

NOTES:
DISTANCES ARE FEET AND DECIMAL PARTS
THEREOF, UNLESS NOTED OTHERWISE.
(PL) INDICATES PLATTED DISTANCES (MD)
INDICATES DISTANCES MEASURED IN THE
FIELD ALL OTHER BEARINGS AND DISTANCES
ARE CALCULATED
BEARINGS ARE BASED ON A PREVIOUS PLAT

• INDICATES A SECTION COR.
• INDICATES IRON MARKER FOUND
○ INDICATES 5/8" X 24" IRON PIN SET
▲ INDICATES STONE FOUND
□ INDICATES FOUND PK NAIL
□ INDICATES SET PK NAIL
○ INDICATES FOUND FENCE POST
○ INDICATES FENCE LINE
--- INDICATES RIGHT OF WAY (R.O.W.)
--- INDICATES CENTERLINE

THE SOUTH LINE OF THE
NE 1/4 OF SECTION 17
WAS ASSUMED A BEARING
OF S 89°46'27" E

SURVEY
COMPLETED
7-27-26

PLAT OF SURVEY

OF THE SW 1/4 OF THE SW 1/4 OF
SECTION 8 AND THE NW 1/4 OF
SECTION 17, T14N, R1W, OF THE 4TH
P.M., RIVOLI TOWNSHIP, MERCER
COUNTY, ILLINOIS



SURVEYOR'S REPORT EULALIA H. GARRETT TRUST

I, Martin J. Herman, an Illinois Professional Land Surveyor,
Number 35-3328, do hereby state that at the request of
and for the benefit of the EULALIA H. GARRETT TRUST, I have
surveyed the Southwest Quarter of the Southwest Quarter
of Section 8, and the Northwest Quarter of Section 17,
Township 14 North, Range 1 West of the 4th P.M., Rivoli
Township, Mercer County, Illinois, more particularly described
as follows, to-wit:

PARCEL 1: The Southwest Quarter of the Southwest Quarter
of Section 8, AND the West Half of the Northwest Quarter
of Section 17, Township 14 North, Range 1 West of the 4th
P.M. Rivoli Township, Mercer County, Illinois, containing 121.29
acres, more or less, 1.29 acres of which is of apparent or
dedicated right-of-way.

PARCEL 2: The East Half of the Northwest Quarter of
Section 17, Township 14 North, Range 1 West of the 4th P.M.,
Rivoli Township, Mercer County, Illinois, containing 78.32 acres,
more or less, 0.93 acres of which is of apparent or
dedicated right-of-way, LESS Parcel 3 described as follows,
to-wit: Commencing at an iron pin reset at the North
Quarter Corner of Section 17, thence South 00 degrees - 20
minutes - 02 seconds West along the East Line of the
Northwest Quarter of Section 17, a distance of 2274.08' to
an iron pin set, said point being the Point of Beginning of
Parcel 3, thence North 89 degrees - 50 minutes - 09
seconds West, a distance of 150.00' to an iron pin set,
thence South 00 degrees - 20 minutes - 42 seconds West, a
distance of 175.00' to an iron pin set, thence North 89
degrees - 50 minutes - 09 seconds West, a distance of
140.00' to an iron pin set, thence South 00 degrees - 20
minutes - 42 seconds West, a distance of 224.91' to a point
on the South Line of said Northwest Quarter, thence South
89 degrees - 49 minutes - 07 seconds East along said South
Line, a distance of 230.08' to a Domed Spike Found at the
Center of Section 17, thence North 00 degrees - 20 minutes
- 02 seconds East along the East Line of said Northwest
Quarter, a distance of 400.00' to the Point of Beginning of
Parcel 3, containing 2.10 acres, more or less, 0.26 acres of
which is of apparent or dedicated right-of-way.

PARCEL 3: Commencing at an iron pin reset at the North
Quarter Corner of Section 17, thence South 00 degrees - 20
minutes - 02 seconds West along the East Line of the
Northwest Quarter of Section 17, a distance of 2274.08' to
an iron pin set, said point being the Point of Beginning of Parcel
3, thence North 89 degrees - 50 minutes - 09 seconds West,
a distance of 150.00' to an iron pin set, thence South 00
degrees - 20 minutes - 42 seconds West, a distance of
175.00' to an iron pin set, thence North 89 degrees - 50
minutes - 09 seconds West, a distance of 140.00' to an iron
pin set, thence South 00 degrees - 20 minutes - 42 seconds
West, a distance of 224.91' to a point on the South Line of
said Northwest Quarter, thence South 89 degrees - 49
minutes - 07 seconds East along said South Line, a distance
of 230.08' to a Domed Spike Found at the Center of Section
17, thence North 00 degrees - 20 minutes - 02 seconds East
along the East Line of said Northwest Quarter, a distance
of 400.00' to the Point of Beginning of Parcel 3, containing
2.10 acres, more or less, 0.26 acres of which is of apparent
or dedicated right-of-way.

I further certify that this professional service conforms to
the current minimum standards of practice applicable to
Illinois boundary surveys.

FEMA STATEMENT: The above parcel is in Zone "X" as rated
on Map Parcel Number 17131C0275F dated April 19, 2010.

Also subject to covenants, conditions and restrictions, if
any, and easements, either apparent or of record, all
applicable Zoning Laws; any and all dedications and/or uses
for public or private road purposes, and all utility lines and
easements, either above or below ground, of record or not,
and all existing fences as now located; and all right-of-ways
for drainage ditches, drain tiles, feeders and laterals, if
any, also subject to all EPA (Environmental Protection
Agency) and OSHA (Occupational Safety Hazard Act) rules,
regulations and/or statements. This survey is also subject
to any facts that may be disclosed by a full and accurate
title search.

I, Martin J. Herman, an Illinois Professional Land Surveyor, do
hereby certify that this Plat is a true and correct
representation of a Survey made by me or under my direct
personal supervision, of the above-described property.

Martin J. Herman
3328

Martin J. Herman I.P.L.S. No. 35-3328
Professional Design Firm No. 184-002380
Aledo, Illinois
License Renewal/Exp. Date: 7-27-26

Parcel 12-12-08-300-007 & 12-12-07-100-010 (cont.)
Parcel Address: Farm Ground & 2652 Hwy 17, New Windsor, IL
61465

This plat has been approved by the Illinois Department of
Transportation with respect to roadway access pursuant to
Chapter 765 ILCS, Article 2, paragraph 2. However, a
permit for access is required by the owner of the property.
A plan that meets requirements contained in the
Department's "Policy on Permits For Access Driveways to
State Highways", will be required by the Department.

Dated this _____ day of _____, 2026

Region Three Engineer

THE FOLLOWING EASEMENTS ARE
APPLICABLE TO THE TRACTS:
BOOK 157 PG 238 - ILLINOIS BELL
BOOK 150 PG 333 - STATE OF ILLINOIS
BOOK 303 PG 739 - ILLINOIS POWER
BOOK 443 PG 449 - NEW WINDSOR TELEPHONE
BOOK 150 PG 331 - STATE OF ILLINOIS
BOOK 420 PG 897-A - ILLINOIS POWER

300' 0 300'

SURVEY FOR:

EULALIA H GARRETT TRUST

DATE: 7-13-26
REVISED: 8-5-26
DRAWN BY: MJH
CHECKED BY: LIM
JDB NO. 26048HF

MJH
ENGINEERING & SURVEYING
P.O. BOX 36 ALEDO, IL 61231
PH (309) 582-7910 FAX (309) 582-2408

