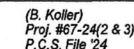


EXHIBIT 1



Part of the West Quarter (W. 1/4) of Section Two (2) and part of the East Half (E. 1/2) of Section Three (3) all in Township Twelve (12) North, Range Fourteen (14) West of the Second Principal Meridian, Edgar County, Illinois.



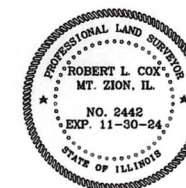
The West Half (W.1/2) of the Northwest Quarter (NW.1/4) of Section Two (2), Eighty-two (82) acres according to the Government Survey; also all that part of the West Half (W.1/2) of the Southwest Quarter (SW.1/4) of Section Two (2) lying North of the Public Road, being known as Lot No. One of the West Half (W.1/2) of the Southwest Quarter (SW.1/4) said Section Two (2), containing 35.25 acres, more or less, Also, the Northeast Quarter (NE.1/4) of said Section Three (3), containing 160.95 acres according to the Government Survey (except the North Half (N.1/2) of the Northwest Quarter (NW.1/4) of said Northeast Quarter (NE.1/4) 20.24 acres), leaving 140.71 acres, more or less; also all that part of the Southeast Quarter (SE.1/4) of said Section Three (3), lying North of the Public Highway, being known as Lot No. One of the County Clerk's Subdivision of said Southeast Quarter (SE.1/4), containing 100 acres, more or less; All in Township Twelve (12) North, Range Fourteen (14) West of the Second Principal Meridian and containing in all 357.96 acres, more or less, all in Edgar County, Illinois.

EXCEPT FOR

A part of the Southeast Quarter (SE 1/4) of Section Three (3), Township Twelve (12) North, Range Fourteen (14) West of the Second Principal Meridian, Edgar County, Illinois, described as follows: Beginning at the Southeast Corner of the Southeast Quarter (SE 1/4) of Section Three (3), Township Twelve (12) North, Range Fourteen (14) West of the Second Principal Meridian, measured Westward, the South line of said Quarter twenty six hundred forty two (2,642) feet, thence North seven hundred eighty (708) feet to the intersection of the center lines of Edgar County Roads W.1450 and S.600 for a point of beginning; thence North along the center line of said Route W.1450 fifteen hundred seventy one (1571) feet; thence deflecting to the right 90°00' a distance of one thousand and fifty (1050) feet; thence deflecting to the left 90°00' a distance of thirteen hundred twenty five (1325) feet to the center line of said Route S.600; thence Southwesterly along said center line one thousand seventy eight (1,078) feet to the place of beginning, containing 34.8 acres, more or less; excluding a small cemetery, all in Edgar County, Illinois.

- 1.) Original Government Survey certified September 10, 1821.
- 2.) County Clerk's Subdivision of the Southeast 1/4, of Section 3, recorded in Plat Record No. 1 on Page 358.
- 3.) County Clerk's Subdivision of the Southwest 1/4, of Section 3, recorded in Plat Record No.1 on Page 361.
- 4.) County Clerk's Subdivision of the West 1/2, of the Southwest 1/4, of Section , recorded in Plat Record No. 1 on Page 433.
- 5.) Monument Record by Albert W. Hayes, IPLS No. 1917, filed for record in the Edgar County Recorder's Office as Monument Record 1 Page 302.
- 6.) Boundary survey of a part of the Fractional Northwest 1/4, of Section 3, by Berns, Clancy and Associates, dated January 17, 2024.

PIN:
08-21-02-100-001;
08-21-02-300-001;
08-21-03-200-002;
and 08-21-03-400-004



Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor Number 2442, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of August 2024, in accordance with state statutes governing survey work in the State of Illinois.

August 27, 2024

Robert L. Cox
IL Professional Land Surveyor No. 2442
(License Expires November 30, 2024)

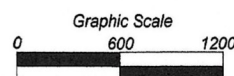
Survey Notes:

- 1) The field and office procedures were performed by me, or under my direct supervision in the month of August 2024.
- 2) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
- 3) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the course of this survey.
- 4) The boundary of this property was determined by the physical location of existing monumentation in Sections 2, 3 and 4 of the underlying section.
- 5) This professional service conforms with the current I.P.S.A. Minimum Standards of Practice applicable to boundary surveys.

Legend

Scale: 1" = 600'
○ = Iron Pipe or Pin
From Prev. Surveys
● = 5/8" Iron Pin Set
This Survey
⊗ = Gin Spike Set

Fieldwork completed: Aug. '24 (RC)



Bearings are based on the Illinois State
Plane Coordinate System - (East Zone)