

PLAT OF SURVEY

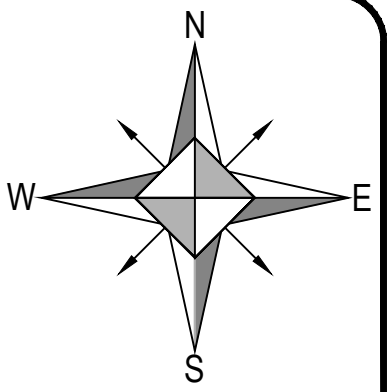
PART OF THE SHARON K SCHAEFER REVOCABLE TRUST PROPERTY

PART OF THE SW 1/4 - SW 1/4 OF SECTION 22,
AND A PART OF THE N 1/4 OF SECTION 27,
T 12 S, R 3 W OF THE 3RD P.M., UNION COUNTY, ILLINOIS.

MAIN SOURCE OF REFERENCE: BOOK 273, PAGE 742

** LEGEND **

- IRON ROD SET PER S.P.S.
- IRON ROD FOUND
- SURVEY POINT NO MONUMENTATION
- WOOD POST
- P.O.B. POINT OF BEGINNING
- RIGHT-OF-WAY LINE
- CENTERLINE ROAD/DRIVE
- EXISTING FENCE LINE
- BOUNDARY LINE
- SECTION/DEED LINE
- PROPOSED LINE



BEARINGS ARE REFERENCED TO ILLINOIS STATE PLANE COORDINATES - WEST ZONE NAD 83



901 NORTH DUQUOIN STREET
P.O. DRAWER 130
BENTON, ILLINOIS 62812
(618) 433-9447

104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62995
(618) 658-6065

PLAT OF SURVEY
PART OF THE SHARON K SCHAEFER REVOCABLE TRUST PROPERTY
PART OF THE SW 1/4 - SW 1/4 OF SECTION 22, AND A PART OF THE N 1/4 OF SECTION 27, T 12 S, R 3 W OF THE 3RD P.M., UNION COUNTY, ILLINOIS.

Path: \\S:\UTL\IND\2021\303 SHARON SCHAEFER REVOCABLE TRUST - JERRY SCHAEFER\REVOCABLE TRUST\2021\2021.DWG

Revisions

#	Date	Note

Drafted by:	MSC
Project Manager:	JKT
Date:	01/29/2021
Reviewed by:	MRG
Scale:	1" = 250'
Job Number:	2021-023
Sheet:	1 OF 1

Drawing Status

Preliminary Drawing

Final Drawing

Requested By:

JERRY SCHAEFER

This Professional Service Conforms To The Current Illinois Minimum Standards of Practice Applicable To Boundary Surveys.

DESCRIPTION OF SURVEY - PROPOSED PARCEL "A"

51.473 ACRES - PART OF THE SHARON K. SCHAEFER REVOCABLE TRUST PROPERTY

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PART OF THE NORTH QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL IS A PART OF THE PROPERTY DESCRIBED AND RECORDED IN DEED BOOK 273, PAGE 742 IN THE UNION COUNTY COURT HOUSE, IN THE NAME OF SHARON K. SCHAEFER REVOCABLE TRUST, DATED MARCH 10TH, 2006. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE CENTERLINE OF LEVEE ROAD AND THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 27; THENCE N89°25'45"W 2081.26 FEET ALONG THE SOUTH LINE OF SAID NORTH QUARTER, PASSING AN IRON ROD SET AT 130.03 FEET AND AN IRON ROD FOUND AT 2041.26 FEET, TO A POINT AT THE SOUTHWEST CORNER OF SAID NORTH QUARTER; THENCE N02°33'27"W 1354.18 FEET ALONG THE WEST LINE OF SAID NORTH QUARTER, PASSING AN IRON ROD SET AT 1172.62 FEET, TO A POINT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°06'05"W 473.35 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION, PASSING AN IRON ROD SET AT 355.43 FEET, TO AN IRON ROD SET IN THE CENTERLINE OF LEVEE ROAD; THENCE ALONG PROPOSED LINES ALONG SAID CENTERLINE THE FOLLOWING THREE (3) CALLS: THENCE S58°05'46"E 1275.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH CHORD BEARING S48°37'37"E 493.54 FEET, A RADIUS OF 1500.00 FEET, AND AN ARC LENGTH OF 495.80 FEET TO A POINT; THENCE S39°09'29"E 1092.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 51.473 ACRES, MORE OR LESS, PER SURVEY BY MITCHELL R. GARRETT, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3085, DATED 01/29/2021.

SAID PARCEL BEING SUBJECT TO THE RIGHT-OF-WAY OF LEVEE ROAD & THE EXISTING LEVEE AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF UNION, STATE OF ILLINOIS.

SURVEYOR'S NOTES & REFERENCES

- PURPOSE OF SURVEY - TO CREATE AND MONUMENT PROPOSED PARCEL "A" FOR FUTURE CONVEYANCE.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- REFERENCE IS MADE TO A SURVEY BY GARRETT, IPLS 3085, FOR SCHAEFER DATED 10/19/2020.
- REFERENCE IS MADE TO A SURVEY BY GARNER, IPLS 2316, FOR BROWN DATED MAY 2002.
- IRON RODS SET PER S.P.S. SURVEY ARE 24" LONG, 1/2" DIAMETER REBAR WITH A SURVEY KAP UNLESS OTHERWISE NOTED.

