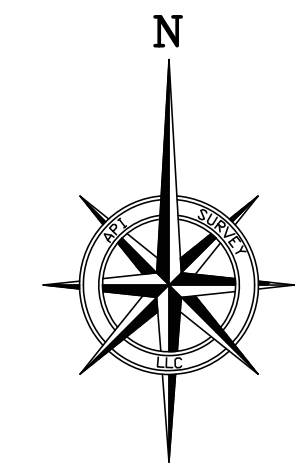


# PLAT OF SURVEY

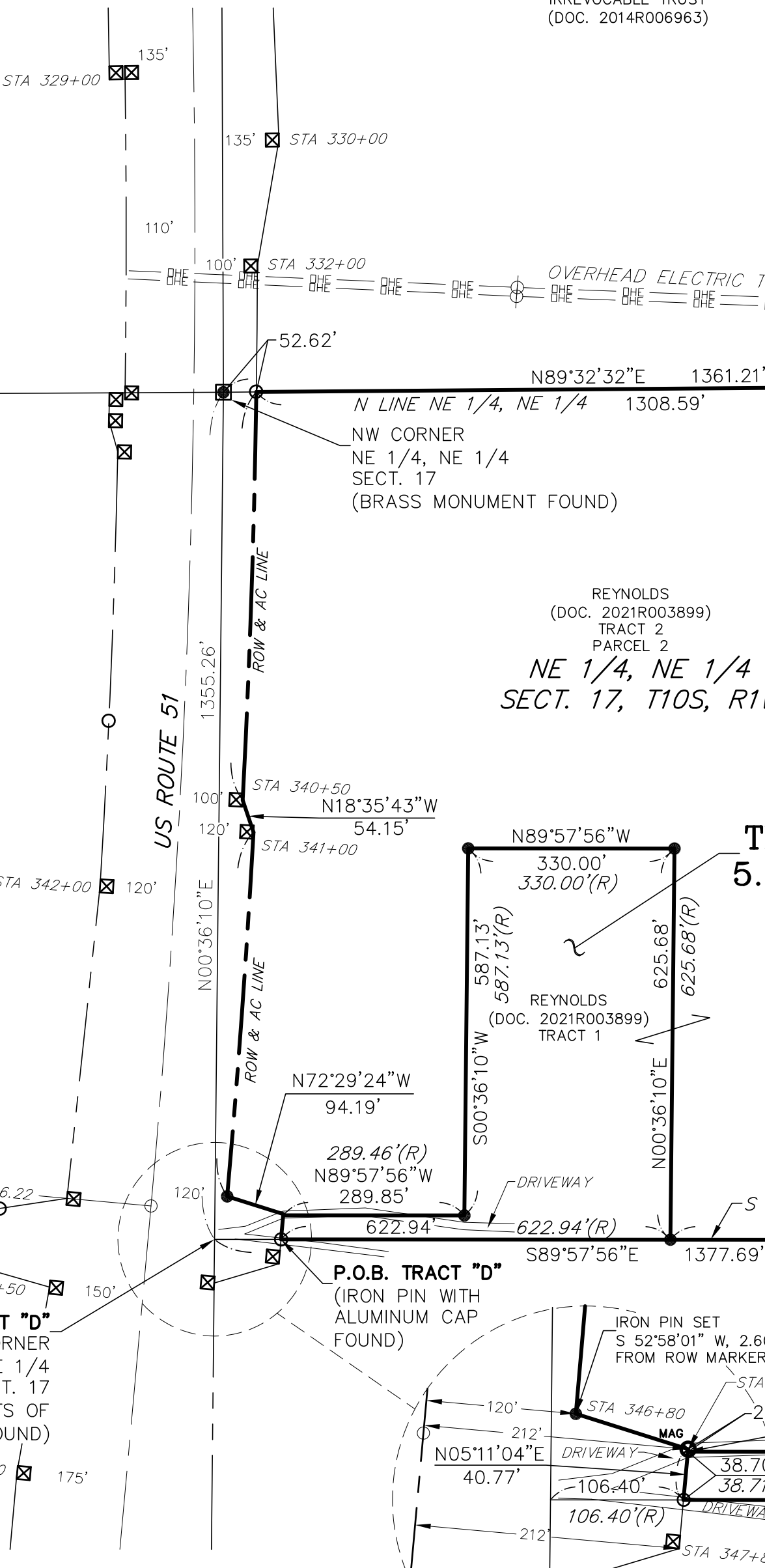
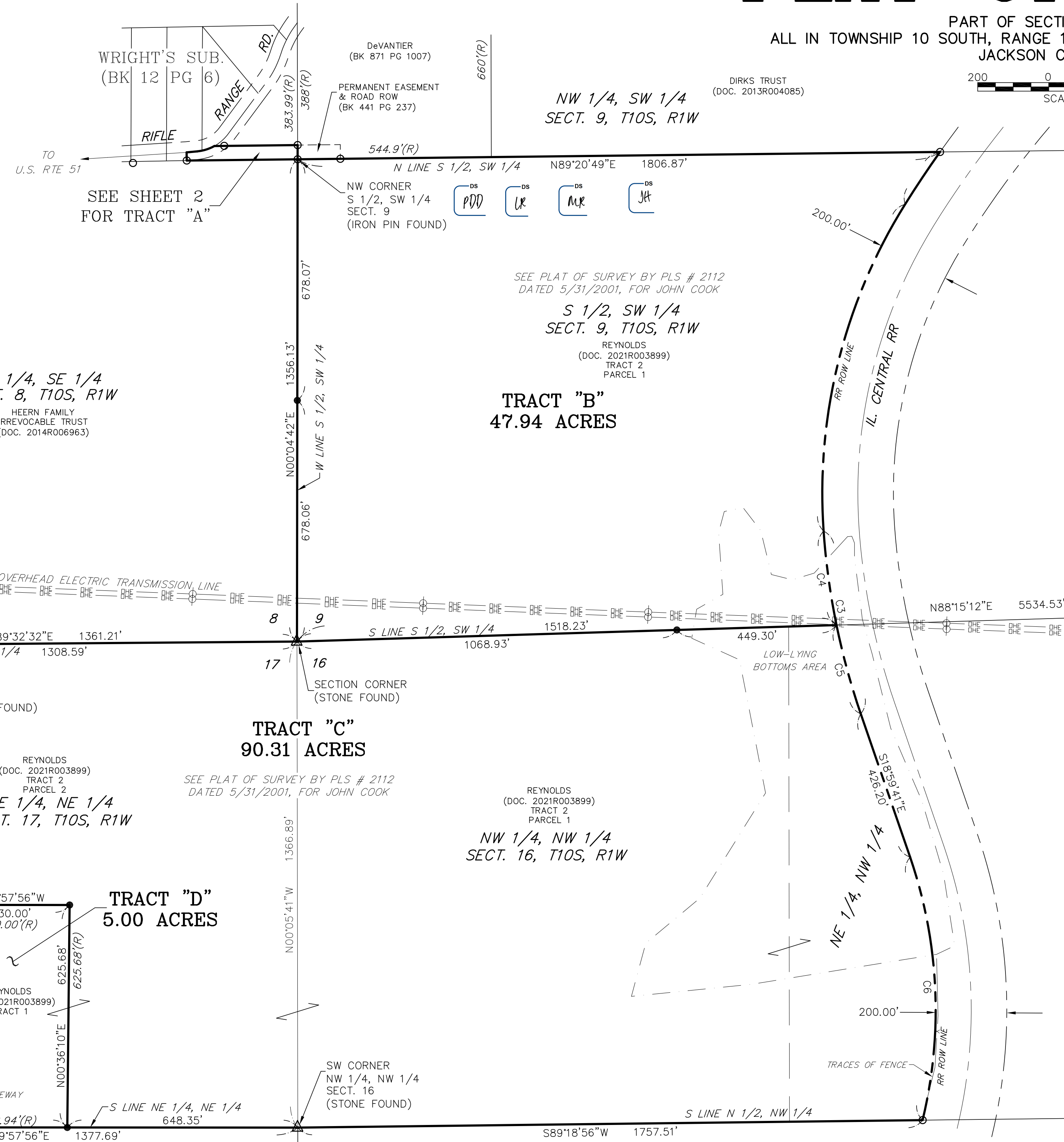
PART OF SECTIONS 8, 9, 16 & 17,  
ALL IN TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
JACKSON COUNTY, ILLINOIS.



