

ALTA/NSPS Land Title Survey

OF
The Northeast Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 5 East of the Third
Principal Meridian Wayne County, Illinois.

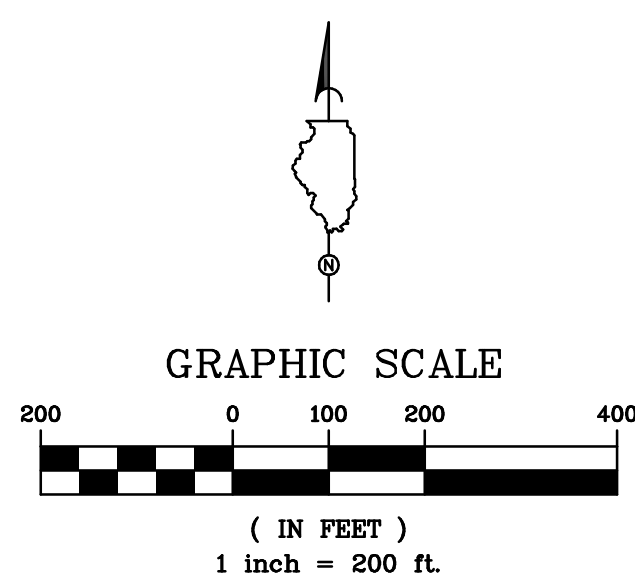
SURVEY DESCRIPTION

XENIA FARM - SOUTHWEST TRACT

The Northeast Quarter of the Northwest Quarter of Section 21, Township 2 North, Range 5 East of the Third Principal Meridian, Wayne County, Illinois, more particularly described as follows, and bearings refer to the Illinois State Plane Coordinate System, East Zone (1201), NAD 1983:

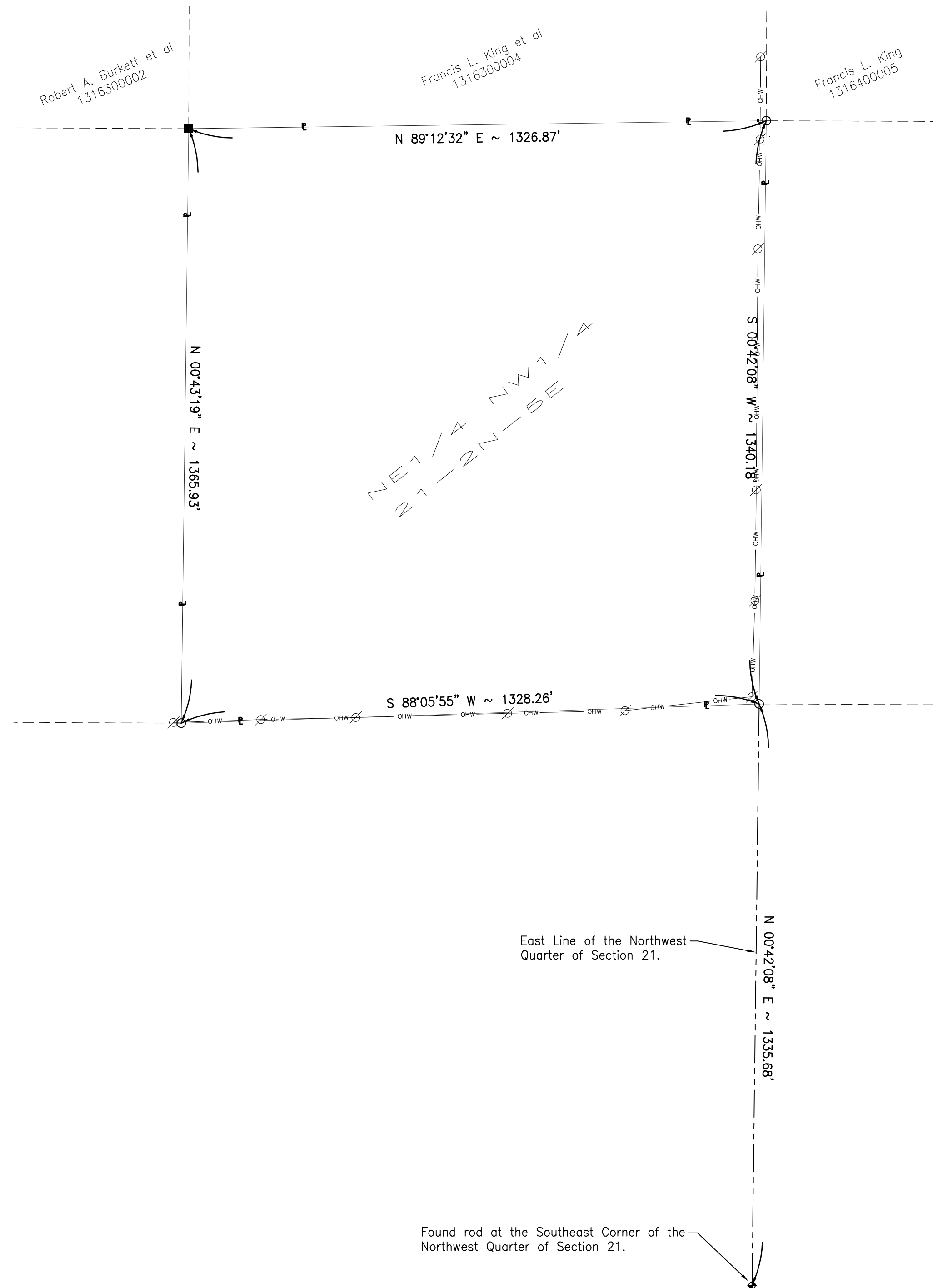
Commencing at a found rod at the Southeast Corner of said Northwest Quarter; thence along the East Line of said Northwest Quarter bearing N 00°42'08" E a distance of 1335.68 feet to a set 1/2" X 24" rod, said rod being the Southeast Corner of said Northeast Quarter, said rod also being the Point of Beginning of the parcel to be described:

From said Point of Beginning; thence leaving said East Line and along the South Line of said Northeast Quarter bearing S 88°05'55" W a distance of 1328.26 feet to a set 1/2" X 24" rod, said rod being the Southwest Corner of said Northeast Quarter; thence leaving said South Line and along the West Line of said Northeast Quarter bearing N 00°43'19" E a distance of 1365.93 feet to an existing 8 inch wood post, said post being the Northwest Corner of said Northeast Quarter; thence leaving said East Line and along the North Line of said Northeast Quarter bearing N 89°12'32" E a distance of 1326.87 feet to a to a set 1/2" X 24" rod, said rod being the Northeast Corner of said Northeast Quarter; thence bearing S 00°42'08" W a distance of 1340.18 feet to said Point of Beginning, consisting of 41.21 Acres, more or less and subject to any Easements and Rights-of-Way of record.



LEGEND AND ABBREVIATIONS:

- SET IRON ROD/PIPE
- UTILITY POLE
- Existing Wood Post
- PROPERTY LINE
- Woven Wire Fence
- OVERHEAD WIRE LINE



I FURTHER STATE that the subject property lies within ZONE X, "Areas determined to be outside the 0.2% annual chance floodplain". No base flood elevations determined. Information per Flood Insurance Rate Map Community Panel Number 170898 0050A, with an effective date of May 29, 1981. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from FEMA.

I FURTHER STATE that the above described property is Zoned Farmland.

I FURTHER STATE that I have made no independent search of the records for easements, encumbrances, ownership, or any other facts which an accurate and current title search may disclose as a part of this survey, but have relied upon the information supplied to me by the owner's representative. I also state that a current Title Commitment was not furnished as a part of this survey.

I FURTHER STATE that the accompanying plot is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

Gross Land Area=41.21 Ac.
Net Planted Acreage=39.77 Ac.
Net Usable Acreage=39.77 Ac.
Net Plantable/Tillable Acreage=39.77 Ac.
Non-Tillable Acreage=1.44 Ac.
Building Site Acreage=0

Current Zoning All Parcels - Farmland

There are no buildings or structures on these tracts.

To Hancock Farmland Services:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 7(b)(1), 8, 11, 13, and 21 of Table A thereof. The field work was completed on Nov. 28, 2018.

