



PLAT OF SURVEY

OF PROPERTY DESCRIBED AS: Part of the South Half (S1/2) of Section Six (6), the North Half (N1/2) of Section Seven (7), and the Northwest Quarter (NW1/4) of Section Eight (8), Township Thirty-six (36) North, Range One (1) East of the Third (3rd) Principal Meridian, LaSalle County, Illinois, described as follows:

Parcel 1
Beginning at the southeast corner of the Southwest Quarter (SW1/4) of said Section Six (6); thence South 89 degrees 49 minutes 21 seconds West, along the south line of said Southwest Quarter (SW1/4), a distance of 658.04 feet; thence North 0 degrees 02 minutes 19 seconds East, a distance of 1,522.93 feet; thence North 75 degrees 29 minutes 19 seconds East, a distance of 1,310.37 feet to a point in the centerline of N 4753 Road; thence South 34 degrees 44 minutes 38 seconds East, along said centerline, a distance of 645.48 feet; thence South 34 degrees 33 minutes 15 seconds East, continuing along said centerline, a distance of 49.82 feet to the northeast corner of an existing 3.06 acre tract; thence South 80 degrees 40 minutes 57 seconds West, along the north line of said 3.06 acre tract, a distance of 339.30 feet to the northwest corner thereof; thence South 1 degree 31 minutes 04 seconds West, along the west line of said 3.06 acre tract, a distance of 246.51 feet to the southwest corner thereof; thence South 86 degrees 20 minutes 41 seconds East, along the south line of said 3.06 acre tract, a distance of 575.32 feet to the southeast corner thereof, said point being in said centerline of N 4753 Road; thence South 35 degrees 11 minutes 23 seconds East, along said centerline, a distance of 1,153.19 feet to a point on the south line of the Southeast Quarter (SE1/4) of said Section Six (6); thence North 89 degrees 55 minutes 17 seconds West, along said south line, a distance of 1,905.23 feet to the Point of Beginning, containing 73.394 acres, more or less.

Parcel 2
Beginning at the northwest corner of the Northeast Quarter (NE1/4) of said Section Seven (7); thence South 89 degrees 55 minutes 17 seconds East, along the north line of said Northeast Quarter (NE1/4), a distance of 1,905.23 feet to a point in the centerline of N 4753 Road; thence South 36 degrees 39 minutes 03 seconds East, along said centerline, a distance of 1,245.00 feet to a point at the centerline intersection of said N 4753 Road and E 1st Road; thence South 0 degrees 29 minutes 01 seconds East, along said centerline of E 1st Road, a distance of 325.07 feet; thence North 89 degrees 29 minutes 47 seconds West, a distance of 1,319.31 feet; thence South 0 degrees 34 minutes 50 seconds East, a distance of 1,334.34 feet to a point on the south line of said Northeast Quarter (NE1/4); thence North 89 degrees 54 minutes 05 seconds West, along said south line, a distance of 1,328.38 feet to the southeast corner of the Northwest Quarter (NW1/4) of said Section Seven (7); thence South 89 degrees 55 minutes 06 seconds West, along the south line of said Northwest Quarter (NW1/4), a distance of 658.83 feet; thence North 0 degrees 23 minutes 43 seconds West, a distance of 2,645.68 feet to a point on the north line of said Northwest Quarter (NW1/4); thence North 89 degrees 49 minutes 21 seconds East, along said north line, a distance of 658.04 feet to the Point of Beginning, containing 151.899 acres, more or less.

Parcel 3
Beginning at the northeast corner of the Northeast Quarter (NE1/4) of said Section Seven (7); thence South 0 degrees 29 minutes 01 seconds East, along the east line of said Northeast Quarter (NE1/4), a distance of 997.87 feet to a point at the centerline intersection of N 4753 Road and E 1st Road; thence North 36 degrees 39 minutes 03 seconds West, along the centerline of said N 4753 Road, a distance of 1,245.00 feet to a point on the south line of the Southeast Quarter (SE1/4) of Section Six (6); thence North 35 degrees 11 minutes 23 seconds West, continuing along said centerline, a distance of 1,153.19 feet; thence North 34 degrees 33 minutes 15 seconds West, continuing along said centerline, a distance of 410.44 feet; thence North 34 degrees 33 minutes 15 seconds West, continuing along said centerline, a distance of 49.82 feet; thence South 89 degrees 53 minutes 22 seconds East, a distance of 1,652.45 feet to a point on the east line of said Southeast Quarter (SE1/4) of Section Six (6); thence South 0 degrees 21 minutes 16 seconds East, along said east line, a distance of 959.27 feet to the northeast corner of an existing 3.30 acre tract; thence South 89 degrees 59 minutes 19 seconds West, along the north line of said 3.30 acre tract, a distance of 400.05 feet to the northwest corner thereof; thence South 0 degrees 17 minutes 01 seconds East, along the west line of said 3.30 acre tract, a distance of 359.45 feet to the southwest corner thereof, said point being on the south line of said Southeast Quarter (SE1/4); thence South 89 degrees 55 minutes 17 seconds East, along the south line of said 3.30 acre tract and said south line of said Southeast Quarter (SE1/4), a distance of 400.27 feet to the Point of Beginning, containing 41.339 acres, more or less.

Parcel 4
Being the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Eight (8), Township Thirty-six (36) North, Range One (1) East of the Third (3rd) Principal Meridian, containing 39.916 acres, more or less.

SURVEYORS STATEMENT

This plat and the survey it represents was made under my direct supervision in accordance with the minimum standards of practice pertaining to boundary surveys in the State of Illinois; all monuments and markers exist as shown hereon; all dimensional and geodetic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. Bearings or angles, distances and areas shown hereon are based upon grid coordinates using the Illinois State Plane Coordinate System (West Zone-2011 adjustment). No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown hereon, and also no warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated this 20 day of SEPTEMBER, A.D., 2023, Dixon, Illinois.

Patrick T. Hubert
Patrick T. Hubert
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-4026
My license expires November 30, 2024.



LEGEND

—●—	BOUNDARY OF SURVEY
▲	MONUMENT FOUND
●	STONE FOUND
⊙	SET SURVEY NAIL
○	5/8" STEEL PIN SET
+	CHISELED "X"
⊠	R.O.W. MARKER
△	P.K. NAIL
---	SECTION LINE
---	RIGHT OF WAY LINE
---	FENCE LINE
---	BUILDING SETBACK (BSL)
---	UTILITY EASEMENT (UE)
(101.26)	RECORD DIMENSION
(90°1'25")	RECORD ANGLE
(N89°12'22"E)	RECORD BEARING

 WILLETT HOFMANN & ASSOCIATES INC. ENGINEERING ARCHITECTURE LAND SURVEYING Illinois Professional Design Firm No. 184-000918-0015 Copyright 2023 Willett Hofmann & Associates, Inc.	 wendler engineering services, inc. Acquired by Willett Hofmann & Associates Inc.	DATE: 09/20/2023
		JOB NO: 1952D23
		SURVEYED BY: BEH
		BOOK NO: FILE
		DRAWN BY: DJV
		DRAWING NAME: survey-1952D23
		REVISIONS:

PLAT OF SURVEY
FOR
HERTZ REAL ESTATE