

PLAT OF SURVEY

PART OF THE NW 1/4, SECTION 23, T.5N., R.9E., 3RD P.M.,
JASPER COUNTY, ILLINOIS

DESCRIPTION:

TWO TRACTS LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, JASPER COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 89°10'08" EAST, 990.91 FEET ALONG THE NORTH LINE OF SECTION 23; THENCE SOUTH 01°28'20" EAST, 816.70 FEET; THENCE NORTH 88°55'31" EAST, 917.83 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 00°04'15" EAST, 511.67 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°13'21" WEST, 1929.87 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 00°01'02" WEST, 1322.69 FEET TO THE POINT OF BEGINNING, CONTAINING 41.26 ACRES MORE OR LESS.

TRACT 2

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°03'53" EAST, 812.81 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 88°55'31" WEST, 716.67 FEET; THENCE NORTH 01°28'20" WEST, 684.09 FEET; THENCE NORTH 89°45'42" EAST, 93.77 FEET; THENCE NORTH 01°28'20" WEST, 132.72 FEET TO THE NORTH LINE OF SECTION 23; THENCE NORTH 89°10'08" EAST, 642.91 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 13.30 ACRES MORE OR LESS.

30' EASEMENT ACROSS TRACTS 1 & 2

A 30 FEET WIDE EASEMENT WITH THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°10'08" WEST, 39.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°36'36" EAST, 125.33 FEET; THENCE SOUTH 00°05'16" EAST, 225.91 FEET; THENCE SOUTH 00°24'23" EAST, 202.23 FEET; THENCE SOUTH 06°20'49" WEST, 262.01 FEET; THENCE SOUTH 39°43'08" WEST, 112.48 FEET; THENCE SOUTH 30°20'41" EAST, 86.91 FEET; THENCE SOUTH 23°41'10" EAST, 84.83 FEET; THENCE SOUTH 10°15'10" EAST, 89.53 FEET; THENCE SOUTH 02°47'19" EAST, 183.88 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER BEING THE POINT OF TERMINUS, CONTAINING 0.97 ACRES MORE OR LESS.

30'X40' EASEMENT

THE NORTH 30 FEET OF THE EAST 40 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, CONTAINING 1200 SQUARE FEET MORE OR LESS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS PLAT WAS MADE BY ME ON SEPTEMBER 23RD, 2025 FOR PETRONILLA VOLK HEIRS.


SHAWN W. TAYLOR

ILLINOIS REGISTERED LAND SURVEYOR #3800
LICENSE EXPIRATION DATE 11/30/2026

CHARLESTON ENGINEERING, INC.

105 NORTH KITCHELL P.O. BOX 397 OLNEY, ILLINOIS 62450 (618) 392-0736
PROFESSIONAL DESIGN FIRM #184.003513



SURVEYOR'S NOTES:

- 1) FIELDWORK FOR THIS PROJECT WAS COMPLETED ON SEPTEMBER 8TH, 2025.
- 2) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION PERTAINING TO EASEMENTS OF RECORD, ENCUMBRANCES, RIGHTS OF TITLE, RESTRICTIVE COVENANTS, RESERVATIONS OR RIGHTS-OF-WAY. A TITLE OPINION OR TITLE INSURANCE SHOULD BE OBTAINED FOR COMPLETE INFORMATION.
- 3) I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.
- 4) THIS PLAT SHALL NOT BE VALID WITHOUT THE SEAL AND SIGNATURE OF THE SURVEYOR NOTED.