DESCRIPTION – 5.0 ACRE TRACT #1

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES, 30 MINUTES AND 11 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION AND ALONG SEILER ROAD 39.01 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 01 MINUTE AND 25 SECONDS EAST 50.00 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE AND 25 SECONDS EAST LEAVING SAID NORTH LINE AND SAID SEILER ROAD 325.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 30 MINUTES AND 11 SECONDS WEST PARALLEL WITH SAID NORTH LINE 671.65 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 02 MINUTES AND 19 SECONDS WEST PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 325.65 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST 50.00 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SEILER ROAD 666.05 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

DESCRIPTION – 10.0 ACRE TRACT #2

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, FROM WHICH A FOUND 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST 22.75 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION AND ALONG SEILER ROAD 330.47 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST LEAVING SAID NORTH LINE AND SAID SEILER ROAD AND A PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1318.38 FEET TO A FOUND IRON BAR ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 38 MINUTES AND 43 SECONDS WEST ALONG SAID SOUTH LINE 330.46 FEET TO A FOUND AXLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES, 02 MINUTES AND 19 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1319.20 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

GRAPHIC SCALE

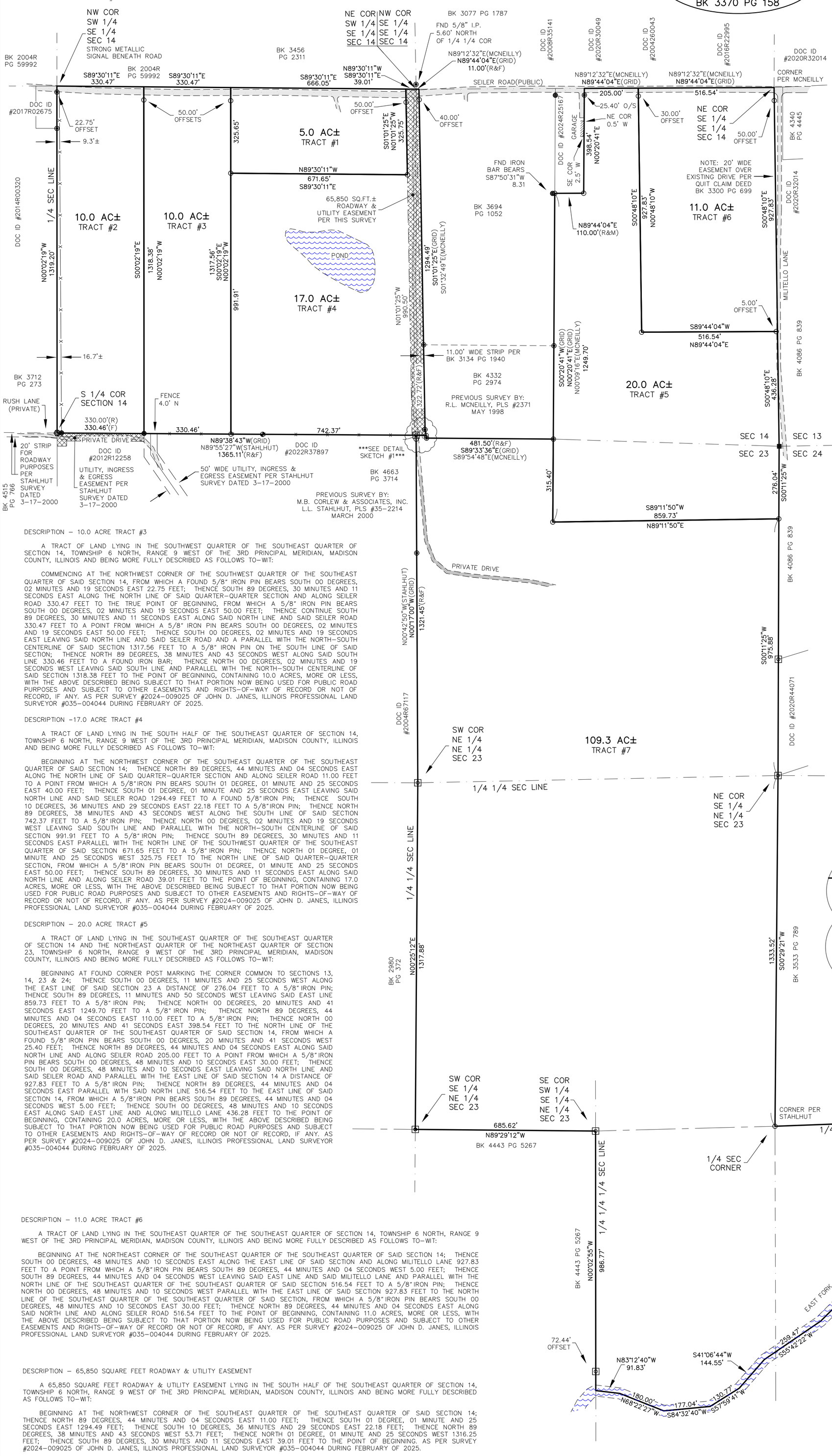
200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

