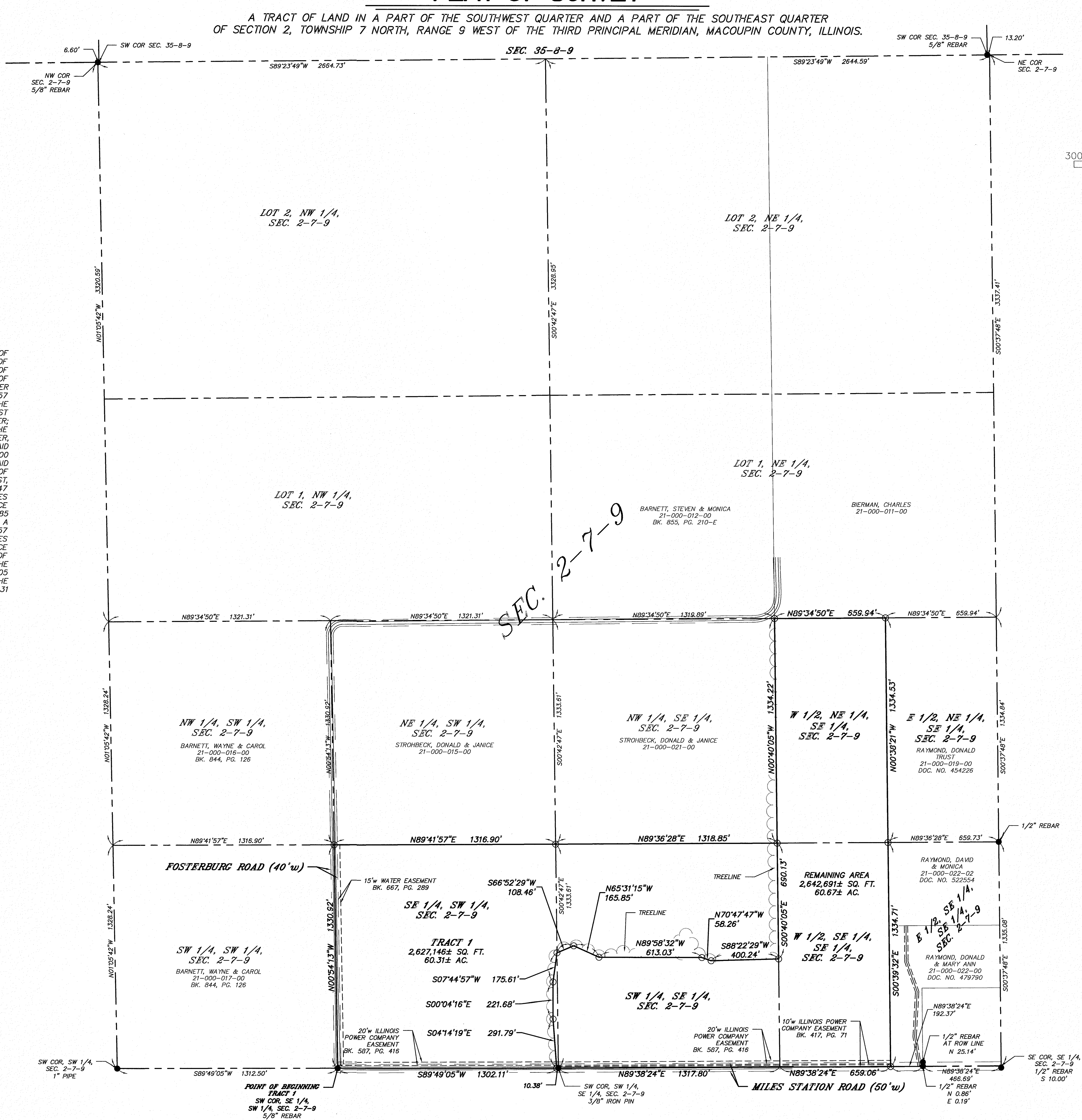
TOTAL AREA:
5,269,837± AC.
120.98± AC.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF ERVIN AND CHARLENE BARBAN, HAS PERFORMED A BOUNDARY SURVEY FROM RECORD SOURCES AND ACTUAL FIELD SURVEY PERFORMED ON MARCH 20, 2020. RESULTS OF SAID SURVEY ARE SHOWN HEREON. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

QUENTIN N. SCHUKAR
P.L.S. 3889
EDWARDSVILLE, ILLINOIS
LICENSE EXPIRATION 11-30-2020

NOTE:
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



PLAT OF SURVEY
MILES STATION ROAD, BRIGHTON, IL

ERVIN AND CHARLENE BARBAN
1770 S OCEAN BLVD, APT 204
POMPANO BEACH, FL 33062
314-713-7547



SHERRILL
ASSOCIATES

Surveyors - Engineers
- Planners

Illinois Design Firm
184-001238

316 Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

REVISION

DATE

NO.

PROJECT NO.
2011001

DRAWN
QNS

CHECKED
GSM

DESIGNED
N/A

DATE
03-23-2020

PLAT OF SURVEY
MILES STATION ROAD
BRIGHTON, IL

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