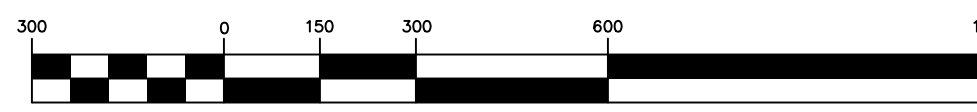


- = RECORD BRASS PLUG FOUND
- = CONCRETE R.O.W. MARKER FOUND
- = IRON PIPE FOUND
- = 1/2" IRON PIN FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET
- OHE- = OVERHEAD ELECTRIC LINE
- (M) = MEASURED DISTANCE
- (F) = FOUND DISTANCE
- (DR) = DEED RECORD

NOTE:
AN ILLINOIS 1-CALL SYSTEM
UTILITY LOCATE WAS NOT
PERFORMED FOR THIS SURVEY.

PARENT TRACTS
DOC ID #2018R25802
DOC ID #2018R34202

GRAPHIC SCALE



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

RECORDER INFORMATION ONLY

DESCRIPTION - 259.9 ACRE TRACT #2
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CORNER COMMON TO SECTION 1, TOWNSHIP 3 NORTH, RANGE 9 WEST, SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST, SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST AND SECTION 36, TOWNSHIP 4 NORTH, RANGE 9 WEST, THENCE NORTH 00 DEGREES, 01 MINUTE AND 35 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST 3768.74 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE #270, THENCE NORTH 64 DEGREES, 01 MINUTE AND 19 SECONDS EAST LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY 112.56 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 12 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 50.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 08 MINUTES AND 26 SECONDS EAST ALONG SAID RIGHT-OF-WAY 2201.45 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 12 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 1039.64 FEET TO A 5/8" IRON PIN; THENCE SOUTH 69 DEGREES, 20 MINUTES AND 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY 238.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 48 MINUTES AND 36 SECONDS WEST ALONG SAID RIGHT-OF-WAY 1039.64 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREE, 13 MINUTES AND 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY 50.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 13 MINUTES AND 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY 276.11 FEET TO THE WEST RIGHT-OF-WAY OF THE OLD ILLINOIS TERMINAL RAILROAD, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 32 DEGREES, 23 MINUTES AND 22 SECONDS WEST 330.00 FEET; THENCE SOUTH 32 DEGREES, 23 MINUTES AND 22 SECONDS WEST LEAVING SAID SAND ROAD RIGHT-OF-WAY AND ALONG SAID OLD ILLINOIS TERMINAL RAILROAD RIGHT-OF-WAY 6327.84 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF THE NORTH 92 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST, THENCE NORTH 88 DEGREES, 09 MINUTES AND 44 SECONDS WEST LEAVING SAID RIGHT-OF-WAY ALONG SAID SOUTH LINE OF SAID SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST, THENCE NORTH 00 DEGREES, 35 MINUTES AND 28 SECONDS EAST LEAVING SAID SAND ROAD RIGHT-OF-WAY AND ALONG SAID INTERSTATE #270 RIGHT-OF-WAY 90.39 FEET TO A 5/8" IRON PIN ON THE POINT OF BEGINNING, CONTAINING 259.9 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2024-008727 OF JOHN D. JAMES, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-004044 DURING AUGUST OF 2024.

DESCRIPTION - 83.5 ACRE TRACT #1
A TRACT OF LAND LYING IN THE NORTH QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

