

Field Survey done: September 2025

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 and State Zoning and Guidelines.

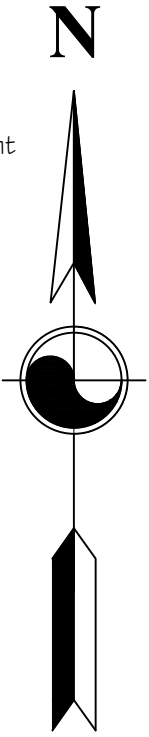
Bearings are based on: US/SP 1983
Illinois West 1202 NAD 1983

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

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/26

LEGEND

- = Found Iron Monument
- = Set 5/8" Iron Rod
- X - = Existing Fence±
- = Boundary line
- - - = Section line



SCALE 1" = 200'

DESCRIPTION FOR 90.55 ACRE TRACT
(North Tract)

A tract of land being a part of the NE1/4 of Section 28, T14N, R2E 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 the Northeast corner of the NE1/4 of said Section 28; Thence S 01°16'05" W, along the East line of said NE1/4, a distance of 1470.02 feet; Thence N 89°52'57" W, a distance of 2700.02 feet to the West line of said NE1/4; Thence N 01°27'11" E, along said West line, a distance of 1454.95 feet to the Northwest corner of said NE1/4; Thence N 89°47'42" E, along the North line of said NE1/4, a distance of 2695.67 feet to the Place of Beginning and containing 90.55 acres , more or less. Subject to the rights-of-way of a Pubic Roads along the North and East sides of the above described tract and also subject to all easement of record.

DESCRIPTION FOR 90.54 ACRE TRACT
(South Tract)

A tract of land being a part of the NE1/4 of Section 28 and also a part of the SE1/4 of said Section 28, all in, T14N, R2E 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 the Northeast corner of the NE1/4 of said Section 28; Thence S 01°16'05" W, along the East line of said NE1/4, a distance of 1470.02 feet to the Place of Beginning for the tract to be described; Thence continuing S 01°16'05" W, along said East line, a distance of 1204.32 feet to the Southeast corner of said NE1/4; Thence S 01°16'05" W, along the East line of said SE1/4, a distance of 260.50 feet to the North right-of-way line of an abandoned railroad; Thence N 89°40'17" W, along said North line, a distance of 2703.05 feet to the West line of said SE1/4; Thence N 01°05'38" E, along said West line, a distance of 236.00 feet to the Southwest corner of said NE1/4; Thence N 01°27'11" E, along the West line of said NE1/4, a distance of 1218.92 feet; Thence S 89°52'57" E, a distance of 2700.02 feet to the Place of Beginning and containing 90.54 acres , more or less. Subject to the right-of-way of a Pubic Road along the East side of the above described tract and also subject to all easement of record.

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 NE 1/4 of Section 28, and also a part of the SE 1/4 of said Section 28, all in, T14N, R2E of the 4th P.M., Henry 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 3rd day of October, 2025.

Wallace Land Surveying Co., Ltd
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CLIENT: Nelson

DATE: 10-03-2025

JOB: 25155-001

