

# PLAT OF SURVEY

THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP-25-NORTH,  
RANGE-5-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.

## LEGEND

### 80.85 ACRE ± TRACT DESCRIPTION:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP-25-NORTH, RANGE-5-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 36 SECONDS EAST, (BEARINGS ARE ASSUMED FOR DESCRIPTION PURPOSES ONLY), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1339.77 FEET, TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 2634.28 FEET, TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH 00 DEGREES 02 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1334.60 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 30 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2633.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 80.85 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE NORTH AND EAST SIDES BEING USED FOR PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY RESTRICTIONS, EASEMENTS, AND RIGHT-OF-WAY OF RECORD.

### 80.87 ACRE ± TRACT DESCRIPTION:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP-25-NORTH, RANGE-5-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS WEST, (BEARINGS ARE ASSUMED FOR DESCRIPTION PURPOSES ONLY), ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2634.74 FEET, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 1334.60 FEET, TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 2634.28 FEET, TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1339.77 FEET, TO THE POINT OF BEGINNING, CONTAINING 80.87 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE EAST SIDE BEING USED FOR PUBLIC ROAD RIGHT-OF-WAY, ALSO BEING SUBJECT TO ANY RESTRICTIONS, EASEMENTS, AND RIGHT-OF-WAY OF RECORD.

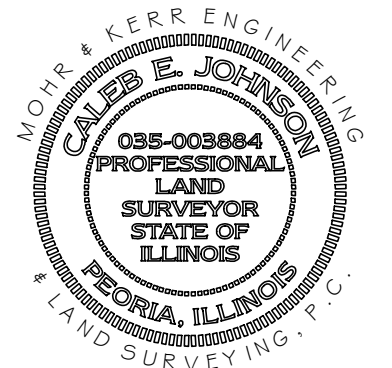
STATE OF ILLINOIS )  
COUNTY OF PEORIA ) SS

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP-25-NORTH, RANGE-5-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT DOES NOT LIE WITHIN 1/2 MILES OF THE CORPORATE LIMITS OF A TOWN OR VILLAGE WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 200'. (1 INCH = 200 FEET)

DATED THIS \_\_TH DAY OF NOVEMBER, 2021.

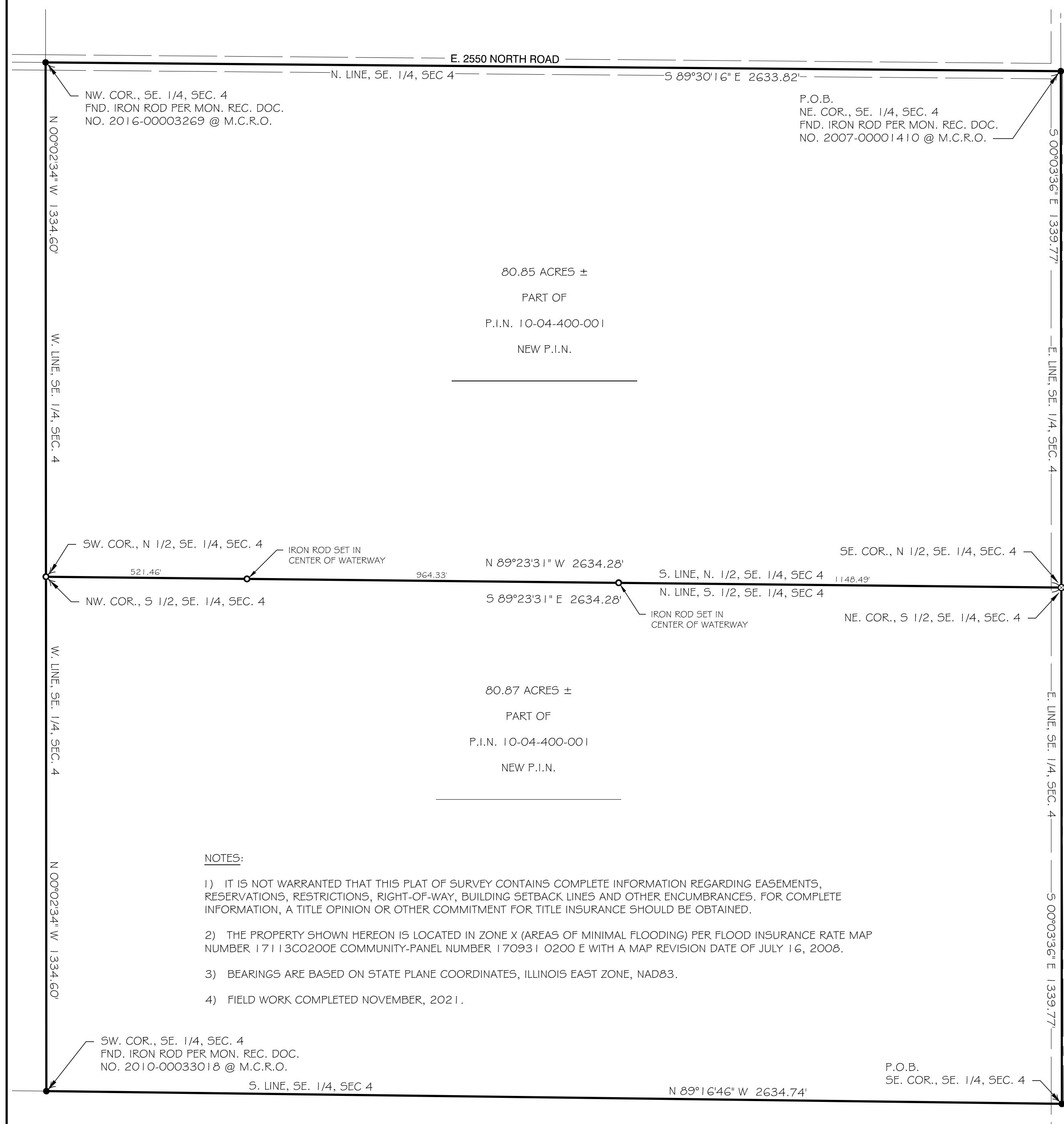
MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

CALEB E. JOHNSON  
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3884



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LICENSE EXPIRES NOVEMBER 30, 2022



### NOTES:

- 1) IT IS NOT WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 2) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP NUMBER 17113CO200E COMMUNITY-PANEL NUMBER 170931 0200 E WITH A MAP REVISION DATE OF JULY 16, 2008.
- 3) BEARINGS ARE BASED ON STATE PLANE COORDINATES, ILLINOIS EAST ZONE, NAD83.
- 4) FIELD WORK COMPLETED NOVEMBER, 2021.

<b>M</b>	<b>MOHR &amp; KERR ENGINEERING &amp; LAND SURVEYING, P.C.</b> 5901 N. Prospect Road, Suite 6B Peoria, Illinois 61614 www.mohrlandkerr.com	Office: (309) 692-8500 Fax: (309) 692-8501 Professional Design Firm #184.005091	SURVEYED MWM DRAWN BAB CHECKED CEJ SCALE 1" = 200' DATE 11-04-21	CLIENT:  <b>SULLIVAN AUCTIONEERS</b>	TITLE:  <b>PLAT OF SURVEY</b>	PROJECT NO. 21-470 SHEET 1 OF 1 DRAWING NO. 1
	THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP-25-NORTH, RANGE-5-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.		FILE NAME: N:\21-470 Land\del Top Sec 4\Civil\3D\21-470 Sullivan Auction Gieson.dwg		THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.	