

ALTA/NSPS Land Title Survey

OF

A part of the Northeast Quarter, Northwest Quarter, and Southwest Quarter of Section 3, Township 14 North, Range 6 East of the Fourth Principal Meridian, Stark County, Illinois.

SURVEY DESCRIPTION

OSCEOLA FARM

A part of the Northeast Quarter, Northwest Quarter, and Southwest Quarter of Section 3, Township 14 North, Range 6 East of the Fourth Principal Meridian, Stark 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 Northwest Corner of said Northwest Quarter, said rod being the Point of Beginning of the tract to be described:

From said Point of Beginning; thence along the North Line of said Northwest Quarter bearing N 89°40'29" E a distance of 3300.62 feet to a set 1/2" X 24" rod, said rod being the Northeast Corner of a 100.827 Acre tract; thence leaving said North Line bearing S 00°18'42" E a distance of 1678.48 feet to a found rod; thence bearing S 83°58'40" E a distance of 351.89 feet to a found rod; thence bearing S 04°49'49" W a distance of 471.60 feet to a set 1/2" X 24" rod, said rod being on the South Line of said Northeast Quarter; thence along said South Line bearing N 88°44'20" W a distance of 1022.54 feet to a found stone, said stone being the Southeast Corner of said Northwest Quarter; thence leaving said South Line of Northeast Quarter and along the South Line of said Northwest Quarter bearing N 88°45'18" W a distance of 1262.41 feet to a set 1/2" X 24" rod; thence leaving said South Line bearing S 01°03'18" E a distance of 817.82 feet to an existing wood post; thence bearing S 88°33'39" W a distance of 608.27 feet to an existing wood post; thence bearing N 01°18'55" W a distance of 685.07 feet to an existing 6 inch wood post; thence bearing S 89°29'57" W a distance of 738.29 feet to a set rod, said rod being on the West Line of said Northwest Quarter; thence along said West Line bearing N 00°17'22" E a distance of 2271.18 feet to said Point of Beginning consisting of 180.40 Acres, more or less and subject to any Easements and Rights-of-Way of record.



LEGEND AND ABBREVIATIONS:

- Gas Warning Sign
- FOUND SECTION CORNER
- ◆ FOUND REBAR
- SET IRON ROD/PPE
- SET MAG NAIL
- ⊕ UTILITY POLE
- Existing Wood Post
- ▣ Existing Right-of-Way Marker
- ▤ OVERHEAD WIRE LINE
- Existing Right-of-Way Line
- Existing Road Centerline
- PROPERTY LINE
- Woven Wire Fence
- Existing Easement Line

Osceola Parcel
 Gross Land Area=180.40 Ac.
 Net Planted Acreage=163.10 Ac.
 Net Plantable/Tileable Acreage=163.10 Ac.
 Net Tileable Acreage=7.30 Ac.
 Building Site Acreage=0
 There are no buildings or structures on this parcel.



To Hancock Farmland Services:
 This is to certify that this map or plat 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 therefor. The field work was completed on Oct. 9, 2018.
 Date: December 30, 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.

I FURTHER STATE that the above described property lies within ZONE C, Areas of minimal flooding. No base flood elevations were determined. Information per Flood Insurance Rate Map Community Panel Number 170613A, with an effective date of Dec. 21, 1984. 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 may affect the title and current title search may disclose a part of the same. I am not responsible for the accuracy of the information furnished 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 plat 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 to locate or identify any underground utilities. It is the responsibility of the client to field check the location of those utilities, or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

SITE



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

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#	Date	Description
1	xx-xx-xx	Issued

OSCEOLA FARM
 Stark County, IL