PARENT TRACTS
DOC ID #2016R08723
BK 4158 PG 1737
BK 2731 PG 583
BK 3062 PG 2238
BK 3370 PG 158

RECORDER INFORMATION ONLY



EASEMENT DESCRIPTION PER BK 3300 PG 699:

AN EASEMENT 20 FEET WIDE FOR ROADWAY AS SAME IS NOW LOCATED, EXTENDING SOUTH FROM THE FOSTERBURG ROAD, ALONG THE WEST SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AND OVER AND ACROSS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 IN TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

DESCRIPTION – 109.3 ACRE TRACT #7

A TRACT OF LAND LYING IN THE EAST HALF OF THE EAST HALF OF SECTION 23 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CORNER COMMON TO SAID SECTIONS 23 & 24; THENCE NORTH 87 DEGREES, 52 MINUTES AND 08 SECONDS EAST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 24 A DISTANCE OF 1339.43 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES, 22 MINUTES AND 59 SECONDS EAST LEAVING SAID EAST–WEST CENTERLINE AND ALONG THE EAST LINE OF SAID QUARTER–QUARTER SECTION 494.57 FEET TO THE CENTERLINE OF THE EAST FORK OF WOOD RIVER, FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 22 MINUTES AND 59 SECONDS WEST 80.00 FEET; THENCE NORTH 76 DEGREES, 26 MINUTES AND 46 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE 50.86 FEET; THENCE SOUTH 67 DEGREES, 54 MINUTES AND 21 SECONDS WEST ALONG SAID CENTERLINE 215.85 FEET; THENCE NORTH 85 DEGREES, 19 MINUTES AND 10 SECONDS WEST ALONG SAID CENTERLINE 169.87 FEET; THENCE NORTH 56 DEGREES, 18 MINUTES AND 36 SECONDS WEST ALONG SAID CENTERLINE 185.63 FEET; THENCE NORTH 79 DEGREES, 03 MINUTES AND 28 SECONDS WEST ALONG SAID CENTERLINE 151.27 FEET; THENCE SOUTH 64 DEGREES, 22 MINUTES AND 51 SECONDS WEST ALONG SAID CENTERLINE 157.93 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 430.08 FEET; THENCE SOUTH 55 DEGREES, 42 MINUTES AND 22 SECONDS WEST ALONG SAID CENTERLINE 259.47 FEET; THENCE SOUTH 41 DEGREES, 06 MINUTES AND 44 SECONDS WEST ALONG SAID CENTERLINE 144.55 FEET; THENCE SOUTH 57 DEGREES, 59 MINUTES AND 41 SECONDS WEST ALONG SAID CENTERLINE 130.77 FEET; THENCE SOUTH 84 DEGREES, 32 MINUTES AND 40 SECONDS WEST ALONG SAID CENTERLINE 177.04 FEET; THENCE NORTH 68 DEGREES, 22 MINUTES AND 27 SECONDS WEST ALONG SAID CENTERLINE 180.00 FEET; THENCE NORTH 83 DEGREES, 12 MINUTES AND 40 SECONDS WEST ALONG SAID CENTERLINE 91.83 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, FROM WHICH A FOUND IRON PIPE BEARS NORTH 00 DEGREES, 02 MINUTES AND 55 SECONDS WEST 72.44 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES AND 55 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID WEST LINE 986.77 FEET TO A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES, 29 MINUTES AND 12 SECONDS WEST LEAVING SAID WEST LINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 23 A DISTANCE OF 685.62 FEET TO A FOUND CONCRETE POST MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES, 25 MINUTES AND 12 SECONDS EAST LEAVING SAID EAST–WEST CENTERLINE AND ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION 1317.88 FEET TO A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES, 17 MINUTES AND 00 SECONDS WEST LEAVING SAID WEST LINE AND ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION 1321.45 FEET TO A FOUND IRON PIPE; THENCE SOUTH 89 DEGREES, 38 MINUTES AND 43 SECONDS EAST LEAVING SAID WEST LINE 38.18 FEET TO A 5/8" IRON PIN; THENCE SOUTH 10 DEGREES, 36 MINUTES AND 29 SECONDS EAST 10.82 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 36 SECONDS EAST 481.50 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 20 MINUTES AND 41 SECONDS WEST 315.40 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 11 MINUTES AND 50 SECONDS EAST 859.73 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 00 DEGREES, 11 MINUTES AND 25 SECONDS WEST ALONG SAID EAST LINE 975.88 FEET TO A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES, 29 MINUTES AND 21 SECONDS WEST ALONG SAID EAST LINE 1333.52 FEET TO THE POINT OF BEGINNING, CONTAINING 109.3 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 #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