**BASIS OF BEARINGS**  
ILLINOIS STATE PLANE  
WEST ZONE GRID BEARINGS  
NAD 83

- LEGEND**
- △ STONE FOUND
  - IRON PIN FOUND
  - ⊙ PIPE FOUND
  - ⊠ BRASS MONUMENT FOUND
  - ⊙ R.O.W. MARKER FOUND
  - IRON PIN SET
  - ⊙ MAG SPIKE SET
  - ⊙ UTILITY POLE
  - 50.00'(R) RECORD DISTANCE
  - 50.00' MEASURED DISTANCE
  - SAME OWNERSHIP
  - OHE OVERHEAD ELECTRIC LINE

**RECORDS REFERENCED:**  
ORIGINAL GOVERNMENT SURVEYS  
DEEDS AS LISTED HEREON  
WRIGHT'S SUBDIVISION  
(BK 12 PG 6)  
PLAT OF SURVEY BY PLS # 2112  
DATED 5/31/2001, FOR JOHN COOK  
F.A. ROUTE 2 (US ROUTE 51)  
R.O.W. PLANS DATED 5/9/1972  
ILLINOIS CENTRAL RAILROAD  
RIGHT OF WAY & TRACK MAP



DETAIL "NOT TO SCALE"

R.O.W. CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHD BEARING	CHORD DIST.
C1	176.81'	2964.78'	S33°42'50"W	176.79'
C2	962.83'	1532.39'	S14°00'19"W	947.07'
C3	526.18'	2009.86'	S11°29'41"E	524.68'
C4	267.14'	2009.86'	S07°48'09"E	266.94'
C5	259.04'	2009.86'	S15°18'09"E	258.86'
C6	750.38'	1320.55'	S02°42'58"E	740.33'
C7	584.05'	17308.74'	N04°07'50"E	584.02'
C8	653.30'	17288.74'	N01°54'53"E	653.26'

**CERTIFICATION**

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEFF HEIL ON BEHALF OF PETER DIRKS, I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED AND SHOWN HEREON AND DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF. SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

*Jack A. Gelso* 11/23/2022  
DATE

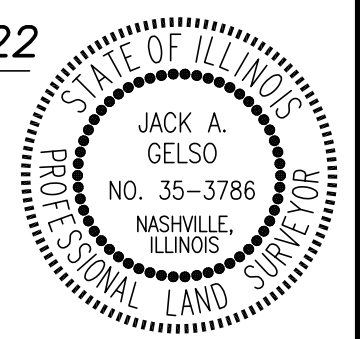
JACK A. GELSO  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3786  
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-22)

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

FIELD WORK COMPLETED NOVEMBER 14, 2022.

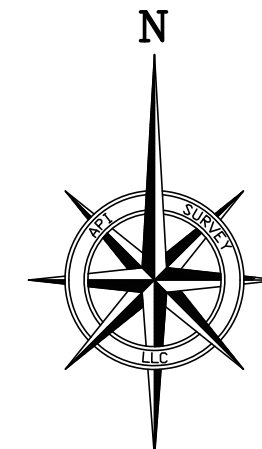
**LEGAL DESCRIPTIONS**  
SEE SHEET 2 FOR LEGAL DESCRIPTIONS

**API Survey LLC**  
11145 N. Mockingbird Road  
Suite A  
P.O. Box 333  
Nashville, Illinois 62263  
Ph. 618-478-9000  
Email: gary@apisurvey.com  
IDPR Design Firm License No. 184-006526



# PLAT OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
JACKSON COUNTY, ILLINOIS.



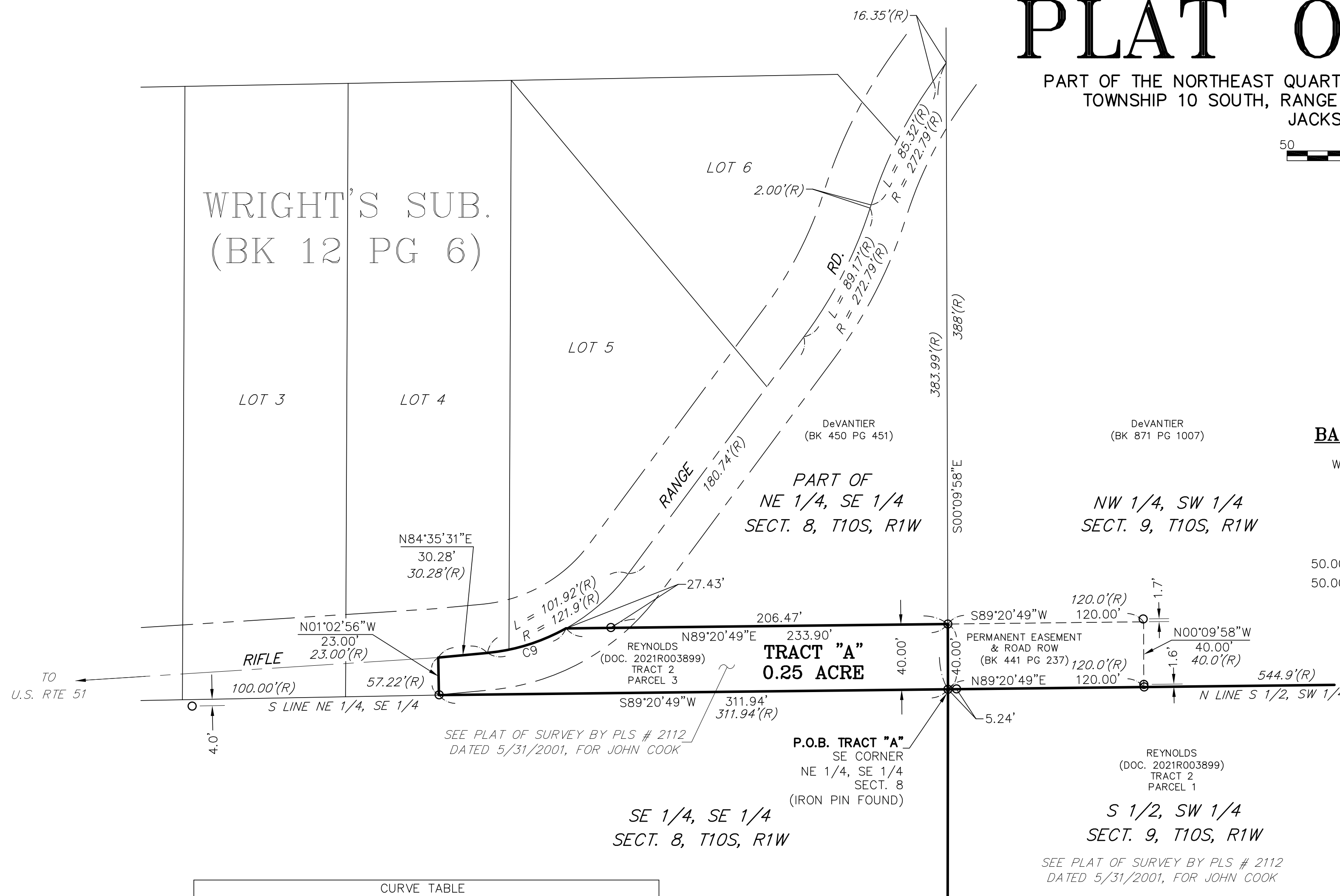
SCALE: 1" = 50'

**BASIS OF BEARINGS**

ILLINOIS STATE PLANE  
WEST ZONE GRID BEARINGS  
NAD 83

**LEGEND**

- IRON PIN FOUND
- 50.00'(R) RECORD DISTANCE
- 50.00' MEASURED DISTANCE



CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHD BEARING	CHORD DIST.
C9	50.85'	121.91'	N72°38'34"E	50.48'

**TRACT "A"**

**DEED DESCRIPTION - TRACT 2 / PARCEL 3 (DOC. 2021R003899)**

A STRIP OF LAND 40 FEET IN WIDTH NORTH AND SOUTH AND APPROXIMATELY 311 FEET IN LENGTH EAST AND WEST OFF OF THE SOUTH SIDE OF THE FOLLOWING DESCRIBED PROPERTY TO-WIT;  
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°58'20" WEST, 311.94 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE NORTH 00°01'40" EAST, 23.00 FEET; THENCE NORTH 85°40'07" EAST, 30.28 FEET; THENCE AROUND A CURVE TO THE LEFT AN ARC DISTANCE OF 101.92 FEET (SAID CURVE HAVING A RADIUS OF 121.9 FEET, AN INTERIOR ANGLE OF 132°05'56" AND A TANGENT DISTANCE OF 54.5 FEET); THENCE NORTH 37°37'16" EAST, 180.74 FEET; THENCE AROUND A CURVE TO THE LEFT AN ARC DISTANCE OF 89.17 FEET (SAID CURVE HAVING A RADIUS OF 272.79 FEET, AN INTERIOR ANGLE OF 161°16'19" AND A TANGENT DISTANCE OF 44.99 FEET); THENCE NORTH 18°53'35" EAST, 2.00 FEET; THENCE AROUND A CURVE TO THE RIGHT AN ARC DISTANCE OF 85.32 FEET (SAID CURVE HAVING A RADIUS OF 272.79 FEET, AND INTERIOR ANGLE OF 162°05'00" AND A TANGENT DISTANCE OF 43.01 FEET); THENCE NORTH 36°48'35" EAST, 16.35 FEET TO THE EAST SECTION LINE OF SAID SECTION 8; THENCE SOUTH 01°08'48" WEST, 383.99 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING. SITUATED IN JACKSON COUNTY, ILLINOIS.

ALSO AN EASEMENT AND ROAD RIGHT OF WAY FOR PURPOSES ON INGRESS AND EGRESS OVER THE FOLLOWING:

A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89°58'20" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 120.0 FEET; THENCE NORTH 01°08'48" EAST, 40.00 FEET; THENCE NORTH 89°58'20" WEST, 120.0 FEET; THENCE SOUTH 01°08'48" WEST ALONG THE WEST SECTION LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING. SITUATED IN JACKSON COUNTY, ILLINOIS.

**LEGAL DESCRIPTION - TRACT "B"**

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, SITUATED IN JACKSON COUNTY, ILLINOIS, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY.

**LEGAL DESCRIPTION - TRACT "C"**

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF F.A. ROUTE 2 (NEW U.S. HIGHWAY 51). SITUATED IN JACKSON COUNTY, ILLINOIS. **LESS AND EXCEPT:**

COMMENCING AT A CONCRETE MONUMENT WITH BRONZE CAP FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF SOUTH 89°20'44" EAST A DISTANCE OF 106.40 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF SOUTH 89°20'44" EAST A DISTANCE OF 622.94 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF NORTH 00°31'03" EAST A DISTANCE OF 625.68 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF NORTH 89°20'44" WEST A DISTANCE OF 330.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF SOUTH 00°31'03" WEST A DISTANCE OF 587.13 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF NORTH 89°20'44" WEST A DISTANCE OF 289.46 FEET TO THE EAST RIGHT OF WAY LINE OF F.A. ROUTE 2 (U.S. ROUTE 51); THENCE SOUTHWESTERLY WITH A BEARING OF SOUTH 05°48'54" WEST A DISTANCE OF 38.71 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED. SITUATED IN JACKSON COUNTY, ILLINOIS.

AND

ALL OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 LYING WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY. ALL IN TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS. SITUATED IN JACKSON COUNTY, ILLINOIS.

**TRACT "D"**

**DEED DESCRIPTION - TRACT 1 (DOC. 2021R003899)**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS, LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF F.A. ROUTE 2 (NEW U.S. HIGHWAY 51). SITUATED IN JACKSON COUNTY, ILLINOIS.

COMMENCING AT A CONCRETE MONUMENT WITH BRONZE CAP FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AFORESAID SECTION 17; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF SOUTH 89°20'44" EAST A DISTANCE OF 106.40 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF SOUTH 89°20'44" EAST A DISTANCE OF 622.94 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF NORTH 00°31'03" EAST A DISTANCE OF 625.68 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF NORTH 89°20'44" WEST A DISTANCE OF 330.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF SOUTH 00°31'03" WEST A DISTANCE OF 587.13 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 17 WITH A BEARING OF NORTH 89°20'44" WEST A DISTANCE OF 289.46 FEET TO THE EAST RIGHT OF WAY LINE OF F.A. ROUTE 2 (U.S. ROUTE 51); THENCE SOUTHWESTERLY WITH A BEARING OF SOUTH 05°48'54" WEST A DISTANCE OF 38.71 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED. SITUATED IN JACKSON COUNTY, ILLINOIS.

**RECORDS REFERENCED:**

ORIGINAL GOVERNMENT SURVEYS

DEEDS AS LISTED HEREON

WRIGHT'S SUBDIVISION  
(BK 12 PG 6)

PLAT OF SURVEY BY PLS # 2112  
DATED 5/31/2001, FOR JOHN COOK

F.A. ROUTE 2 (US ROUTE 51)  
R.O.W. PLANS DATED 5/9/1972

ILLINOIS CENTRAL RAILROAD  
RIGHT OF WAY & TRACK MAP

**CERTIFICATION**

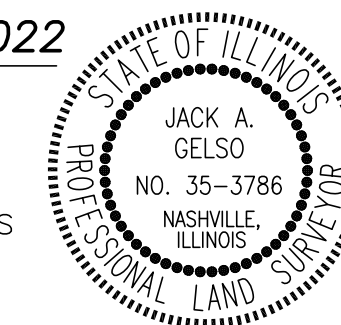
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*Jack A. Gelsso* 11/23/2022  
DATE

JACK A. GELSO  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3786  
(LICENSE EXPIRATION/RENEWAL DATE: 11-30-22)

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

FIELD WORK COMPLETED NOVEMBER 14, 2022.



SHEET 2 OF 2

**API Survey LLC**  
11145 N. Mockingbird Road  
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P.O. Box 333  
Nashville, Illinois 62263  
Ph. 618-478-9000  
Email: gary@apisurvey.com  
IDPR Design Firm License No. 184-006526

DRAWN: JAG	SURVEY: BW, CG
DWG NAME: 22-166 Plat	JOB NO.: 22-166