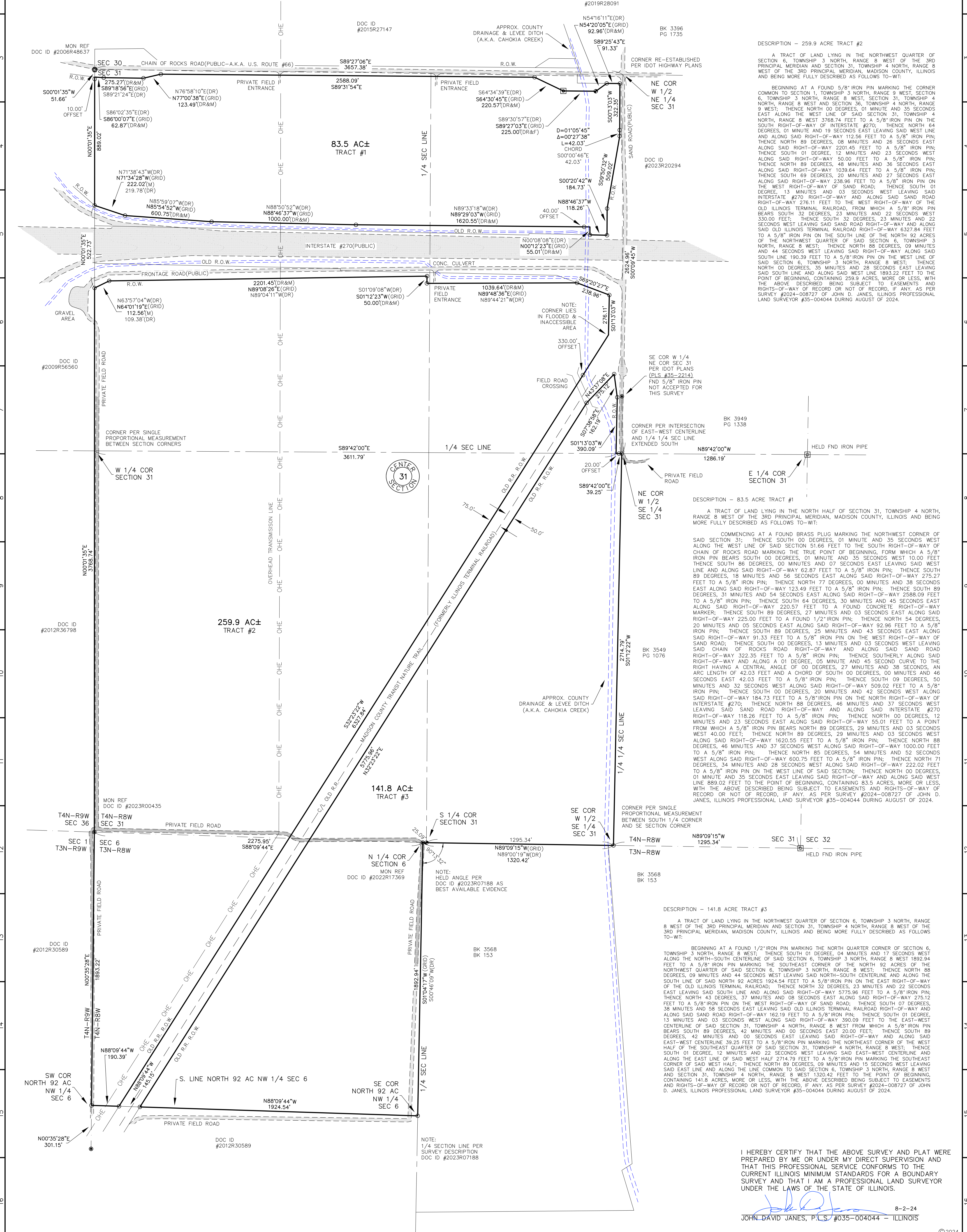
COMMENCING AT A FOUND BRASS PLUG MARKING THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES, 01 MINUTE AND 35 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 31 51.66 FEET TO THE SOUTH RIGHT-OF-WAY OF CHAIN OF ROCKS ROAD MARKING THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 01 MINUTE AND 35 SECONDS WEST 10.00 FEET THENCE SOUTH 86 DEGREES, 00 MINUTES AND 07 SECONDS EAST LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY 62.87 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 31 MINUTES AND 54 SECONDS EAST ALONG SAID RIGHT-OF-WAY 2588.09 FEET TO A 5/8" IRON PIN; THENCE SOUTH 64 DEGREES, 30 MINUTES AND 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY 220.57 FEET TO A FOUND CONCRETE RIGHT-OF-WAY MARKER; THENCE SOUTH 89 DEGREES, 27 MINUTES AND 03 SECONDS EAST ALONG SAID RIGHT-OF-WAY 225.00 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 54 DEGREES, 20 MINUTES AND 05 SECONDS EAST ALONG SAID RIGHT-OF-WAY 92.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 25 MINUTES AND 43 SECONDS EAST ALONG SAID RIGHT-OF-WAY 91.33 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF SAND ROAD; THENCE SOUTH 00 DEGREES, 13 MINUTES AND 03 SECONDS WEST LEAVING SAID SAND ROAD RIGHT-OF-WAY AND ALONG SAID SAND ROAD RIGHT-OF-WAY 322.35 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 01 DEGREE, 05 MINUTE AND 45 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES, 27 MINUTES AND 38 SECONDS, AN ARC LENGTH OF 42.03 FEET AND A CHORD OF SOUTH 00 DEGREES, 00 MINUTES AND 46 SECONDS EAST 42.03 FEET TO A 5/8" IRON PIN; THENCE SOUTH 09 DEGREES, 50 MINUTES AND 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY 509.02 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 20 MINUTES AND 42 SECONDS WEST ALONG SAID RIGHT-OF-WAY 184.73 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF INTERSTATE #270; THENCE NORTH 88 DEGREES, 46 MINUTES AND 37 SECONDS WEST LEAVING SAID SAND ROAD RIGHT-OF-WAY AND ALONG SAID INTERSTATE #270 RIGHT-OF-WAY 118.26 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 12 MINUTES AND 23 SECONDS EAST ALONG SAID RIGHT-OF-WAY 55.01 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 29 MINUTES AND 03 SECONDS WEST 40.00 FEET; THENCE NORTH 89 DEGREES, 29 MINUTES AND 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY 1620.55 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 46 MINUTES AND 37 SECONDS WEST ALONG SAID RIGHT-OF-WAY 1000.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 85 DEGREES, 54 MINUTES AND 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY 600.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 71 DEGREES, 34 MINUTES AND 28 SECONDS WEST ALONG SAID RIGHT-OF-WAY 222.02 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES, 01 MINUTE AND 35 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE 889.02 FEET TO THE POINT OF BEGINNING, CONTAINING 83.5 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2024-008727 OF JOHN D. JAMES, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-004044 DURING AUGUST OF 2024.

