



Property Description

***Part of the South Half of the Southwest Quarter of the
Southwest Quarter of the Fractional Section 19,
Township 6 North, Range 2 West, of the Third Principal
Meridian, Bond County, Illinois***

Tract "C"

Beginning at an Iron Pin (found) marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, Thence S.87°54'54"W., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the South line of the Southwest Quarter of said Fractional Section 19, a distance of 310.11 feet to an Iron Pin (set), Thence N.1°40'24"W., parallel with the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, a distance of 632.01 feet to an Iron Pin (found) at the 530 elevation contour, Thence Northeasterly along the meandering of the 530 elevation contour, a distance of 341 feet more or less to an Iron Pin (found), on the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, Thence S.1°40'24"E., along the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, a distance of 743.06 feet to the Point of Beginning. The herein described tract contains an area of 4.95 acres more or less.

Together with a 40 foot wide access easement lying Southerly of, adjacent to, and parallel with the following described line: Beginning at an Iron Pin (found) marking the Northwest Corner of Section 30-6N-2W, Thence N.87°54'54"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of said Section 30, a distance 1034.15 feet to its terminus.

And together with and subject to a 40 foot wide access easement lying Northerly of, adjacent to, and parallel with the following described line: Commencing at an Iron Pin (found) marking the Northwest Corner of Section 30-6N-2W, Thence N.87°54'54"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of said Section 30, a distance 994.15 feet to an Iron Pin (found), said Iron Pin being the Point of Beginning. Thence N.87°54'54"E., along the North line of the Northwest Quarter of said Section 30, a distance of 690 feet to its terminus.

And also subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.



Property Description

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Tract "B"

Commencing at an Iron Pin (found) marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, Thence S.87°54'54"W., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the South line of the Southwest Quarter of said Fractional Section 19, a distance of 310.11 feet to an Iron Pin (set), said Iron Pin being the Point of Beginning, Thence S.87°54'54"W., along the South line of the Southwest Quarter of said Fractional Section 19, a distance of 351.87 feet to an Iron Pin (found), Thence N.1°40'24"W., parallel with the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, a distance of 603.61 feet to an Iron Pin (found) at the 530 elevation contour, Thence Northeasterly along the meandering of the 530 elevation contour, a distance of 354 feet more or less to an Iron Pin (set), Thence S.1°40'24"E., parallel with the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, a distance of 632.01 feet to the Point of Beginning. The herein described tract contains an area of 5.01 acres more or less.

Together with a 40 foot wide access easement lying Southerly of, adjacent to, and parallel with the following described line: Beginning at an Iron Pin (found) marking the Northwest Corner of Section 30-6N-2W, Thence N.87°54'54"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of said Section 30, a distance 1034.15 feet to its terminus.

And together with and subject to a 40 foot wide access easement lying Northerly of, adjacent to, and parallel with the following described line: Commencing at an Iron Pin (found) marking the Northwest Corner of Section 30-6N-2W, Thence N.87°54'54"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of said Section 30, a distance 994.15 feet to an Iron Pin (found), said Iron Pin being the Point of Beginning. Thence N.87°54'54"E., along the North line of the Northwest Quarter of said Section 30, a distance of 690 feet to its terminus.

And also subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.



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Tract "A"

