PLAT OF SURVEY

PART OF THE N 1/2 SEC 16, T-14-N, R-11-W, 2ND P.M.
PLATTED FOR NORMA L. BRIGHT TRUST

FOUND WOOD POST
NW COR
SEC 16-14-11

N 89°19'17" E
2632.00'
N LINE NW 1/4 SEC 16-14-11

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 AUGUST OF 2026.

W LINE NW 1/4 SEC 16-14-11
2646.98'
N 00°41'46" W

DEED RECORD
(DOC. #2013-2269)
SURVEY RECORD
(P.B. 2, PG. 510)

W LINE E 1/2 NE 1/4 NW 1/4
1334.46'
N 00°55'50" W

WOOD POST
2' +/- SOUTH OF
TRUE CORNER

DETAIL
NOT TO SCALE

CALCULATED
N 1/4 CORNER
SEC 16-14-11
(RECORD POST NOT
FOUND)

N 89°19'17" E
2632.00'
N LINE NE 1/4 SEC 16-14-11

3295.94'
N 89°19'17" E

WOOD POST
24.4' +/- WEST
OF CORNER

P.O.B. TRACT 1
FOUND IRON PIN/CAP
NE COR
SEC 16-14-11
MON. REC.
(BK. 2, PG. 106)

E LINE NE 1/4 SEC16-14-11
1367.02'
S 00°55'04" E

GEODETIC NORTH
SCALE 1" = 400'

TRACT 1
TOTAL AREA =
101.95 AC +/-

E1/2 NE1/4 NW1/4 SEC 16-14-11

NE1/4 SEC 16-14-11

N 88°58'34" E
661.10'

N 83°35'56" W (TR 1)
S 83°35'56" E (TR 2)
45.23'

S 89°14'26" W (TR 1)
N 89°14'26" E (TR 2)
1594.81'

N 87°04'23" W (TR 1)
S 87°04'23" E (TR 2)
154.64'

N 89°37'24" W (TR 1)
S 89°37'24" E (TR 2)
619.87'

S 89°44'22" W (TR 1)
N 89°44'22" E (TR 2)
623.74'

S 00°55'04" E
2644.25'

CENTERLINE OF GRASS LANE

DEED RECORD
(DOC. #2018-0708)

258.29'
N 89°53'27" W (TR 1)
S 89°53'27" E (TR 2)

180TH ST.

LEGEND
- SECTION CORNER
- SET 5/8" IRON PIN W/CAP
- FOUND IRON PIN
- SET MAG NAIL
- FOUND MAG NAIL
- WOOD POST
- BOUNDARY OF SURVEY
- TITLE LINE
- CENTERLINE
- R.O.W. LINE
- EDGE OF LANE
- ( ) RECORD DATA

SW1/4 NW1/4 SEC 16-14-11

DEED RECORD
(DOC. #2009-3345)

W LINE SE 1/4 NW 1/4
N 00°55'11" W
1307.88'

SE1/4 NW1/4 SEC 16-14-11

TRACT 2
TOTAL AREA =
118.05 AC +/-

CENTER OF SECTION
BY INT. OF 1/4 CORNERS
SEC 16-14-11

16

SET IRON PIN
20' WIT COR

CALCULATED
W 1/4 CORNER
SEC 16-14-11

S LINE NW 1/4 SEC 16-14-11
(1117.5')

S 89°17'30" W
3956.70'
(1512.5')

S LINE NE 1/4 SEC 16-14-11

P.O.B. TRACT 2
FOUND IRON PIN
SE COR NE 1/4
SEC 16-14-11
MON. REC.
(BK. 1, PG. 300)

DEED RECORD
(DOC. #2022-0401)

DEED RECORD
(DOC. #2025-1097)

DEED RECORD
(DOC. #2025-1098)

SURVEY RECORD
(P.B. 4, PG. 143)
(PC1-S108B)

DEED RECORD
(DOC. #2007-0103)

N 30 AC NW1/4 SW1/4 SEC 16-14-11

2638.54'
S 00°41'46" E

2651.67'
S 00°55'04" E

DEED RECORD
(DOC. #2025-1098)

FOUND IRON PIN
SW COR
SEC 16-14-11

S LINE SW 1/4 SEC16-14-11

S 89°26'02" W
2641.17'

CALCULATED
S 1/4 CORNER
SEC 16-14-11

S LINE SE 1/4 SEC16-14-11

S 89°26'02" W
2641.17'

FOUND IRON PIN
SE COR
SEC 16-14-11
MON. REC.
(BK. 1, PG. 300)

SHEET 1 OF 2

MAS ENGINEERING PLLC
1605 REYNOLDS DRIVE
CHARLESTON, ILLINOIS 61920
217-463-1422

P3989 PLAT

TRACT 1

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PIN WITH CAP AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 55 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1367.02 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 44 MINUTES 22 SECONDS WEST, ALONG THE CENTERLINE OF A GRASS LANE, A DISTANCE OF 623.74 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 619.87 FEET TO AN IRON PIN; THENCE NORTH 87 DEGREES 04 MINUTES 23 SECONDS WEST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 154.64 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 53 MINUTES 27 SECONDS WEST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 258.29 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 14 MINUTES 26 SECONDS WEST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 1594.81 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 35 MINUTES 56 SECONDS WEST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 45.23 FEET TO A WOOD POST AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1334.46 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 19 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 3295.94 FEET TO THE ***POINT OF BEGINNING***, CONTAINING 101.95 ACRES, MORE OR LESS.

TRACT 2

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 17 MINUTES 30 SECONDS WEST, ALONG THE EAST - WEST CENTERLINE OF SAID SECTION 16, A DISTANCE OF 3956.70 FEET TO A WOOD POST AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1307.88 FEET TO A WOOD POST AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 661.10 FEET TO A WOOD POST AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 83 DEGREES 35 MINUTES 56 SECONDS EAST, ALONG THE CENTERLINE OF A GRASS LANE, A DISTANCE OF 45.23 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 14 MINUTES 26 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1594.81 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 258.29 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 04 MINUTES 23 SECONDS EAST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 154.64 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 619.87 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 44 MINUTES 22 SECONDS EAST, ALONG SAID LANE CENTERLINE, A DISTANCE OF 623.74 FEET TO A MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 55 MINUTES 04 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1277.23 FEET TO THE ***POINT OF BEGINNING***, CONTAINING 118.05 ACRES, MORE OR LESS.

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 MUNICIPALITIES.

DATED THIS 17TH DAY OF AUGUST, 2026.

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

PROFESSIONAL DESIGN FIRM
LICENSE NO: 184.005509
LICENSE EXPIRES 04/30/2027

TOMMY L. SCHULTZ
3644
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHARLESTON, ILLINOIS

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