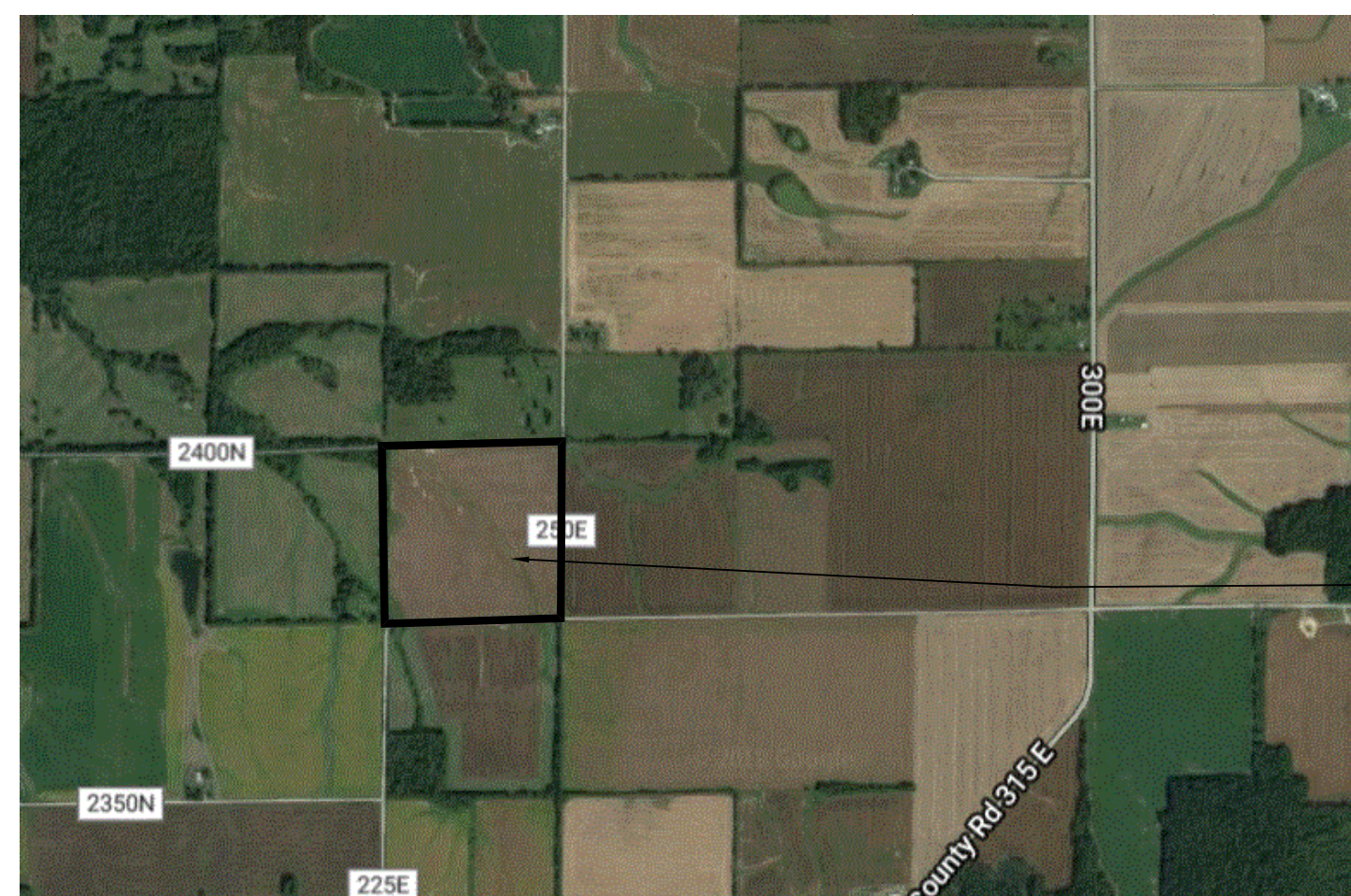
Date: Dec. 22, 2018

Daniel J. Driscoll
Daniel J. Driscoll
LICENSE EXPIRATION 11-30-2020



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

This Professional Service Conforms to the Current Illinois Minimum Standards of Practice for a Boundary Survey.



SITE

#	Date	Description
1	xx-xx-xx	Issued

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Project Information
PROJECT #: 18-218
DRAWN BY: DJD
CHECKED BY:
APPROVED BY:

XENIA FARM - Southwest Tract
Wayne County, IL