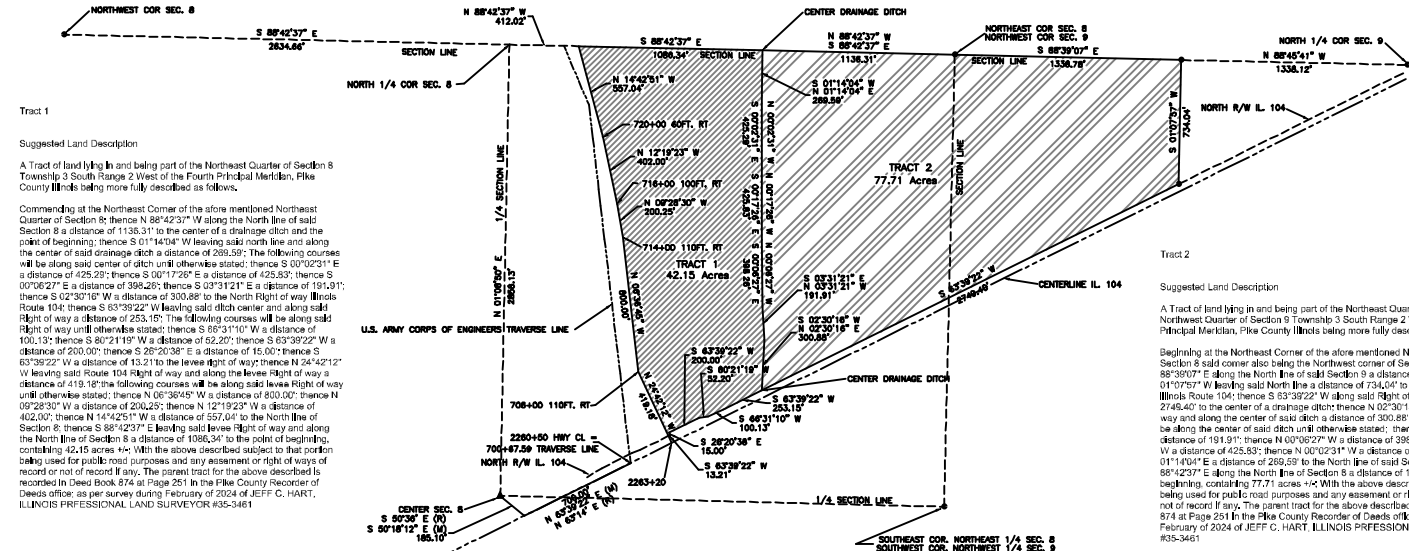


PLAT OF SURVEY

A TRACTS OF LAND LYING IN AND BEING PART OF THE
NORTHEAST QUARTER OF SECTION 8 & THE NORTHWEST
QUARTER OF SECTION 9 TOWNSHIP 3 SOUTH RANGE 2 WEST
OF THE FOURTH PRINCIPAL MERIDIAN PIKE COUNTY ILLINOIS
(as made for Curless Auction)



Tract 1

Suggested Land Description

A Tract of land lying in and being part of the Northeast Quarter of Section 8 Township 3 South Range 2 West of the Fourth Principal Meridian, Pike County Illinois being more fully described as follows.

Commencing at the Northeast Corner of the above mentioned Northeast Quarter of Section 8; thence N 88°42'37" W along the North line of said Section 8 a distance of 1136.31' to the center of a drainage ditch and the point of beginning; thence S 01°14'04" W leaving said north line and along the center of said drainage ditch a distance of 269.59'; the following courses will be along said center of ditch until otherwise stated; thence S 00°02'31" E a distance of 425.29'; thence S 00°17'26" E a distance of 425.53'; thence S 00°08'27" E a distance of 388.40'; thence S 03°11'21" E a distance of 191.91'; thence S 02°30'16" W a distance of 300.88' to the North Right of way Illinois Route 104; thence S 63°39'22" W leaving said ditch center and along said Right of way a distance of 255.19'; the following courses will be along said Right of way until otherwise stated; thence S 66°31'10" W a distance of 100.13'; thence S 80°21'19" W a distance of 62.20'; thence S 63°39'22" W a distance of 203.00'; thence S 29°20'38" E a distance of 15.00'; thence S 63°39'22" W a distance of 13.21' to the levee right of way; thence N 24°42'12" W leaving said Route 104 Right of way and along the levee Right of way a distance of 419.16'; the following courses will be along said levee Right of way until otherwise stated; thence N 06°36'45" W a distance of 800.00'; thence N 09°28'30" W a distance of 204.25'; thence N 12°19'23" W a distance of 402.00'; thence N 14°25'11" W a distance of 557.04' to the North line of Section 8; thence S 88°42'37" E leaving said levee Right of way and along the North line of Section 8 a distance of 1086.34' to the point of beginning, containing 42.15 acres ±; With the above described subject to that portion being used for public road purposes and any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Deed Book 874 at Page 251 in the Pike County Recorder of Deeds office, as per survey during February of 2024 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #36-3461

NOTE:

Portions of the parcel included in this record of deed are located in areas protected from 1% annual flood by levee system see area shown on FEMA FIRM panel 17149C0150E Dated 8-16-2018

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Basis of Bearings: GPS Observation

Fieldwork was completed on February, 2024

SURVEYOR'S NOTES:

1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM COUNTY RECORDER/ANQUOR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

LEGEND

- 5/8" RE-BAR (SET)
- IRON POINT (FOUND)
- ▲ STONE (FOUND)



I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS

JEFF C. HART, PROFESSIONAL LAND SURVEYOR NO. 35-3461
MY CURRENT LICENSE EXPIRES 11-30-2024
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006095

Boundary survey made for Curless Auction
Part of Sections 8&9 T3S-R2W 4th P.M., Pike County Illinois



HART AND WYATT
PROFESSIONAL LAND SURVEYORS
LICENSED IN ILLINOIS AND MISSOURI
720 MORTIMER ST., BARRY ILLINOIS 62312
PHONE 214-242-7271

Drawn	Checked	Date	Description
JCH	JCH	2/24	
Revised	Initials	Date	
JCH	JCH	2/24	

Sheet # 24-001