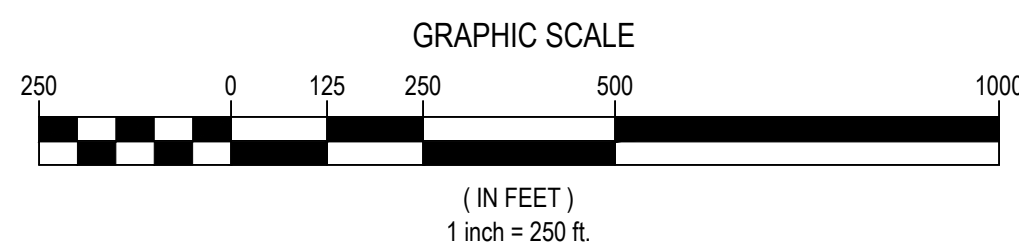
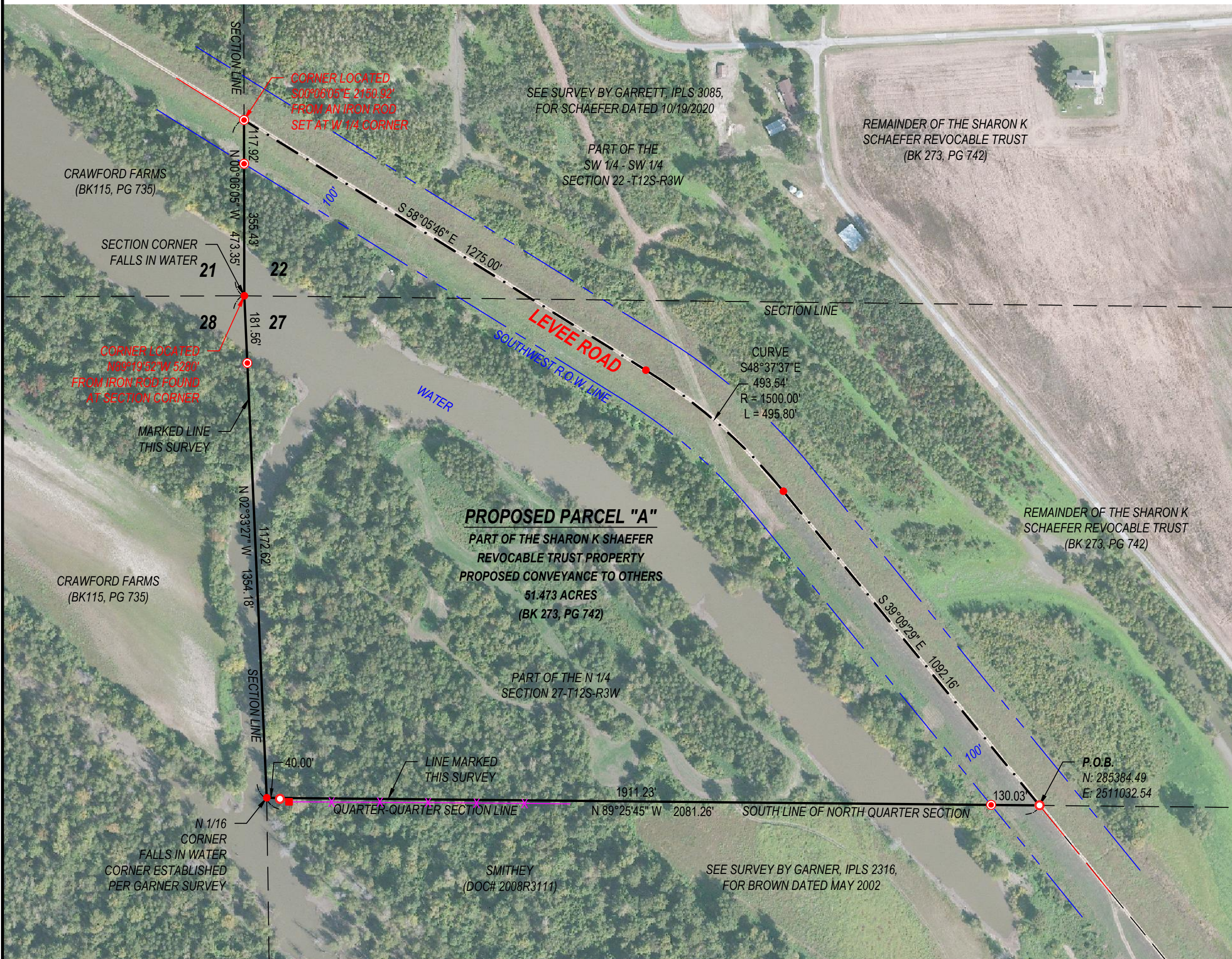
SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS
COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF JERRY SCHAEFER, I, MITCHELL R. GARRETT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 29TH DAY OF JANUARY, 2021 AT VIENNA, ILLINOIS

MITCHELL R. GARRETT - IL PROFESSIONAL LAND SURVEYOR NO. 3085
LICENSE EXPIRES: 11/30/2022
FIELDWORK COMPLETED: 01/29/2021
FIRM LICENSE #: 184-002344



AERIAL PHOTOGRAPH IS SHOWN, AS A SERVICE TO OUR CLIENT, FOR INFORMATION AND GENERAL IDENTIFICATION PURPOSES ONLY. IT IS NOT INTENDED TO SHOW EXACT LOCATION OF SURVEYED MONUMENTS AND LINES. DUE TO SLIGHT DISTORTION OF THE PHOTOGRAPH, SURVEYED LINES ON THE PHOTOGRAPH MAY APPEAR DIFFERENT THAN THE SURVEYED LINES AS PHYSICALLY MARKED ON THE GROUND.