DESCRIPTION – 10.0 ACRE TRACT #3

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, FROM WHICH A FOUND 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST 22.75 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION AND ALONG SEILER ROAD 330.47 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST 50.00 FEET; THENCE CONTINUE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST ALONG SAID NORTH LINE AND SAID SEILER ROAD 330.47 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES AND 19 SECONDS EAST LEAVING SAID NORTH LINE AND SAID SEILER ROAD AND A PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1317.56 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 38 MINUTES AND 43 SECONDS WEST ALONG SAID SOUTH LINE 330.46 FEET TO A FOUND IRON BAR; THENCE NORTH 00 DEGREES, 02 MINUTES AND 19 SECONDS WEST LEAVING SAID SOUTH LINE AND PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1318.38 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

DESCRIPTION –17.0 ACRE TRACT #4

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES, 44 MINUTES AND 04 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION AND ALONG SEILER ROAD 11.00 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 01 MINUTE AND 25 SECONDS EAST 40.00 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE AND 25 SECONDS EAST LEAVING SAID NORTH LINE AND SAID SEILER ROAD 1294.49 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 10 DEGREES, 36 MINUTES AND 29 SECONDS EAST 22.18 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 38 MINUTES AND 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 742.37 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 02 MINUTES AND 19 SECONDS WEST LEAVING SAID SOUTH LINE AND PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 991.91 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 671.65 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 01 MINUTE AND 25 SECONDS WEST 325.75 FEET TO THE NORTH LINE OF SAID QUARTER–QUARTER SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 01 MINUTE AND 25 SECONDS EAST 50.00 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SEILER ROAD 39.01 FEET TO THE POINT OF BEGINNING, CONTAINING 17.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

DESCRIPTION – 20.0 ACRE TRACT #5

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT FOUND CORNER POST MARKING THE CORNER COMMON TO SECTIONS 13, 14, 23 & 24; THENCE SOUTH 00 DEGREES, 11 MINUTES AND 25 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 276.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 11 MINUTES AND 50 SECONDS WEST LEAVING SAID EAST LINE 859.73 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 20 MINUTES AND 41 SECONDS EAST 1249.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 44 MINUTES AND 04 SECONDS EAST 110.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 20 MINUTES AND 41 SECONDS EAST 398.54 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, FROM WHICH A FOUND 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 20 MINUTES AND 41 SECONDS WEST 25.40 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES AND 04 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SEILER ROAD 205.00 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 48 MINUTES AND 10 SECONDS EAST 30.00 FEET; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 10 SECONDS EAST LEAVING SAID NORTH LINE AND SAID SEILER ROAD AND PARALLEL WITH THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 927.83 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 44 MINUTES AND 04 SECONDS EAST PARALLEL WITH SAID NORTH LINE 516.54 FEET TO THE EAST LINE OF SAID SECTION 14, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 44 MINUTES AND 04 SECONDS WEST 5.00 FEET; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 10 SECONDS EAST ALONG SAID EAST LINE AND ALONG MILITELLO LANE 436.28 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

DESCRIPTION – 11.0 ACRE TRACT #6

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 10 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION AND ALONG MILITELLO LANE 927.83 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 44 MINUTES AND 04 SECONDS WEST 5.00 FEET; THENCE SOUTH 89 DEGREES, 44 MINUTES AND 04 SECONDS WEST LEAVING SAID EAST LINE AND SAID MILITELLO LANE AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 516.54 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 48 MINUTES AND 10 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION 927.83 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 48 MINUTES AND 10 SECONDS EAST 30.00 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES AND 04 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SEILER ROAD 516.54 FEET TO THE POINT OF BEGINNING, CONTAINING 11.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

DESCRIPTION – 65,850 SQUARE FEET ROADWAY & UTILITY EASEMENT

A 65,850 SQUARE FEET ROADWAY & UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES, 44 MINUTES AND 04 SECONDS EAST 11.00 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE AND 25 SECONDS EAST 1294.49 FEET; THENCE SOUTH 10 DEGREES, 36 MINUTES AND 29 SECONDS EAST 22.18 FEET; THENCE NORTH 89 DEGREES, 38 MINUTES AND 43 SECONDS WEST 53.71 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE AND 25 SECONDS WEST 1316.25 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES AND 11 SECONDS EAST 39.01 FEET TO THE POINT OF BEGINNING. AS PER SURVEY #2024–009025 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035–004044 DURING FEBRUARY OF 2025.

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.

2–7–25

JOHN DAVID JANES, P.L.S. #035–004044 – ILLINOIS

© 2025

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: 04–30–2027

A TRACT OF LAND LYING IN
SECTIONS 14, 23 & 24, TOWNSHIP 6 NORTH,
RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN,
MADISON COUNTY, ILLINOIS.

BOUNDARY SURVEY

(AS MADE FOR THE HARVEY H. LYERLA TRUST)

PROFESSIONAL LAND SURVEYOR
JOHN DAVID JANES
035-004044
HANNIBAL, MO
STATE OF ILLINOIS

LICENSE RENEWAL: 11–30–26

JOHN DAVID JANES, SURVEYOR
IL PLS# 035–004044

JSI PROJECT NO.
2024–009025

FIELD BOOK NO: 124

FIELD:BRENT
DRAWN:JOE
CHECKED:DOUG
REVISED:
REVISED: