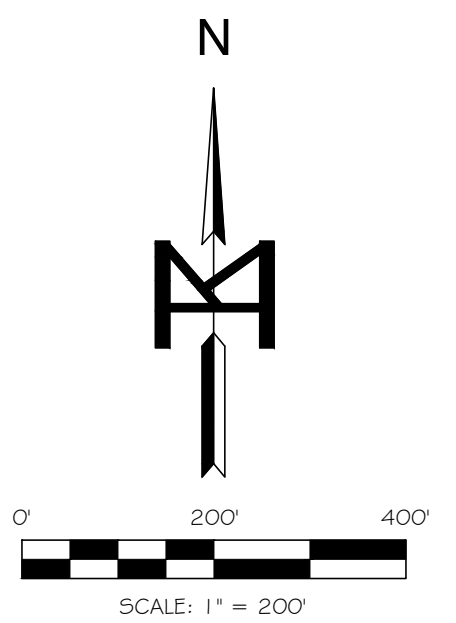
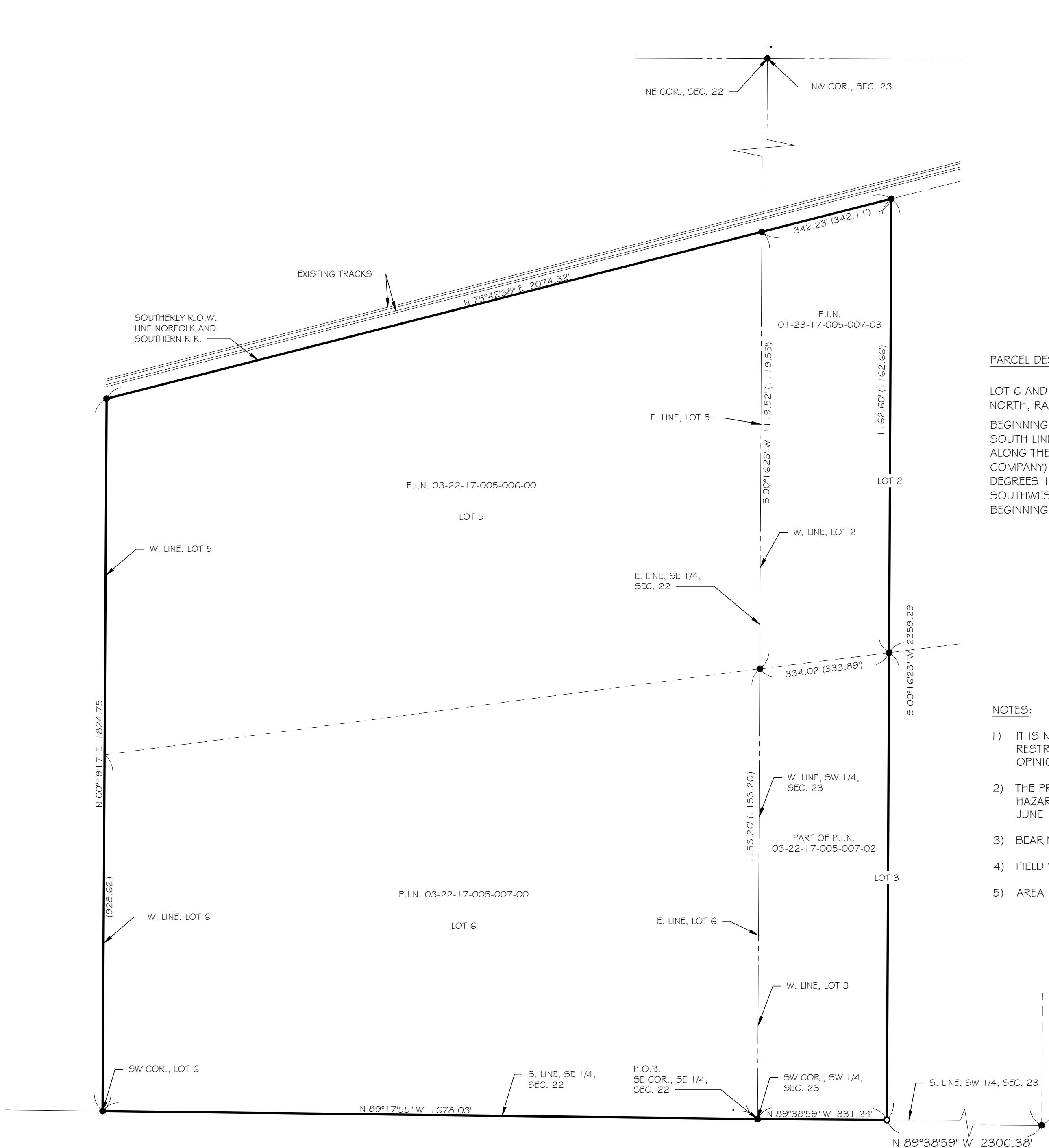


PLAT OF SURVEY

LOT 6 AND PART OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF LOTS 2 AND 3 IN THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS.

