

STATE OF ILLINOIS) COUNTY OF PEORIA) 55

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE SURVEYED A PART OF THE SOUTHEAST QUARTER OF SECTION 7, AND A PART OF THE SOUTHWEST 1/4 OF SECTION 8, IN TOWNSHIP-29-NORTH, RANGE-I-WEST OF THE THIRD PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT DOES NOT LIE WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF A VILLAGE, TOWN OR CITY WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF I" = 400'. (I INCH = 400 FEET) ON SHEET I AND A SCALE OF I"=100' (I INCH = 100 FEET) ON SHEET 2.

DATED THIS Z3 121 DAY OF DEPTEMBER . 2024

ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3116

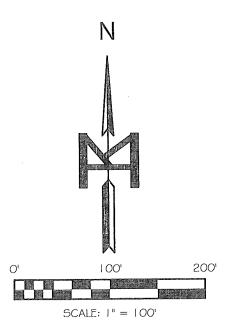
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

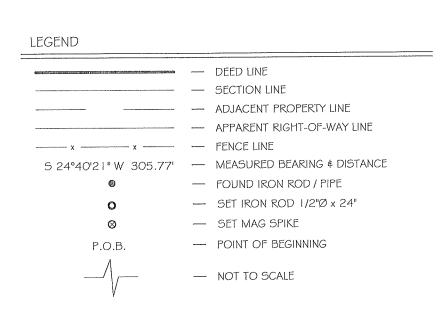
No. 035-3116 PROFESSIONAL LAND SURVEYOR STATE OF **ILLINOIS**

LICENSE EXPIRES 11-30-2024

PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP-29-NORTH, RANGE-I-WEST OF THE THIRD PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS.





NOTES:

- I) 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" (AREA OF MINIMAL FLOOD HAZARD) FLOOD INSURANCE RATE MAP NO. 17123C0350C COMMUNITY PANEL NO. 170994 0350 C DATED 11/04/2010.
- 3) BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE, WEST ZONE, NAD83, 2011 ADJUSTMENT.
- 4) FIELD WORK COMPLETED AUGUST, 2024.



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24-060 DRAWN MJF HERTZ FARM CHECKED MWM MANAGEMENT CALE 1"=100"

PARCEL | - |2|.39 ACRES ± TRACT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP-29-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, THENCE NORTH 87 DEGREES 09 MINUTES 24 SECONDS EAST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE, WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 17.55 FEET TO THE CENTERLINE OF CROW ROAD AND THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT-OF-BEGINNING; (THENCE THE FOLLOWING 6 COURSES ARE ALONG THE CENTERLINE OF CROW ROAD) NORTH 26 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 886,37 FEET: THENCE NORTH 25 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 417.81 FEET; THENCE NORTH 24 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 410.32 FEET; THENCE NORTH 22 DEGREES 21 MINUTES OG SECONDS EAST, A DISTANCE OF 516.57 FEET; THENCE NORTH 22 DEGREES 44 MINUTES 24 SECONDS EAST, A DISTANCE OF 594,76 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 750.00 FEET, AND AN ARC DISTANCE OF 139.04 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 25 MINUTES 45 SECONDS EAST, AND A CHORD DISTANCE OF 138.84 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8: THENCE NORTH 86 DEGREES 48 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 1393.31 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8: THENCE SOUTH OT DEGREES 31 MINUTES TO SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 2646.01 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE SOUTH 87 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 2682.04 FEET, TO THE POINT OF BEGINNING, CONTAINING 121.39 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE WEST SIDE AND SOUTH SIDE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PARCEL 3 - 55.12 ACRES± TRACT DESCRIPTION

A PART THE SOUTHWEST QUARTER OF SECTION 8, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP-29-NORTH, RANGE-I-WEST OF THE THIRD PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, THENCE NORTH 87 DEGREES 09 MINUTES 24 SECONDS EAST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE, WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 17.55 FEET TO THE CENTERLINE OF CROW ROAD; THENCE (THE FOLLOWING 2 COURSES ARE ALONG SAID CROW ROAD CENTERLINE) NORTH 26 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 886.37 FEET; THENCE NORTH 25 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 417.81 FEET TO THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT-OF-BEGINNING: THENCE NORTH 85 DEGREES 16 MINUTES 44 SECONDS WEST. A DISTANCE OF 575.36 FEET; THENCE NORTH OG DEGREES OS MINUTES 43 SECONDS WEST, A DISTANCE OF 294.44; THENCE SOUTH 88 DEGREES 39 MINUTES OG SECOND WEST, A DISTANCE OF 1017.73 FEET TO THE WEST LINE OF THE EAST GO ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH OI DEGREES 18 MINUTES 40 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1126.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES O I MINUTES 2 I SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 992.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 86 DEGREES 48 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 1297.14 FEET TO THE CENTERLINE OF CROW ROAD; (THE FOLLOWING THREE COURSES ARE ALONG SAID CENTERLINE), THENCE IN SOUTHWESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 750.00 FEET, AND AN ARC DISTANCE OF 139.04 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17 DEGREES 25 MINUTES 45 SECONDS WEST, AND A CHORD DISTANCE OF 138.84 FEET; THENCE SOUTH 22 DEGREES 44 MINUTES 24 SECONDS WEST, A DISTANCE OF 594.76 FEET; THENCE SOUTH 22 DEGREES 21 MINUTES OG SECONDS WEST, A DISTANCE OF 210.80 FEET: THENCE NORTH 72 DEGREES O2 MINUTES 14 SECONDS WEST, A DISTANCE OF 203.08 FEET; THENCE SOUTH 16 DEGREES 54 MINUTES 22 SECONDS WEST, A DISTANCE OF 70.73 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 30 SECONDS WEST, A DISTANCE OF 71.38 FEET; THENCE NORTH 87 DEGREES 20 MINUTES 51 SECONDS WEST, A DISTANCE OF 227.80 FEET; THENCE SOUTH OO DEGREES 26 MINUTES 44 SECONDS WEST, A DISTANCE OF 98.49 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 57 SECONDS EAST, A DISTANCE OF 65.62 FEET; THENCE SOUTH 10 DEGREES 08 MINUTES 36 SECONDS WEST, A DISTANCE OF 77.72 FEET; THENCE SOUTH 02 DEGREES 55 MINUTES 33 SECONDS WEST, A DISTANCE OF 106.52 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 54.26 FEET; THENCE NORTH 75 DEGREES 17 MINUTES 07 SECONDS EAST, A DISTANCE OF 67.99 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 187.61 FEET TO THE CENTERLINE OF CROW ROAD; THENCE SOUTH 24 DEGREES 40 MINUTES 21 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 35 I.88 FEET, TO THE POINT-OF-BEGINNING, CONTAINING 55.12 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE EAST SIDE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PARCEL 2 - 43.70 ACRES± TRACT DESCRIPTION

