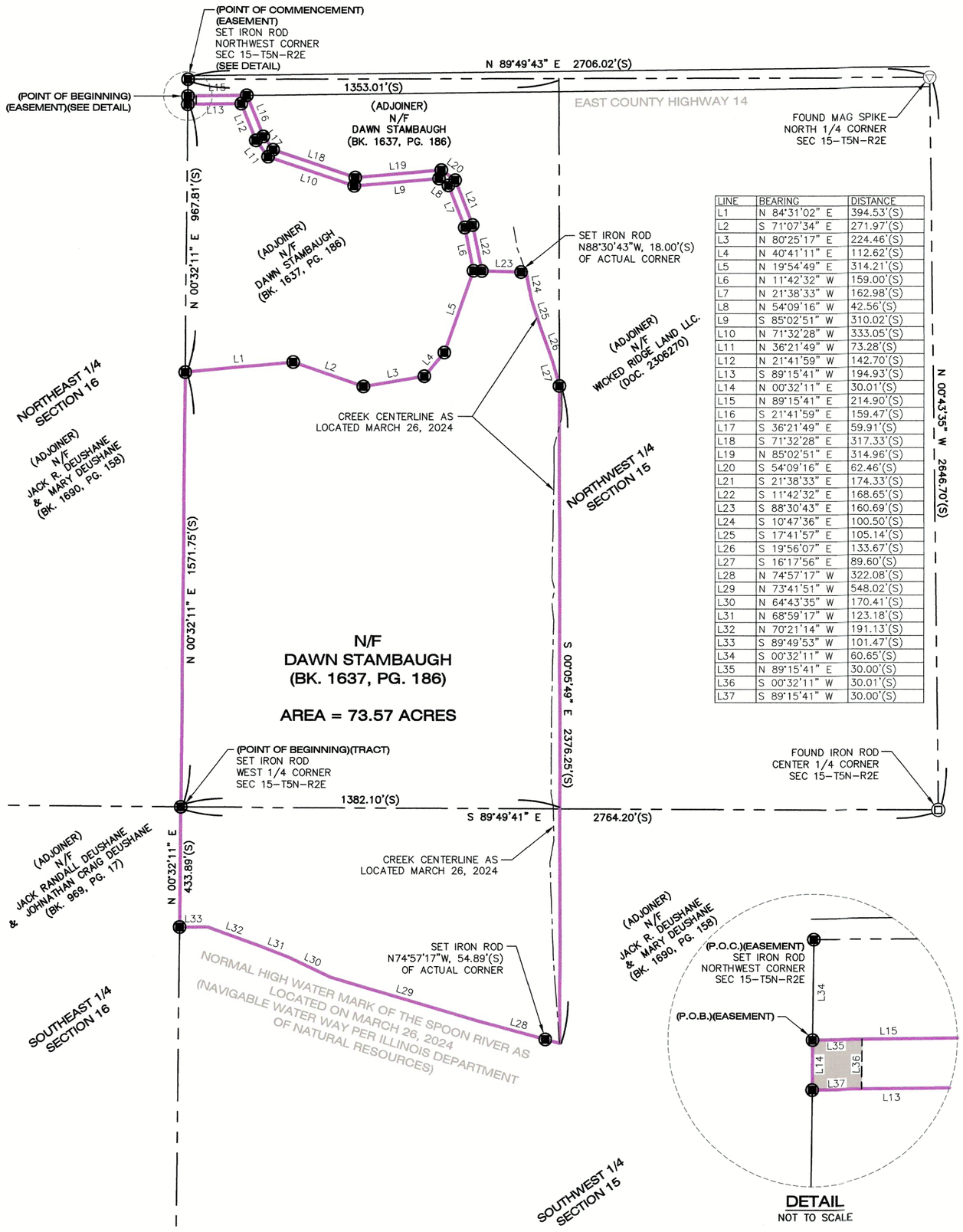
A TRACT OF LAND BEING PART OF THE WEST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS

0' 300' 600'

SCALE: 1" = 300'

LEGEND
N/F NOW OR FORMERLY
EXISTING FENCE LINE
FOUND MAG SPIKE
FOUND IRON ROD
SET (½"X24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"



