PARENT TRACT
DOC #269884

▲ = STONE FOUND
◎ = IRON AXLE FOUND
■ = CORNER POST FOUND
⊗ = PK NAIL OR MAG NAIL FOUND
● = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET
-X- = FENCE LINE

RECORDER INFORMATION ONLY

DESCRIPTION PER DOC ID #269884:

"THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 20 IN TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN; AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, CONTAINING IN ALL 140 ACRES, MORE OR LESS."

DESCRIPTION – 30.00 FEET WIDE INGRESS/EGRESS EASEMENT

A 30.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE 3RD PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ILLINOIS AND LYING 30.00 FEET WEST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20 LYING IN STONE CHURCH ROAD; THENCE SOUTH 00 DEGREES, 20 MINUTES AND 06 SECONDS WEST 350.00 FEET TO THE POINT OF TERMINATION OF SAID LINE, AS PER SURVEY #2024-008696 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JUNE OF 2024.

NW COR
NW 1/4
SE 1/4
SEC 17

N0°48'23"W
1320.55'

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DOC #275746

DOC #275746

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PAGE 486

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PAGE 63

NOTE:
HELD ANCIENT CORNER POST AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 SECTION CORNER.

NW COR
S 1/2
SE 1/4
SEC 17

S87°38'05"E
2646.74'

1/4 1/4 SEC LINE

20.00'
OFFSET

BOOK 642
PAGE 721

NE COR
S 1/2
SE 1/4
SEC 17

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

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PAGE 851

DESCRIPTION – 40.4 ACRE TRACT #1

A TRACT OF LAND LYING IN AND BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 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 NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES, 20 MINUTES AND 06 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 664.03 FEET TO A FOUND CORNER POST MARKING THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 00 MINUTES AND 56 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 639.87 FEET TO 5/8"IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES, 36 MINUTES AND 01 SECOND WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1334.79 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES, 06 MINUTES AND 26 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 1327.49 FEET TO A 5/8"IRON PIN MARKING THE NORTHWEST QUARTER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 87 DEGREES, 35 MINUTES AND 58 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SECTION AND ALONG STONE CHURCH ROAD 1341.76 FEET TO THE POINT OF BEGINNING; CONTAINING 40.4 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 #2024-008696 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JULY OF 2024.

PREVIOUS SURVEY BY:
J.A. GELSO, PLS #35-3786
JUNE 2013

WEAVER CREEK ROAD(PUBLIC)

1315.24'(REC&MD)
S00°07'02"E(GRID)
S00°07'37"E(GELSO)

DOC #271381

NOTE:
HELD INTERSECTION OF POSSESSION LINE AND PREVIOUSLY MONUMENTED SECTION LINE AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 CORNER.

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PAGE 151

NOTE:
HELD INTERSECTION OF PREVIOUSLY MONUMENTED SECTION LINE AND PREVIOUSLY MONUMENTED 1/4 SEC LINE AS BEST AVAILABLE EVIDENCE OF 1/4 CORNER.

80.1 AC±
TRACT #3

SEC 18 SEC 17
SEC 19 SEC 20

S87°35'58"E
1341.56'

MON REF
BK 1 PG 156

35.00'
OFFSET

NW COR
NE 1/4
NW 1/4
SEC 20

S87°35'58"E
1341.76

STONE CHURCH ROAD(PUBLIC)

10.00'
OFFSET

1/4 SEC
CORNER

N87°35'58"W
1319.33'
S87°35'58"E

30.00'
OFFSET

SE COR
SW 1/4
SE 1/4
SEC 17

NE COR
NW 1/4
NE 1/4
SEC 20

STONE CHURCH ROAD(PUBLIC)

1337.74'
N87°44'23"W

15.00'
OFFSET

SEC 17 SEC 16
SEC 20 SEC 21

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PAGE 851

BOOK 388
PAGE 851

30.00'
INGRESS/EGRESS
EASEMENT

350.00'

BOOK 642
PAGE 721

PRIVATE FIELD ROAD

664.03'
S00°20'06"W
N00°20'06"E

20.1 AC±
TRACT #2

663.87'
S00°11'09"E

1333.60'

1327.49'
N00°06'26"W

40.4 AC±
TRACT #1

SW COR
N 1/2
NW 1/4
NE 1/4
SEC 20

SE COR
N 1/2
NW 1/4
NE 1/4
SEC 20

1325.36'
N87°37'02"W

1/4 1/4 1/4 SEC LINE

4000.80'
N00°11'40"W

16.50' WIDE PERMANENT
NON-EXCLUSIVE
INGRESS/EGRESS
EASEMENT PER DOC ID
#282779

NE COR
S 1/2
NE 1/4
NW 1/4
SEC 20

NOTE:
HELD ANCIENT CORNER POST AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 1/4 SECTION CORNER.