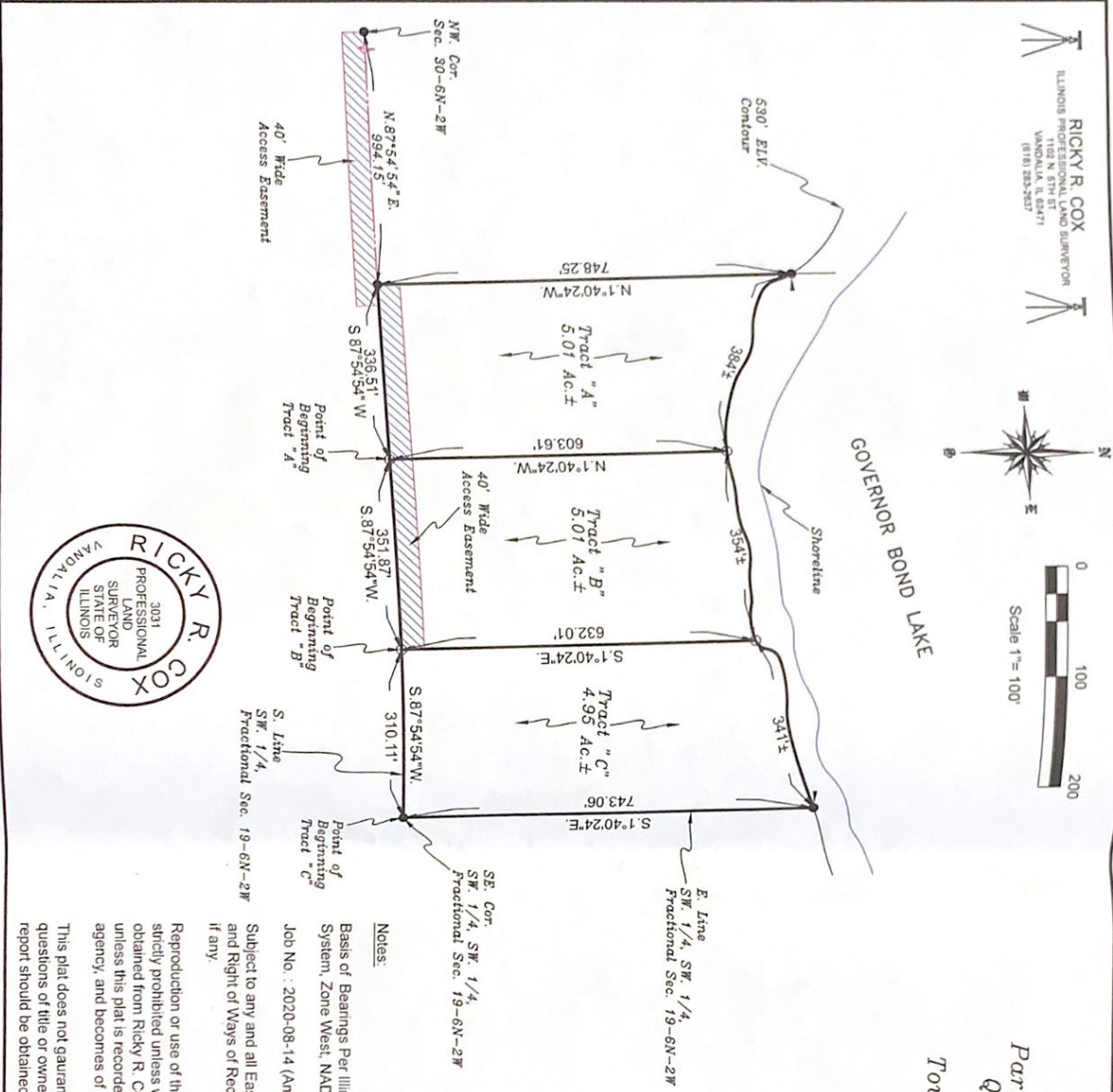
Commencing at an Iron Pin (found) marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, Thence S.87°54'54"W., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the South line of the Southwest Quarter of said Fractional Section 19, a distance of 661.98 feet to an Iron Pin (set), said Iron Pin being the Point of Beginning, Thence S.87°54'54"W., along the South line of the Southwest Quarter of said Fractional Section 19, a distance of 336.51 feet to an Iron Pin (found), Thence N.1°40'24"W., parallel with the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, a distance of 748.25 feet to an Iron Pin (found) at the 530 elevation contour, Thence Southeasterly along the meandering of the 530 elevation contour, a distance of 384 feet more or less to an Iron Pin (set), Thence S.1°40'24"E., parallel with the East line of the Southwest Quarter of the Southwest Quarter of said Fractional Section 19, a distance of 603.61 feet to the Point of Beginning. The herein described tract contains an area of 5.01 acres more or less.

Together with a 40 foot wide access easement lying Southerly of, adjacent to, and parallel with the following described line: Beginning at an Iron Pin (found) marking the Northwest Corner of Section 30-6N-2W, Thence N.87°54'54"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of said Section 30, a distance 1034.15 feet to its terminus.

And subject to a 40 foot wide access easement lying Northerly of, adjacent to, and parallel with the following described line: Commencing at an Iron Pin (found) marking the Northwest Corner of Section 30-6N-2W, Thence N.87°54'54"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of said Section 30, a distance 994.15 feet to an Iron Pin (found), said Iron Pin being the Point of Beginning. Thence N.87°54'54"E., along the North line of the Northwest Quarter of said Section 30, a distance of 690 feet to its terminus.

And also subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

RICKY R. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR
VANDALIA, IL 62471
(618) 383-2027



Plat of Survey

Parts of the South Half of the Southwest Quarter of the Southwest Quarter of the Fractional Section 19, Township 6 North, Range 2 West of the Third Principal Meridian, Bond County, Illinois

(SEE ATTACHED SHEETS FOR DESCRIPTIONS)

- ### LEGEND
- Iron Pin (set)
 - Iron Pin (found)

Notes:
Basis of Bearings Per Illinois State Plane Coordinate System, Zone West, NAD83
Job No.: 2020-08-14 (Andy Weiss Survey)
Subject to any and all Easements, Restrictions and Right of Ways of Record and/or of existence if any.
Reproduction or use of this plat in any manner is strictly prohibited unless written permission is obtained from Ricky R. Cox Land Surveying, unless this plat is recorded at the proper recording agency, and becomes of public record.
This plat does not guarantee title or ownership. If questions of title or ownership should arise, a title report should be obtained.

Surveyor's Certificate
I, Ricky R. Cox, an Illinois Professional Land Surveyor Number 035-3031, do hereby certify that this Plat correctly represents a survey performed by me on September 22, 2020, and the results are hereon shown to the best of my knowledge and belief and conform to the current Illinois Minimum Standards for Boundary Surveys.

Ricky R. Cox
Illinois Professional Land Surveyor #035-3031
License Expires: Nov 30, 2020
Date: October 1, 2020