LINE	BEARING	DISTANCE
L1	N 84°31'02" E	394.53'(S)
L2	S 71°07'34" E	271.97'(S)
L3	N 80°25'17" E	224.46'(S)
L4	N 40°41'11" E	112.62'(S)
L5	N 19°54'49" E	314.21'(S)
L6	N 11°42'32" W	159.00'(S)
L7	N 21°38'33" W	162.98'(S)
L8	N 54°09'16" W	42.56'(S)
L9	S 85°02'51" W	310.02'(S)
L10	N 71°32'28" W	333.05'(S)
L11	N 36°21'49" W	73.28'(S)
L12	N 21°41'59" W	142.70'(S)
L13	S 89°15'41" W	194.93'(S)
L14	N 00°32'11" E	30.01'(S)
L15	N 89°15'41" E	214.90'(S)
L16	S 21°41'59" E	159.47'(S)
L17	S 36°21'49" E	59.91'(S)
L18	S 71°32'28" E	317.33'(S)
L19	N 85°02'51" E	314.96'(S)
L20	S 54°09'16" E	62.46'(S)
L21	S 21°38'33" E	174.33'(S)
L22	S 11°42'32" E	168.65'(S)
L23	S 88°30'43" E	160.69'(S)
L24	S 10°47'36" E	100.50'(S)
L25	S 17°41'57" E	105.14'(S)
L26	S 19°56'07" E	133.67'(S)
L27	S 16°17'56" E	89.60'(S)
L28	N 74°57'17" W	322.08'(S)
L29	N 73°41'51" W	548.02'(S)
L30	N 64°43'35" W	170.41'(S)
L31	N 68°59'17" W	123.18'(S)
L32	N 70°21'14" W	191.13'(S)
L33	S 89°49'53" W	101.47'(S)
L34	S 00°32'11" W	60.65'(S)
L35	N 89°15'41" E	30.00'(S)
L36	S 00°32'11" W	30.01'(S)
L37	S 89°15'41" W	30.00'(S)

LAND DESCRIPTION :

