

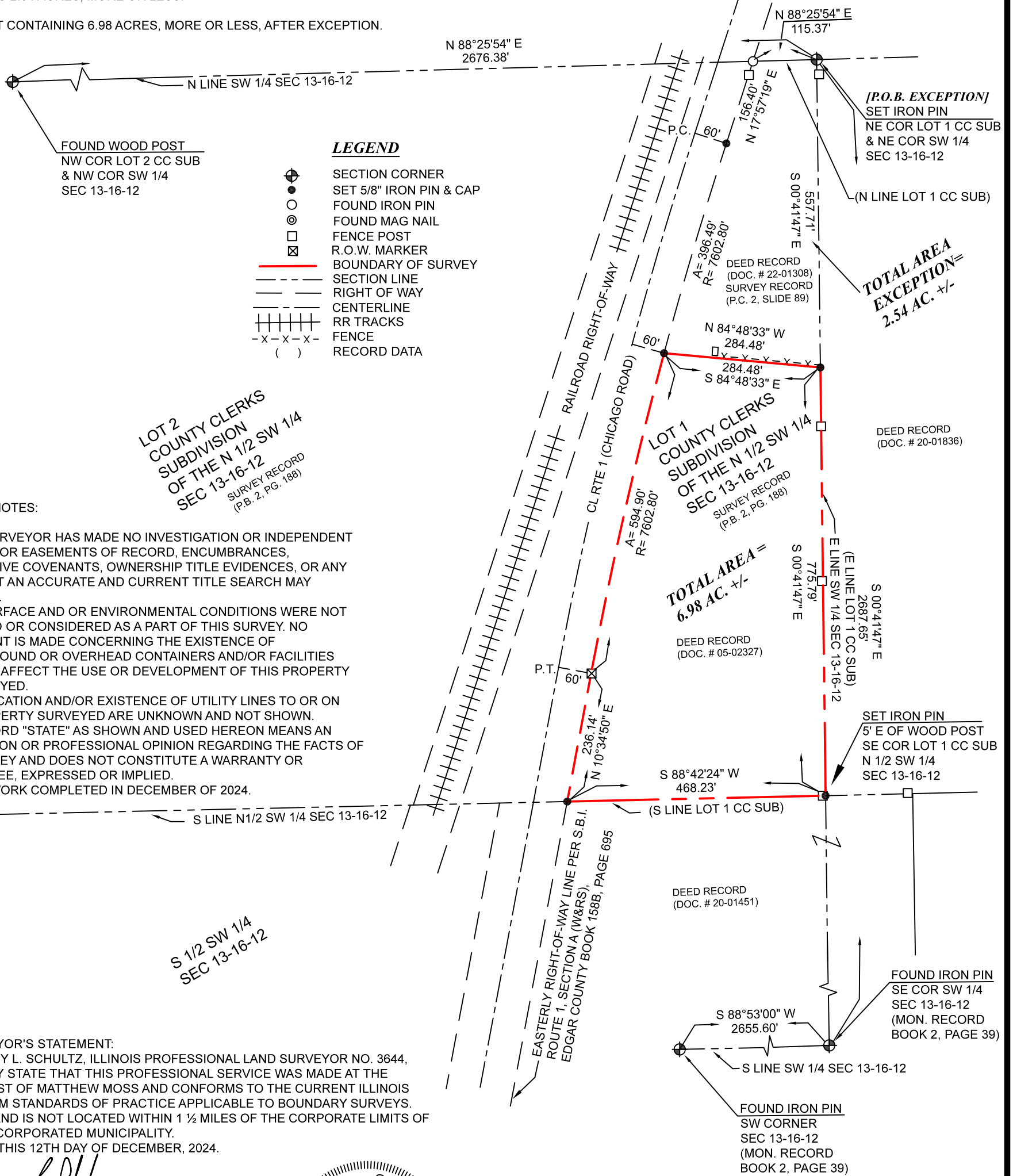
***PLATTED FOR THOMAS MITCHELL & REBECCA CUSICK
PART OF THE N 1/2, SW 1/4 SEC. 13, T-16-N, R-12-W, 2ND P.M.***

DESCRIPTION OF SURVEY

LOT NO. 1 OF THE COUNTY CLERK'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS RECORDED IN PLAT BOOK 2 AT PAGE 188 OF THE RECORDS OF EDGAR COUNTY, ILLINOIS, ***EXCEPT*** THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 41 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, AND ALSO BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.71 FEET TO AN IRON PIN; THENCE NORTH 84 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 284.48 FEET, TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 1, SECTION A (W&RS), (CHICAGO ROAD), AS SHOWN ON STATE OF ILLINOIS DIVISION OF HIGHWAY PLANS AND ON A PLAT OF SURVEY RECORDED IN BOOK 158B, PAGE 695 IN THE RECORDS OF EDGAR COUNTY ILLINOIS; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 7602.80 FEET, WITH A CHORD BEARING OF NORTH 16 DEGREES 33 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 396.44 FEET, A DISTANCE OF 396.49 FEET TO AN IRON PIN; THENCE NORTH 17 DEGREES 57 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.40 FEET, TO AN IRON PIN ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND ALSO BEING THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 115.37 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.54 ACRES, MORE OR LESS.

SAID TRACT CONTAINING 6.98 ACRES, MORE OR LESS, AFTER EXCEPTION.



SPECIAL NOTES:

1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCES, OR ANY FACT THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. SUBSURFACE AND OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS AND/OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY AS SURVEYED.
3. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES TO OR ON THE PROPERTY SURVEYED ARE UNKNOWN AND NOT SHOWN.
4. THE WORD "STATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. FIELD WORK COMPLETED IN DECEMBER OF 2024.

SURVEYOR'S STATEMENT:

I, TOMMY L. SCHULTZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3644,
HEREBY STATE THAT THIS PROFESSIONAL SERVICE WAS MADE AT THE
REQUEST OF MATTHEW MOSS AND CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
SAID LAND IS NOT LOCATED WITHIN 1 ½ MILES OF THE CORPORATE LIMITS OF
ANY INCORPORATED MUNICIPALITY.
DATED THIS 12TH DAY OF DECEMBER, 2024.

DATED, THIS 12TH DAY OF DECEMBER, 2024.

Tommy L Schutz

TOMMY L. SCHULTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3644
LICENSE EXPIRES 11/30/26

PROFESSIONAL DESIGN FIRM
LICENSE NO: 184.005509
LICENSE EXPIRES 04/30/2025



307 WEST WOOD STREET
PARIS, ILLINOIS 61944
217-463-1422