

DESCRIPTION PER DOCUMENT ID #201700070522:

TRACT 1:
THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12) TOWNSHIP TEN (10) SOUTH, RANGE THREE (3) WEST OF THE FOURTH PRINCIPAL MERIDIAN, CALHOUN COUNTY, ILLINOIS.

TRACT 2:
ALL THAT PART OF THE SOUTH HALF OF SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE THREE (3) WEST OF THE FOURTH PRINCIPAL MERIDIAN, CALHOUN COUNTY, ILLINOIS, WHICH LIES NORTH OF INDIAN CREEK DRAINAGE DITCH AND WEST OF J.M. WILSON LEVEE TO THE MISSISSIPPI RIVER, EXCEPTING THE EAST SIXTY (60) FEET THEREOF, CALHOUN COUNTY, ILLINOIS.
ALL BEING SUBJECT TO ALL ROADWAYS, EASEMENTS, RESTRICTIONS AND CONDITIONS, IF ANY.

TRACT 3:
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTH HALF (S 1/2) OF THE FRACTIONAL NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE WEST LINE OF THE MISSISSIPPI RIVER POWER COMPANY RIGHT-OF-WAY ACROSS SAID SECTION INTERSECTS WITH THE SOUTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER (NW 1/4), THENCE WEST ON SAID SECTION LINE TO THE ORDINARY LOW WATER MARK OF THE MISSISSIPPI RIVER, THENCE NORTH ALONG SAID ORDINARY LOW WATER MARK TO A POINT WHERE THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SAID FRACTIONAL NORTHWEST QUARTER (NW 1/4) INTERSECTS WITH THE MISSISSIPPI RIVER, THENCE EAST ON SAID QUARTER SECTION LINE TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SAID MISSISSIPPI RIVER POWER COMPANY RIGHT-OF-WAY, THENCE SOUTHERLY ALONG AND UPON THE WEST RIGHT-OF-WAY LINE OF SAID MISSISSIPPI RIVER POWER COMPANY TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF CALHOUN, STATE OF ILLINOIS.

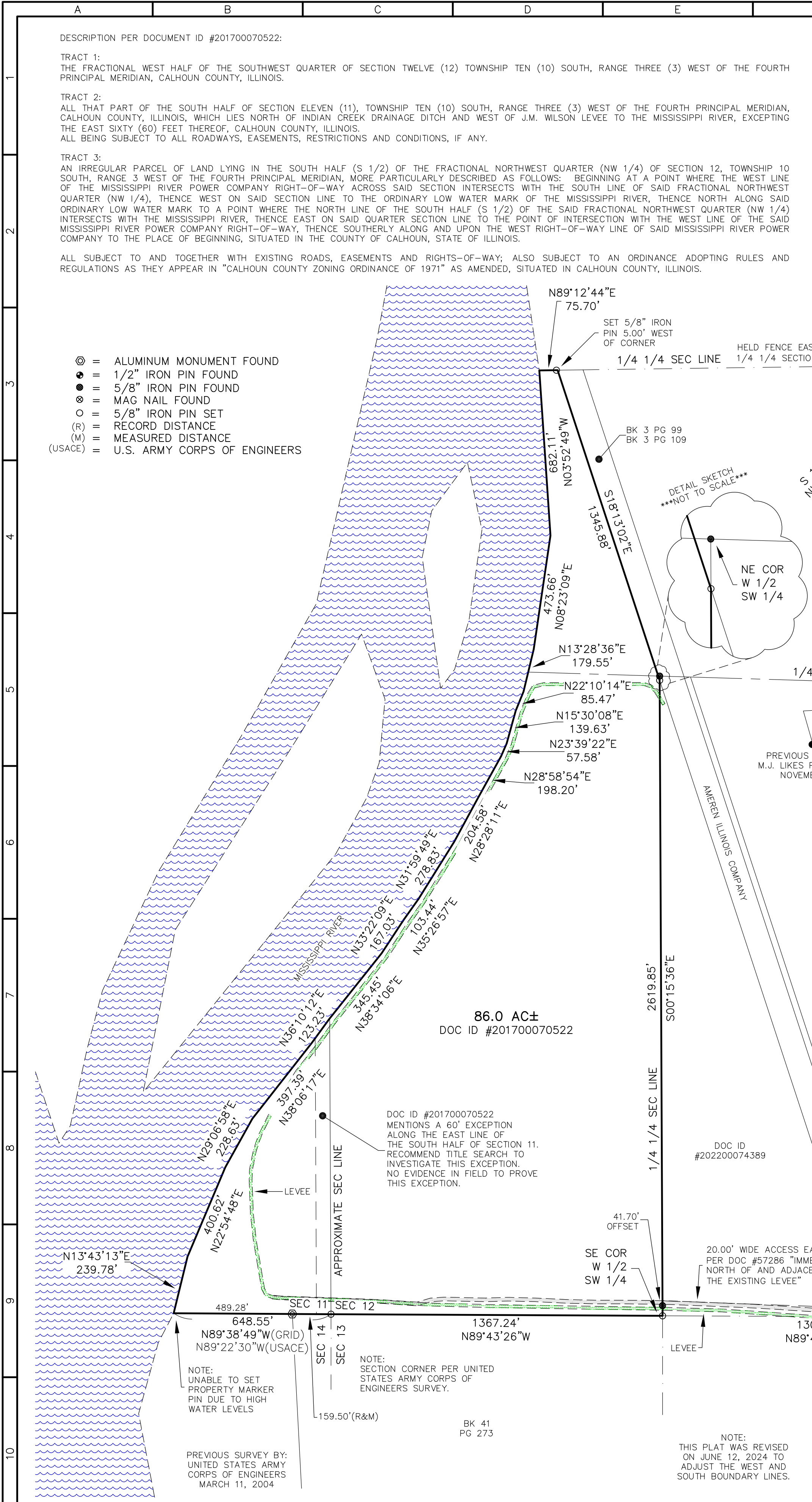
ALL SUBJECT TO AND TOGETHER WITH EXISTING ROADS, EASEMENTS AND RIGHTS-OF-WAY; ALSO SUBJECT TO AN ORDINANCE ADOPTING RULES AND REGULATIONS AS THEY APPEAR IN "CALHOUN COUNTY ZONING ORDINANCE OF 1971" AS AMENDED, SITUATED IN CALHOUN COUNTY, ILLINOIS.