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, 1571.75 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, NORTH 84 DEGREES 31 MINUTES 02 SECONDS EAST, 394.53 FEET TO A SET IRON ROD; THENCE SOUTH 71 DEGREES 07 MINUTES 34 SECONDS EAST, 271.97 FEET TO A SET IRON ROD; THENCE NORTH 80 DEGREES 25 MINUTES 17 SECONDS EAST, 224.46 FEET TO A SET IRON ROD; THENCE NORTH 40 DEGREES 41 MINUTES 11 SECONDS EAST, 112.62 FEET TO A SET IRON ROD; THENCE NORTH 19 DEGREES 54 MINUTES 49 SECONDS EAST, 314.21 FEET TO A SET IRON ROD; THENCE NORTH 11 DEGREES 42 MINUTES 32 SECONDS WEST, 159.00 FEET TO A SET IRON ROD; THENCE NORTH 21 DEGREES 38 MINUTES 33 SECONDS WEST, 162.98 FEET TO A SET IRON ROD; THENCE NORTH 54 DEGREES 09 MINUTES 16 SECONDS WEST, 42.56 FEET TO A SET IRON ROD; THENCE SOUTH 85 DEGREES 02 MINUTES 51 SECONDS WEST, 310.02 FEET TO A SET IRON ROD; THENCE NORTH 71 DEGREES 32 MINUTES 28 SECONDS WEST, 333.05 FEET TO A SET IRON ROD; THENCE NORTH 36 DEGREES 21 MINUTES 49 SECONDS WEST, 73.28 FEET TO A SET IRON ROD; THENCE NORTH 21 DEGREES 41 MINUTES 59 SECONDS WEST, 142.70 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 15 MINUTES 41 SECONDS WEST, 194.93 FEET TO A SET IRON ROD ON THE AFOREMENTIONED WEST LINE; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, 30.01 FEET TO A SET IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 14; THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 15 MINUTES 41 SECONDS EAST, 214.90 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 21 DEGREES 41 MINUTES 59 SECONDS EAST, 159.47 FEET TO A SET IRON ROD; THENCE SOUTH 36 DEGREES 21 MINUTES 49 SECONDS EAST, 59.91 FEET TO A SET IRON ROD; THENCE SOUTH 71 DEGREES 32 MINUTES 28 SECONDS EAST, 317.33 FEET TO A SET IRON ROD; THENCE NORTH 85 DEGREES 02 MINUTES 51 SECONDS EAST, 314.96 FEET TO A SET IRON ROD; THENCE SOUTH 54 DEGREES 09 MINUTES 16 SECONDS EAST, 62.46 FEET TO A SET IRON ROD; THENCE SOUTH 21 DEGREES 38 MINUTES 33 SECONDS EAST, 174.33 FEET TO A SET IRON ROD; THENCE SOUTH 11 DEGREES 42 MINUTES 32 SECONDS EAST, 168.65 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 30 MINUTES 43 SECONDS EAST, 160.69 FEET TO THE CENTERLINE OF A CREEK AS LOCATED MARCH 26, 2024; THENCE ALONG SAID CENTERLINE, SOUTH 10 DEGREES 47 MINUTES 36 SECONDS EAST, 100.50 FEET; THENCE SOUTH 17 DEGREES 41 MINUTES 57 SECONDS EAST, 105.14 FEET; THENCE SOUTH 19 DEGREES 56 MINUTES 07 SECONDS EAST, 133.67 FEET; THENCE SOUTH 16 DEGREES 17 MINUTES 56 SECONDS EAST, 89.60 FEET TO A SET IRON ROD AT THE INTERSECTION OF SAID CENTERLINE WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 15; THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 05 MINUTES 49 SECONDS EAST, 2376.25 FEET TO THE NORMAL HIGH WATER MARK OF THE (NAVIGABLE) SPOON RIVER; THENCE LEAVING SAID EAST LINE, ALONG SAID NORMAL HIGH WATER MARK, NORTH 74 DEGREES 57 MINUTES 17 SECONDS WEST, 322.08 FEET; THENCE NORTH 73 DEGREES 41 MINUTES 51 SECONDS WEST, 548.02 FEET; THENCE NORTH 64 DEGREES 43 MINUTES 35 SECONDS WEST, 170.41 FEET; THENCE NORTH 68 DEGREES 59 MINUTES 17 SECONDS WEST, 123.18 FEET; THENCE NORTH 70 DEGREES 21 MINUTES 14 SECONDS WEST, 191.13 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 53 SECONDS WEST, 101.47 FEET TO A SET IRON ROD ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE LEAVING SAID NORMAL HIGH WATER MARK, ALONG SAID WEST LINE, NORTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, 433.89 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 73.57 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF MARCH, 2024 AND IS SUBJECT TO A CREATED INGRESS/EGRESS EASEMENT AS SHOWN AND DESCRIBED HEREON, ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. TOTAL AREA: TRACT = 73.57 ACRES
3. FIELD WORK COMPLETED MARCH 27, 2024.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
6. SOURCE OF RECORD TITLE: A WARRANTY DEED TO DAWN M STAMBAUGH, RECORDED IN BOOK 1637 AT PAGE 186 IN THE FULTON COUNTY, ILLINOIS RECORDER'S OFFICE.

CREATED INGRESS/EGRESS EASEMENT :

AN EASEMENT OVER AND ACROSS LAND BEING PART OF THE WEST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A SET IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF SAID QUARTER, SOUTH 00 DEGREES 32 MINUTES 11 SECONDS WEST, 60.65 FEET TO A SET IRON ROD, ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 14, MARKING THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

FROM THE POINT BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 15 MINUTES 41 SECONDS EAST, 30.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 32 MINUTES 11 SECONDS WEST, 30.01 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 41 SECONDS WEST, 30.00 FEET TO A SET IRON ROD ON THE AFOREMENTIONED WEST LINE; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, 30.01 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED EASEMENT IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF MARCH, 2024 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

SURVEYOR'S CERTIFICATION:

TO: STAMBAUGH PROPERTY C/O JASON ENDRES

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2024-065

CHRISTOPHER T. FIROF,
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003838

DATED: MARCH 28, 2024

MY LICENSE EXPIRES NOVEMBER 30, 2024

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER T. FIROF
035-003838
MONMOUTH, IL
STATE OF ILLINOIS

CLIENT:
STAMBAUGH PROPERTY
C/O JASON ENDRES
WHITETAIL PROPERTIES REAL ESTATE

BOUNDARY SURVEY

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Sheet Number: 1 OF 1