1/4 1/4 SEC LINE

PRIVATE DRIVE

S00°00'56"E
639.87'

DOC #282779

1/4 1/4 SEC LINE

BOOK 854
PAGE 599

SEC 19 SEC 20

SW COR
NW 1/4
NW 1/4
SEC 20

SW COR
NE 1/4
NW 1/4
SEC 20

NOTE:
HELD LONG-STANDING FIELD DIVIDE AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 SEC LINE

PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER EXISTING ROCK FIELD ROAD PER DOC ID #282779

SE COR
NE 1/4
NW 1/4
SEC 20

1339.27'
N87°51'17"W

1334.79'
N88°36'01"W

1/4 1/4 SEC LINE

1327.82'
N87°07'37"W

S00°11'09"E
651.33'

SE COR
NW 1/4
NE 1/4

NOTE:
HELD INTERSECTION OF LONG-STANDING FIELD DIVIDE AND PREVIOUSLY MONUMENTED 1/4 1/4 SEC LINE AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 CORNER.

NOTE:
CALCULATED 1/4 1/4 SEC CORNER BY SINGLE PROPORTIONAL MEASUREMENT ALONG PREVIOUSLY MONUMENTED SECTION LINE.

2667.19'
N00°11'40"W

BOOK 854
PAGE 599

NOTE:
HELD INTERSECTION OF LONG-STANDING FIELD DIVIDE AND POSSESSION LINE AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 CORNER.

DOC #282779

NOTE:
HELD INTERSECTION OF LONG-STANDING FIELD DIVIDE AND PREVIOUSLY MONUMENTED 1/4 SEC LINE AS BEST AVAILABLE EVIDENCE OF 1/4 1/4 CORNER.

DOC #282779

4013.56'
S00°00'56"E

SW COR
NW 1/4
SW 1/4
SEC 20

S 1/4 COR
SECTION 20

MON REF
DOC #07RS00291078

DESCRIPTION – 20.1 ACRE TRACT #2

A TRACT OF LAND LYING IN AND BEING THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 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 NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 87 DEGREES, 35 MINUTES AND 58 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION AND ALONG STONE CHURCH ROAD 1319.33 FEET TO A FOUND NAIL MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 11 MINUTES AND 09 SECONDS EAST LEAVING SAID NORTH LINE AND SAID STONE CHURCH ROAD AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 663.87 FEET TO A FOUND STONE MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 87 DEGREES, 37 MINUTES AND 02 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTH HALF 1325.36 FEET TO A FOUND CORNER POST MARKING THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH 00 DEGREES, 20 MINUTES AND 06 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 664.03 FEET TO THE POINT OF BEGINNING, CONTAINING 20.1 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 #2024-008696 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JULY OF 2024.

DESCRIPTION – 80.1 ACRE TRACT #3

A TRACT OF LAND LYING IN AND BEING THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 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 SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00 DEGREES, 20 MINUTES AND 06 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1316.54 FEET TO A FOUND CORNER POST MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 87 DEGREES, 38 MINUTES AND 05 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF 2646.74 FEET TO A FOUND NAIL MARKING THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES, 07 MINUTES AND 02 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION AND ALONG WEAVER CREEK ROAD 1315.24 FEET TO A FOUND NAIL MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 87 DEGREES, 44 MINUTES AND 23 SECONDS WEST LEAVING SAID EAST LINE AND SAID WEAVER CREEK ROAD AND ALONG THE SOUTH LINE OF SAID SECTION AND ALONG STONE CHURCH ROAD 1337.74 FEET TO A FOUND NAIL MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 87 DEGREES, 35 MINUTES AND 58 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG SAID STONE CHURCH ROAD 1319.33 FEET TO THE POINT OF BEGINNING, CONTAINING 80.1 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 #2024-008696 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JULY OF 2024.

THIS PLAT WAS REVISED ON JULY 15, 2024 TO ADD DESCRIPTIONS FOR TRACTS 1, 2 & 3.

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.

7-15-24

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

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

A TRACT OF LAND BEING THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE 3RD PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ILLINOIS

BOUNDARY SURVEY
(AS MADE FOR BARBARA M. FABER TRUST)

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.
2024-008696

FIELD BOOK NO: 102

FIELD:BRENT
DRAWN:JOE
CHECKED:BART
REVISED:7/15/24
REVISED: