

PLAT OF SURVEY

PART OF THE NW1/4 OF
SEC. 8, T11N, R1E, 3RD P.M.,
CHRISTIAN COUNTY, ILLINOIS



SCALE: 1"=400'
0' 200' 400'

LEGEND	
○	IRON PIN/PIPE FOUND
●	IRON PIN SET
▲	RAILROAD SPIKE SET
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
P.O.B.	POINT OF BEGINNING

THIS SPACE RESERVED FOR RECORDING AGENT



LEGAL DESCRIPTIONS

TRACT I

Part of the Northwest Quarter of Section 8, Township 11 North, Range 1 East of the Third Principal Meridian, Christian County, Illinois, more particularly described as: Beginning at the Northeast corner of the Northwest Quarter of said Section 8; thence South 01 degrees 16 minutes 09 seconds West (Assumed Bearings) - 2651.75 feet on the East line of the Northwest Quarter of said Section 8; thence North 87 degrees 19 minutes 57 seconds West - 766.50 feet on the South line of the Northwest Quarter of said Section 8; thence North 13 degrees 24 minutes 54 seconds East - 359.30 feet on the East line of a parcel of land as described in Warranty Deed Document Number 1977R15972 in the Christian County Recorder's Office; thence South 87 degrees 19 minutes 57 seconds East - 26.24 feet to the centerline of an existing drainage ditch; thence Northwesterly approximately 2493 feet on the centerline of said existing drainage ditch to the North line of the Northwest Quarter of said Section 8; thence South 87 degrees 24 minutes 53 seconds East - 1525.35 feet on said North line to the Point of Beginning, containing 65.63 acres, more or less.

TRACT II

Part of the Northwest Quarter of Section 8, Township 11 North, Range 1 East of the Third Principal Meridian, Christian County, Illinois, more particularly described as: Beginning at the Northwest corner of the Northwest Quarter of said Section 8; thence South 87 degrees 24 minutes 53 seconds East (Assumed Bearings) - 1104.39 feet on the North line of the Northwest Quarter of said Section 8 to the centerline of an existing drainage ditch; thence Southeasterly approximately 2493 feet on the centerline of said existing drainage ditch; thence North 87 degrees 19 minutes 57 seconds West - 26.24 feet to the Northeast corner of a parcel of land described in Warranty Deed Document Number 1977R15972 in the Christian County Recorder's Office; thence continuing North 87 degrees 19 minutes 57 seconds West - 447.00 feet on the North line of said parcel of land described in Warranty Deed Document Number 1977R15972; thence South 02 degrees 40 minutes 03 seconds West - 353.00 feet on the West line of said parcel of land described in Warranty Deed Document Number 1977R15972; thence North 87 degrees 19 minutes 57 seconds West - 384.06 feet on the South line of the Northwest Quarter of said Section 8; thence North 02 degrees 40 minutes 03 seconds East - 131.00 feet on the East line of a parcel of land described in Warranty Deed Document Number 1993R01455 in the Christian County Recorder's Office; thence North 87 degrees 19 minutes 57 seconds West - 226.56 feet (recorded as 226.60 feet) on the North line of said parcel of land described in Warranty Deed Document Number 1993R01455; thence North 41 degrees 20 minutes 43 seconds West - 1295.45 feet on the Northeasterly Right-of-Way line of Illinois Route 29; thence North 01 degrees 19 minutes 20 seconds East - 1584.94 feet on the West line of the Northwest Quarter of said Section 8 to the Point of Beginning, containing 78.31 acres, more or less.

TRACT III

Part of the Northwest Quarter of Section 8, Township 11 North, Range 1 East of the Third Principal Meridian, Christian County, Illinois, more particularly described as: Beginning at the Southwest corner of the Northwest Quarter of said Section 8; thence North 01 degrees 19 minutes 20 seconds East (Assumed Bearings) - 782.62 feet on the West line of the Northwest Quarter of said Section 8; thence South 41 degrees 20 minutes 43 seconds East - 1087.90 feet on the Southwesterly Right-of-Way line of the former B&O Railroad to the South line of the Northwest Quarter of said Section 8; thence North 87 degrees 19 minutes 57 seconds West - 737.53 feet on said South line to the Point of Beginning, containing 6.62 acres, more or less.

NOTES

- 1) ALL BEARINGS ARE ASSUMED.
- 2) NO EXISTING EASEMENTS, RECORDED OR OTHERWISE, HAVE BEEN INCLUDED WITH THIS SURVEY.
- 3) THIS SITE LIES WITHIN AN AREA DESIGNATED "ZONE X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17021C0450D. EFFECTIVE DATE JUNE 16, 2011. "ZONE X" DESIGNATES AN AREA OF MINIMAL FLOOD HAZARD..
- 4) THIS SURVEY CONTAINS STRUCTURES AND OTHER IMPROVEMENTS NOT SHOWN HEREON.
- 5) SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS AND THE EXISTENCE OF UNDERGROUND UTILITIES WERE NOT CONSIDERED AS A PART OF THIS SURVEY.
- 6) THE COMPLIANCE OR NON-COMPLIANCE WITH ZONING ORDINANCES WAS NOT CONSIDERED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, JADE R. REID, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3798, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, IN THE MONTHS OF AUGUST & SEPTEMBER 2018. ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED ON THIS PLAT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 2ND DAY OF OCTOBER 2018 A.D.

PREPARED BY:

JADE R. REID I.P.L.S. #3798
LICENSE EXPIRES NOV. 30, 2018

HAMMOND & REID
LAND SURVEYING, LTD.

550 S. CEDAR STREET
(217) 294-3344
DESIGN FIRM LIC. # 184-005735 (EXPIRES 04/30/2019)

SHELBYVILLE, IL 62565
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FB #30 - CLIENT: DOWNS TRUST			
DRWG BY: GTP	CHK'D BY: JRR	PROJ. NO: 1671.01	SHEET NO: 1
CAD DWG. 1671.01.dwg		DATE: 10/02/2018	OF 1