



SCALE 1" = 300'

LEGEND

- = Found Iron Monument
- = Found PK Nail
- = Set 3/8" Iron Rod
- x — x — = Existing Fence ±
- = Boundary line
- - - - - = Section line

Field Survey done: June 2022

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this break conforms to County Zoning Guidelines

SURVEYOR'S STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the W 1/2 of Section 32, T14N, R4E of the 4th P.M., Knox County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the Client.

Dated this 11th day of July, 2022.

WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #184.005454-0008
Toulon - Illinois

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/22

Wallace Land Surveying Co., Ltd
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454-0008
Office: 309-286-7333
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CLIENT: Hertz Farm Management, Inc.
Attn: Brandon Yaklich Re: Hulting Farm

DATE: 7-11-22

JOB: 22135-001

Prepared for:
Hertz Farm Management, Inc.
720 E. Culver Court,
PO Box 9
Geneseo, IL. 61254
Attn: Brandon Yaklich
Re: Hulting Farm

DESCRIPTION FOR 70.00 ACRE TRACT

A part of the NW¼ of Section 32, T14N, R4E of the 4th P.M., Henry County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Beginning at a plug at the Northwest Corner of the NW¼ of said Section 32; Thence S 89°58'21" E, along the North line of said NW¼, a distance of 1966.47 feet to the Northwest corner of a 10 acre tract; Thence S 00°29'29" W, along the West line of said tract, a distance of 660.00 feet to an iron rod; Thence S 89°58'21" E, along the South line of said tract, a distance of 660.00 feet to an iron rod on the East line of said NW¼; Thence S 00°29'29" W, along said East line, a distance of 671.25 feet to an iron rod; Thence N 89°47'42" W, a distance of 2625.05 feet to the West line of said NW¼; Thence N 00°25'56" E, along said West line, a distance of 1323.11 feet to the Place of Beginning and containing 70.00 acres, more or less. Subject to the rights-of-way of Public Roads along the North and West sides of the above described tract and also subject to all easements of record.

Prepared by: Wallace Land Surveying Co., Ltd
Toulon - Illinois Job 22135-001
July 13, 2022

DESCRIPTION FOR 160.77 ACRE TRACT

A part of the W $\frac{1}{2}$ of Section 32, T14N, R4E of the 4th P.M., Henry County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

Commencing at a plug at the Northwest Corner of the NW $\frac{1}{4}$ of said Section 32; Thence S 00°25'56" W, along the West line of the NW $\frac{1}{4}$ of said Section 32, a distance of 1323.11 feet to the Place of Beginning for the tract to be described; Thence S 89°47'42" E, a distance of 2625.05 feet to an iron rod on the East line of said NW $\frac{1}{4}$; Thence S 00°29'29" W, along said East line, a distance of 1333.86 feet to the Northeast corner of the SW $\frac{1}{4}$ of said Section 32; Thence S 00°15'06" W, along the East line of said SW $\frac{1}{4}$, a distance of 958.69 feet to the North right-of-way line of the Burlington Northern Railroad; Thence S 59°21'30" W, along said North line, a distance of 1059.66 feet to an iron rod at a Southeast corner of a 16.84 acre tract; Thence N 33°32'32" W, a distance of 423.14 feet to an iron rod; Thence S 83°58'30" W, a distance of 208.64 feet to an iron rod; Thence N 28°26'31" W, a distance of 346.07 feet to an iron rod; Thence N 00°36'35" E, a distance of 346.42 feet to an iron rod; Thence N 34°19'52" W, a distance of 211.08 feet to an iron rod; Thence S 86°47'03" W, a distance of 103.48 feet to an iron rod; Thence S 00°24'19" W, a distance of 851.39 feet to an iron rod; Thence S 39°12'02" E, a distance of 227.53 feet to an iron rod; Thence S 00°32'39" E, a distance of 443.80 feet to an iron rod; Thence S 59°09'40" W, a distance of 75.94 feet to an iron rod; Thence S 80°35'34" W, a distance of 311.19 feet to an iron rod; Thence S 57°25'40" W, a distance of 796.19 feet to the West line of said SW $\frac{1}{4}$. The last twelve (12) named courses being along the East, North and West sides of said 16.84 acre tract; Thence N 00°26'43" E, along said West line, a distance of 560.96 feet to the Southwest corner of an 8 acre tract; Thence N 86°52'43" E, a distance of 633.36 feet to an iron rod; Thence N 00°26'43" E, a distance of 521.55 feet to an iron rod; Thence N 87°44'17" W, a distance of 632.45 feet to the West line of said SW $\frac{1}{4}$. The last three (3) named courses being along the South, East and North line of said 8 acre tract; Thence N 00°26'43" E, along said West line, a distance of 1214.26 feet to a Mag Nail at the Southwest corner of said NW $\frac{1}{4}$; Thence N 00°25'56" E, along the West line of said NW $\frac{1}{4}$, a distance of 1325.71 feet to the Place of Beginning and containing **160.77 acres**, more or less. Subject to the right-of-way of a Public Road along the West side of the above described tract and also subject to all easements of record.

Prepared by: Wallace Land Surveying Co., Ltd
Toulon - Illinois Job 22135-001
July 13, 2022