



**PLAT OF SURVEY**

**PARCEL "A"**

Part of the Northwest Quarter (NW 1/4) of Section 8 in Township 21 North (T21N), Range 8 East (R8E) of the Fourth Principal Meridian (4th PM), Lee County, Illinois, bounded and described as follows, to wit:

Beginning at the monumented Southeast corner of said Northwest Quarter (NW 1/4) of Section 8; thence North 00 Degrees 53 Minutes 23 Seconds West, along the East line thereof, a distance of 2,383.06 feet to the Southeast corner of the property described on the deed recorded as Doc. No. 2019-001270 in the Office of the Lee County Recorder; thence South 89 Degrees 05 Minutes 19 Seconds West, along the South line thereof, a distance of 2,271.29 feet to the Northeast corner of the property described as the 1st Exception to M.F. No. 2019-0012 in said Office of the Lee County Recorder; thence South 01 Degrees 03 Minutes 22 Seconds East, along the East line thereof, a distance of 591.39 feet (591.41 feet deeded); thence South 89 Degrees 04 Minutes 42 Seconds West, along the South line of said property, a distance of 368.01 feet (368.95 feet deeded) to the West line of said Northwest Quarter (NW 1/4) of Section 8; thence South 00 Degrees 59 Minutes 12 Seconds East, along said West line, a distance of 778.00 feet to the Northerly Right-of-Way of F.A. Rte 7 - S.B.I. Rte 6 - Illinois Rte 2; thence North 89 Degrees 00 Minutes 48 Seconds East, along said Northerly Right-of-Way, a distance of 33.00 feet; thence South 04 Degrees 09 Minutes 06 Seconds East, along said Northerly Right-of-Way, a distance of 851.30 feet; thence South 51 Degrees 52 Minutes 59 Seconds East, along said Northerly Right-of-Way, a distance of 157.48 feet; thence North 89 Degrees 40 Minutes 31 Seconds East, along said Northerly Right-of-Way, a distance of 200.00 feet; thence South 82 Degrees 53 Minutes 20 Seconds East, along said Northerly Right-of-Way, a distance of 50.42 feet; thence South 00 Degrees 19 Minutes 29 Seconds East, a distance of 56.44 feet to the South line of said Northwest Quarter (NW 1/4) of Section 8; thence North 89 Degrees 03 Minutes 46 Seconds East, along said South line, a distance of 2,183.09 feet to the Point of Beginning;

Containing 137.191 acres, more or less.

**PARCEL "B"**

Current Description

Part of the Northwest Quarter (NW 1/4) of Section 8 in Township 21 North (T21N), Range 8 East (R8E) of the Fourth Principal Meridian (4th PM), Lee County, Illinois, bounded and described as follows, to wit:

Commencing at the Northwest corner of the Northwest Quarter NW 1/4 of said Section Eight (8); thence South 0 degrees 54 minutes 50 seconds East, 252.08 feet along the West line thereof to the Point of Beginning; thence North 89 degrees 05 minutes 10 seconds East, 367.59; thence South 01 degrees 02 minutes 42 seconds East, 591.41 feet; thence South 89 degrees 05 minutes 10 seconds West, 368.95 feet to a point on the West line of said Northwest Quarter (NW 1/4); thence North 0 degrees 54 minutes 50 seconds West, 591.41 feet on said West line to the Point of Beginning.

Containing 5.0 acres, more or less.

**SURVEYOR'S REPORT**

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Nick Hermes of Dixon, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, dead restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 23<sup>RD</sup> day of SEPTEMBER 2019 C.E.

*William E. Holt*  
 William E. Holt  
 Illinois Professional Land Surveyor  
 No. 35-2584  
 License Renews November 30, 2020 C.E.



**LEGEND**

- BOUNDARY OF SURVEY
  - ▲ MONUMENT FOUND
  - STONE FOUND
  - + SET IRON PIN W/CAP
  - ⊕ CHISELED "X"
  - SECTION LINE
  - RIGHT OF WAY LINE
  - - - - - FENCE LINE
  - - - - - BUILDING SETBACK
  - - - - - UTILITY EASEMENT
  - ( ) DEED/PLAT DIMENSION
- NOTE: BEARINGS ARE ASSUMED

**NORWEST SURVEYING SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
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 MORRISON, ILLINOIS 61270  
 PHONE (815) 772-7179  
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004158, EXPIRES 4-30-2021

SURVEYED BY JMW, AJH	FIELD WORK COMPLETED 9-17-19	JOB NO. 2019095	DRAWN BY WEH
BOOK NO. 253-55	PLAT NO. 2019095	DRAWING NAME 2003058	DRAWING DATE 18 SEP 19
REVISION DATES 9-23-19	CHECKED BY	SCALE 1"=200'	

PROJECT  
**FARM PARCEL SURVEY**

TITLE  
**NICK HERMES**

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