GRAPHIC SCALE

400 0 200 400

1 INCH = 400 FT.

● = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET

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

PARENT TRACT
DOC ID #268036

RECORDER INFORMATION ONLY

MON REF
I-217774

N 1/4 COR
SECTION 22

1317.82'

2635.64'
S88°17'01"E

NW COR
NE 1/4
NE 1/4

1317.82'

SEC 15 | SEC 14
SEC 22 | SEC 23

545.24'

776.55'

2643.57'
N88°11'01"W

NW COR
NE 1/4
NW 1/4

1321.78'

N 1/4 COR
SECTION 23

MON REF
MON-189

1327.38'

S00°03'40"E
1327.49'

S00°03'26"W
1327.61'

1328.94'
S00°04'54"W

1330.84'
S00°06'59"W

1334.06'

2654.76'
N00°10'47"W

S88°16'30"E
1315.08'

NW COR
SW 1/4
NE 1/4

S88°16'30"E
657.54'

NW COR
SE 1/4
NE 1/4

BK 853
PG 684

S88°16'30"E
657.54'

NW COR
E 1/2
SE 1/4
NE 1/4

DOC ID
#276641

S88°02'30"E
544.71'

NW COR
SW 1/4
NW 1/4

DOC ID
#276641

N88°02'30"W
775.80'

NE COR
SW 1/4
NW 1/4

N88°02'30"W
1320.20'

S00°11'20"W
2668.12'

1327.38'

S00°03'40"W
1327.49'

BK 510
PG 833

BK 510
PG 833

N00°00'07"W
1327.55'

S00°03'26"W
1327.61'

S00°04'54"W
1325.14'

E LINE
W 16.5 AC
SW 1/4
NW 1/4

DOC ID
#276641

1321.62'
S00°06'59"W

1334.06'

CENTER SECTION 22

SW COR
SE 1/4
NE 1/4

SW COR
E 1/2
SE 1/4
NE 1/4

PRIVATE
FIELD
ROAD

SE COR
SW 1/4
NW 1/4

CENTER SECTION 23

S88°15'58"E
1312.34'

656.17'

656.17'

544.08'

N88°57'56"W(BRIGHT)
N88°18'01"W(GRID)
774.89'

N87°29'57"W
1318.97'

1/4 SEC LINE

S88°15'58"E
1312.34'

NW COR
E 1/2
SE 1/4

N88°18'01"W

1/4 SEC
CORNER

1/4 SEC LINE

2633.00'
S00°10'11"W

S 1/4 COR
SECTION 23

MON REF
MON-188

101.4 AC±

BK 312
PG 201

SW COR
NW 1/4
SE 1/4

N00°00'00"E(SHEATHELM)
2657.07'
N00°10'47"W(GRID)

N00°03'21"W
2656.14'

SE COR
NE 1/4
SE 1/4

1846.62'

S00°04'05"W(GRID)
2655.22'
S01°24'12"W(BRIGHT)

DOC ID
#280017

PREVIOUS SURVEY BY:
H.E. BRIGHT PLS #1912
APRIL 6, 2011

S01°27'37"W(BRIGHT)
S00°07'32"W(GRID)
2653.32'

BK 433
PG 65

N88°17'55"W
808.60'

S88°17'55"E

12.7'±

PREVIOUS SURVEY BY:
A.R. SHEATHELM PLS #2065
1988

300.00'

S00°04'05"W
808.60'

N00°04'05"E

15.0 AC±

808.60'

SW COR
E 1/2
SE 1/4

SE COR
E 1/2
SW 1/4

TOWER
ROAD

342.00'

S 1/4 COR
SECTION 22

1306.56'

497.96'

808.60'

SEC 22 | SEC 23

743.74'

275.30'

297.21'

BK 356
PG 881

N88°17'55"W
2613.12'

BK 559
PG 648

HOLLY ROAD

BK 274
PG 973

SEC 27 | SEC 26
BK 703
PG 622

N88°22'47"W(GRID)
1316.25'
N87°02'42"W(BRIGHT)

DESCRIPTION – 101.4 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE EAST HALF OF SECTION 22 & THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 22 & 23; THENCE SOUTH 00 DEGREES, 04 MINUTES AND 05 SECONDS WEST ALONG THE LINE COMMON TO SAID SECTIONS 22 & 23 A DISTANCE OF 1846.62 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 17 MINUTES AND 55 SECONDS WEST LEAVING SAID COMMON SECTION LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22 A DISTANCE OF 808.60 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 04 MINUTES AND 05 SECONDS WEST PARALLEL WITH THE LINE COMMON TO SAID SECTIONS 22 & 23 A DISTANCE OF 808.60 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION 22; THENCE NORTH 88 DEGREES, 17 MINUTES AND 55 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG HOLLY ROAD 497.96 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES, 03 MINUTES AND 21 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID HOLLY ROAD AND ALONG THE WEST LINE OF SAID EAST HALF 2656.14 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 88 DEGREES, 15 MINUTES AND 58 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 656.17 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES, 00 MINUTES AND 07 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST LINE OF SAID EAST HALF 1327.55 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 88 DEGREES, 16 MINUTES AND 30 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID EAST HALF 657.54 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 88 DEGREES, 02 MINUTES AND 30 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 544.71 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 04 MINUTES AND 54 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE WEST 16.5 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 1325.14 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION 23; THENCE NORTH 88 DEGREES, 18 MINUTES AND 01 SECOND WEST ALONG SAID EAST-WEST CENTERLINE 544.08 FEET TO THE POINT OF BEGINNING, CONTAINING 101.4 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 #2023-008374 OF JOHN DAVID JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #03-004044 DURING NOVEMBER OF 2023.

DESCRIPTION – 15.0 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8"IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 88 DEGREES, 17 MINUTES AND 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION AND ALONG HOLLY ROAD 808.60 FEET TO A 5/8"IRON PIN; THENCE NORTH 00 DEGREES, 04 MINUTES AND 05 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID HOLLY ROAD AND PARALLEL WITH THE EAST LINE OF SAID SECTION 808.60 FEET TO A 5/8"IRON PIN; THENCE SOUTH 88 DEGREES, 17 MINUTES AND 55 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 808.60 FEET TO A 5/8"IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES, 04 MINUTES AND 05 SECONDS WEST ALONG SAID EAST LINE 808.60 FEET TO THE POINT OF BEGINNING, CONTAINING 15.0 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 #2023-008374 OF JOHN DAVID JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #03-004044 DURING NOVEMBER OF 2023.

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.

11-22-23

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

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JANES SURVEYING, INC.
ILLINOIS PROFESSIONAL
DESIGN FIRM #184-006709
RENEWAL: 04-30-2025

A TRACT OF LAND LYING IN THE EAST HALF OF THE EAST HALF OF SECTION 22 & THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ILLINOIS.

BOUNDARY SURVEY
(AS MADE FOR CONNIE SCHOENECKER)

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

LICENSE RENEWAL: 11-30-24

JOHN DAVID JANES, SURVEYOR
IL PLS# 035-004044

JSI PROJECT NO.
2023-008374

FIELD BOOK NO: 114

FIELD:BRENT
DRAWN:TYLER
CHECKED:DOUG
REVISED:
REVISED: