

SURVEYOER'S DESCRIPTION - 42.052 ACRE PARENT TRACT:

A tract of land in the Northeast 1/4 of Section 5, Township 5 North, Range 9 West of the Third Principal Meridian, being that portion of land conveyed to Larry Manns by Deed in Lieu of Foreclosure recorded in Deed Document No. 2023R18325, Madison County, Illinois, and being more particularly described as follows:

Commencing at a found iron pin at the Northwest corner of said Northeast 1/4; Thence N 89°04′10″ E, 526.00 feet along the North line of said Northeast 1/4 (basis of bearings is the IL State Plane Coordinate System West Zone, NAD83) to a set 5/8" iron pin with cap stamped "SMS FIRM #184-00992" (hereinafter referred to as "set iron pin") at the Northeast corner of land conveyed to John B. Barry and Gayvonna Francene as described in Deed Document No. 2022R15672 for the Point of Beginning; Thence continuing N 89°04′10″ E, 535.40 feet along the North line of said Northeast 1/4 to a set iron pin at its intersection with the Westerly line of a discontinued 100-foot wide Burlington Northern Railroad Company right-of-way as conveyed to Larry Manns (no documentation);

Thence in a general southerly direction along said West line as offset 50.00 feet

westerly from field located centerline the following (2) courses;

1.) S 14°49′12″ E, 1,455.29 feet to a set iron pin at a point of curve; 2.) 594.17 feet along the arc of a curve to the right, having a radius of 1,826.74 feet and a chord of S 05°30'07" E, 591.55 feet to a set iron pin at its intersection with the North line of the South 779 feet of said Northeast 1/4:

Thence N 89°44′35″ W, 1,328.57 feet along said North line to a set iron pin at its intersection with the West line of said Northeast 1/4;

Thence N 04°41′06" W, 613.12 feet along said West line to a set iron pin at the most

Southerly corner of said Barry/Francene land; Thence in a general northerly direction along the Westerly bounds of said

Barry/Francene land the following (10) courses; 1.) N 36°18′18″ E, 209.97 feet to a set iron pin;

2.) N 01°46′18″ E, 169.00 feet to a set iron pin;

3.) N 28°51′18″ E, 103.00 feet to a set iron pin;

4.) N 48°16′18″ E, 639.50 feet to a set iron pin;

5.) N 28°11′18″ E, 139.00 feet to a set iron pin; 6.) N 11°53′42″ W, 97.00 feet to a set iron pin;

7.) N 31°18′42″ W, 136.00 feet to a set iron ping

8.) N 58°13′42″ W, 115.00 feet to a set iron pin;

9.) N 49°18′42″ W, 142.00 feet to a set iron pin;

10.) N 21°48′42″ W, 31.50 feet to the Place of Beginning, containing 1,831,765 square feet, or 42.052 acres of land, more or less.

Subject to an adjoining Access and Utility Easement as described and depicted in Declaration of Easements recorded as Document No. 2023R20009.

Also subject to all rights-of-way, easements, covenants and restrictions of record, if

SURVEYOR'S DESCRIPTION - 9.979 ACRE TRACT SPLIT FROM 42.052 ACRES:

A tract of land in the Northeast 1/4 of Section 5, Township 5 North, Range 9 West of the Third Principal Meridian, being that portion of land conveyed to Larry Manns by Deed in Lieu of Foreclosure recorded in Deed Document No. 2023R18325, Madison County, Illinois, and being more particularly described as follows:

Commencing at a found iron pin at the Northwest corner of said Northeast 1/4;

State Plane Coordinate System West Zone, NAD83) passing over a set 5/8" iron pin with cap stamped "SMS FIRM #184-00992" (hereinafter referred to as "set iron pin") at the most Southerly corner of land conveyed to John B. Barry and Gayvonna Francene as described in Deed Document No. 2022R51672 at 1,366.00 feet, for a total distance of 1,738.23 feet to a set iron pin for the Point of Beginning;

Thence East and northeasterly over and upon land conveyed to Larry Manns as described in Deed Document No. 2023R18325 the following (2) courses; 1.) S 89°44′35″ E, 712.86 feet to a set iron pin on the Southeasterly line of a 150-foot wide

Transmission Easement granted to Ameren Illinois Company, d/b/a Ameren Illinois by Deed Document No. 2017R19996;

2.) N 59°07′33″ E, 674.21 feet to a set iron pin at a point of curvature in the Westerly line of a discontinued 100-foot wide Burlington Northern Railroad Company right-of-way as conveyed to Larry Manns (no documentation);

Thence southerly 594.17 feet along said Westerly line, being the arc of a curve to the right, having a radius of 1,826.74 feet and a chord of S 05°30′07" E, 591.55 feet to a set iron pin at its intersection with the North line of the South 779 feet of said Northeast 1/4; Thence N 89°44′35″ W, 1,328.57 feet along said North line to a set iron pin at its intersection

with the West line of said Northeast 1/4; Thence N 04°41′06" W, 240.90 feet along said West line to the Place of Beginning, containing 434,668 square feet, or 9.979 acres of land, more or less.

Subject to an adjoining Access and Utility Easement as described and depicted in Declaration of Easements recorded as Document No. 2023R20009.

Also subject to all rights-of-way, easements, covenants and restrictions of record, if any.

NOTES:

1. It is not warranted that this plat contain complete information regarding easements, reservations, rights of way, building lines, and other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained.

SURVEYOR'S CERTIFICATION

This is to certify that Sheppard, Morgan and Schwaab, Inc., at the request of and for the exclusive use of Brian and Heather Welsh has prepared a Boundary Survey from record sources and actual field survey performed on August 4, 2023. The results of said survey are shown hereon to the best of my knowledge and belief.

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

Paul W. Filinovich , P.L.S. No. 035-003691 License expiration: 11/30/2024



DWG. NO. A1-616 ELSH BRIAN (581181) BOUNDARY SURVEY.d REF. BK. 10124 PG. 37-39 REF. BK. 6078 PG. 15 DWN. BY: PF CHK. BY: GF

ATE: AUGUST, 2023 SCALE: 1" = 200'

SHEET 1 OF 1

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