A PART THE SOUTHWEST QUARTER OF SECTION 8, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP-29-NORTH, RANGE- I-WEST OF THE THIRD PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, SAID POINT BEING THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT-OF-BEGINNING; THENCE SOUTH 88 DEGREES 30 MINUTES 45 SECONDS WEST, (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE, WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 992.13 FEET TO THE SOUTHWEST CORNER OF THE EAST GO ACRES OF SAID SOUTHEAST QUARTER OF SECTION 7; THENCE NORTH 01 DEGREES 18 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF EAST 60 ACRES SAID SOUTHEAST QUARTER, A DISTANCE OF 1512.16 FEET; THENCE NORTH 88 DEGREES 39 MINUTES OG SECONDS EAST, A DISTANCE OF 1017.73 FEET; THENCE SOUTH OG DEGREES OS MINUTES 43 SECONDS EAST, A DISTANCE OF 294.44 FEET; THENCE SOUTH 85 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 575.36 FEET TO THE CENTERLINE OF CROW ROAD; THENCE (THE FOLLOWING 2 COURSES ARE ALONG SAID CENTERLINE OF CROW ROAD) SOUTH 25 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 417.81 FEET; THENCE SOUTH 26 DEGREES 39 MINUTES 56 SECONDS WEST, A DISTANCE OF 886.37 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; THENCE SOUTH 87 DEGREES 09 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, A DISTANCE OF 17.55 FEET, TO THE POINT OF BEGINNING, CONTAINING 43.70 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE EAST SIDE AND SOUTH SIDE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

PARCEL 4 - 2.82 ACRES ± TRACT DESCRIPTION

A PART THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP-29-NORTH, RANGE-1-WEST OF THE THIRD PRINCIPAL MERIDIAN, MARSHALL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, THENCE NORTH 87 DEGREES 09 MINUTES 24 SECONDS EAST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE, WEST ZONE, NAD83, 2011 ADJUSTMENT), ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 17.55 FEET TO THE CENTERLINE OF CROW ROAD; (THE FOLLOWING THREE COURSES ARE ALONG SAID CENTERLINE), THENCE NORTH 26 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 886.37 FEET; THENCE NORTH 25 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 417.81 FEET; THENCE NORTH 24 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 351.88 FEET, TO THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT-OF-BEGINNING; THENCE NORTH 83 DEGREES 10 MINUTES 05 SECONDS WEST, A DISTANCE OF 187.61 FEET; THENCE SOUTH 75 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 67.99 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 54.26 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 106.52 FEET; THENCE NORTH 10 DEGREES 08 MINUTES 36 SECONDS EAST, A DISTANCE OF 77.72 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 57 SECONDS WEST, A DISTANCE OF 65.62 FEET; THENCE NORTH OO DEGREES 26 MINUTES 44 SECONDS EAST, A DISTANCE OF 98.49 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 51 SECONDS EAST, A DISTANCE OF 227.80 FEET; THENCE NORTH 45 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 71.38 FEET; THENCE NORTH 16 DEGREES 54 MINUTES 22 SECONDS EAST, A DISTANCE OF 70.73 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 203.08 FEET, TO A POINT ON THE CENTERLINE OF SAID CROW ROAD; THENCE SOUTH 22 DEGREES 21 MINUTES OG SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 305.77 FEET; THENCE SOUTH 24 DEGREES 40 MINUTES 21 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 58.44 FEET, TO THE POINT-OF-BEGINNING, CONTAINING 2.82 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE EAST SIDE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.



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Office: (309) 692-8500 Fax: (309) 692-8501 Professional Design Firm #184.005091 PLAT OF SURVEY

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PLAT OF SURVEY

24-060 SHEET 4 OF 4 DRAWING NO. 4