P.I.N. 5: 03-22-17-005-007-00, 03-22-17-005-006-00, 01-23-17-005-007-03 AND PART OF 01-23-17-005-007-02



LEGEND

- DEED LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- MEASURED BEARING
- MEASURED DISTANCE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / MAG NAIL
- SET IRON ROD 1/2"Ø x 24"
- PIATT COUNTY RECORDER'S OFFICE
- POINT OF BEGINNING
- RIGHT-OF-WAY
- NOT TO SCALE

PARCEL DESCRIPTION

LOT 6 AND PART OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF LOTS 2 AND 3 IN THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 22, THENCE NORTH 89 DEGREES 17 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1 678.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 19 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 5 AND 6, 1 824.75 FEET TO THE SOUTHERLY LINE OF THE NORFOLK AND SOUTHERN RAILROAD (FORMERLY WABASH RAILROAD COMPANY) RIGHT OF WAY; THENCE NORTH 75 DEGREES 42 MINUTES 38 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2074.32 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 22, 2359.29 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 23; THENCE NORTH 89 DEGREES 38 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH LINE, 331.24 FEET TO THE POINT OF BEGINNING, CONTAINING 96.493 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

NOTES:

- 1) IT IS NOT WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 2) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE A (SPECIAL FLOOD HAZARD AREAS) PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 17147C 0250 D WITH A MAP REVISION DATE OF JUNE 16, 2011.
- 3) BEARINGS ARE BASED ON STATE PLANE COORDINATES, ILLINOIS EAST ZONE, NAD83.
- 4) FIELD WORK COMPLETED DECEMBER, 2023.
- 5) AREA = ± 96.493 ACRES

PIATT COUNTY PLAT COMMITTEE APPROVAL

APPROVED THIS _____, DAY OF _____, 20____.

CHAIRMAN _____

SUBDIVISION OFFICER _____

PIATT COUNTY BOARD APPROVAL

APPROVED THIS _____, DAY OF _____, 20____.

CHAIRMAN _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PIATT) 55

I, _____, THE OWNER(S) OF RECORD OF THE LAND SHOWN IN THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS DESCRIBED ON THE ACCOMPANYING LEGAL DESCRIPTION. ALSO TO THE BEST OF MY/ OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN _____ SCHOOL DISTRICT.

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____, 20____.

OWNER OF RECORD _____

OWNER OF RECORD _____

NOTARY PUBLIC _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____, DAY OF _____, 20____.

NOTARY PUBLIC _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PIATT) 55

I, _____, COUNTY CLERK OF PIATT COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE RECEIVED ALL PLAT FEES IN CONNECTION WITH THE ATTACHED PLAT OF SURVEY AND I FURTHER CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY TO BE SUBDIVIDED HAVE BEEN PAID IN FULL.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

THIS _____, DAY OF _____, 20____.

COUNTY CLERK _____

PIATT COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PIATT) 55

I, _____, COUNTY ENGINEER OF PIATT COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF SURVEY HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS, AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF PIATT COUNTY, ILLINOIS.

DATED THIS _____, DAY OF _____, 20____.

COUNTY ENGINEER _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF PEORIA) 55

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED LOT 6 AND PART OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF LOTS 2 AND 3 IN THE SOUTHWEST QUARTER OF SECTION 23, ALL IN, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS.

WE FURTHER STATE THAT THE ABOVE SURVEY IS NOT WITHIN ONE AND ONE-HALF MILES FROM THE CORPORATE LIMITS OF ANY TOWN OR VILLAGE, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1 INCH = 200 FEET. ALL DISTANCE ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS _____ DAY OF _____, 20____.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

DANIEL J. EVANS
 ILLINOIS PROFESSIONAL LAND SURVEYOR # 035-3348
 MOHR & KERR ENGINEERING & LAND SURVEYING P.C.
 5901 N. PROSPECT RD., SUITE 6B, PEORIA, ILLINOIS 61614
 PHONE: (309)692-8500, WEB SITE: WWW.MOHRANDKERR.COM
 DJEVANS@MOHRANDKERR.COM

LICENSE EXPIRES NOVEMBER 30, 2024

PLAT OF SURVEY

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect Road, Suite 6B
 Peoria, Illinois 61614
 www.mohrandkerr.com
 Office: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: N:\23-526 Hertz Farm Management - Flanklin Farm - Piatt Co\DW\23-526 Hertz Management - Piatt County.dwg Dec 19, 2023

SURVEYED	DJE/MWM	CLIENT:
DRAWN	LDE	HERTZ FARM MANAGEMENT
CHECKED	DJE	
SCALE	1" = 200'	
DATE	12/14/2023	

TITLE: LOT 6 AND PART OF LOT 5 IN THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF LOTS 2 AND 3 IN THE SOUTHWEST QUARTER OF SECTION 23, ALL IN, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS.	PROJECT NO. 23-526
	SHEET 1 OF 1
	DRAWING NO.

PROJECT NO. 23-526
SHEET 1 OF 1
DRAWING NO.