DESCRIPTION - 141.8 ACRE TRACT #3
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST, SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST 1892.94 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTH 92 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST; THENCE NORTH 88 DEGREES, 09 MINUTES AND 44 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE SOUTH LINE OF SAID NORTH 92 ACRES 1924.54 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF THE OLD ILLINOIS TERMINAL RAILROAD; THENCE NORTH 32 DEGREES, 23 MINUTES AND 22 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY 5775.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 43 DEGREES, 37 MINUTES AND 08 SECONDS EAST ALONG SAID RIGHT-OF-WAY 275.12 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF SAND ROAD; THENCE SOUTH 07 DEGREES, 38 MINUTES AND 58 SECONDS EAST LEAVING SAID OLD ILLINOIS TERMINAL RAILROAD RIGHT-OF-WAY AND ALONG SAID SAND ROAD RIGHT-OF-WAY 162.19 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 13 MINUTES AND 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY 390.09 FEET TO THE WEST CENTERLINE OF SAID SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 42 MINUTES AND 00 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES AND 00 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 39.25 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST; THENCE SOUTH 01 DEGREE, 12 MINUTES AND 22 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF 2714.79 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 89 DEGREES, 09 MINUTES AND 15 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE LINE COMMON TO SAID SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST AND SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST 1320.42 FEET TO THE POINT OF BEGINNING, CONTAINING 141.8 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2024-008727 OF JOHN D. JAMES, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-004044 DURING AUGUST OF 2024.

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.

8-2-24
JOHN-DAVID JAMES, P.L.S. #035-004044 - ILLINOIS



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ILLINOIS PROFESSIONAL
DESIGN FIRM #184-006709
RENEWAL: 04-30-2025

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN AND SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE VILLAGE OF GLEN CARBON, MADISON COUNTY, ILLINOIS.

BOUNDARY SURVEY
(AS MADE FOR THE BARBARA ANN MILLER FABER REVOCABLE TRUST)

JOHN-DAVID JAMES, SURVEYOR
I.L.S.# 035-004044
JSI PROJECT NO.
2024-008728
FIELD BOOK NO: 102
FIELD: BRENT
DRAWN: JOE
CHECKED: DOUG
REVISED:
REVISED:

8-2-24
JOHN-DAVID JAMES, P.L.S. #035-004044 - ILLINOIS

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