RECORDER INFORMATION ONLY



GRID NORTH BEARING REFERENCES:
BASED ON GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: ILLINOIS WEST

- ⊙ = ALUMINUM MONUMENT FOUND
- = 1/2" IRON PIN FOUND
- = 5/8" IRON PIN FOUND
- ⊗ = MAG NAIL FOUND
- = 5/8" IRON PIN SET
- (R) = RECORD DISTANCE
- (M) = MEASURED DISTANCE
- (USACE) = U.S. ARMY CORPS OF ENGINEERS



86.0 AC±
DOC ID #201700070522

DOC ID #201700070522 MENTIONS A 60' EXCEPTION ALONG THE EAST LINE OF THE SOUTH HALF OF SECTION 11. RECOMMEND TITLE SEARCH TO INVESTIGATE THIS EXCEPTION. NO EVIDENCE IN FIELD TO PROVE THIS EXCEPTION.

NOTE: UNABLE TO SET PROPERTY MARKER PIN DUE TO HIGH WATER LEVELS

NOTE: SECTION CORNER PER UNITED STATES ARMY CORPS OF ENGINEERS SURVEY.

PREVIOUS SURVEY BY: UNITED STATES ARMY CORPS OF ENGINEERS MARCH 11, 2004

NOTE: THIS PLAT WAS REVISED ON JUNE 12, 2024 TO ADJUST THE WEST AND SOUTH BOUNDARY LINES.

I HEREBY CERTIFY THAT THE ABOVE SURVEY AND PLAT WERE 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.

6-12-24
JOHN DAVID JANES, P.L.S. #035-004044 - ILLINOIS



JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESSURVEYING.COM
JANES SURVEYING, INC.
ILLINOIS PROFESSIONAL
DESIGN FIRM #184-006709
RENEWAL: 04-30-2025

A TRACT OF LAND LYING IN SECTIONS 11 & 12, TOWNSHIP 10 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, CALHOUN COUNTY, ILLINOIS.

BOUNDARY SURVEY
(AS MADE FOR THE EYLER FARM)



JOHN DAVID JANES, SURVEYOR
IL PLS# 035-004044
JSI PROJECT NO.
2024-008662
FIELD BOOK NO: 102
FIELD: BRENT
DRAWN: TYLER
CHECKED: DOUG
REVISED: 6/12/24
REVISED: