

# ALTA / NSPS LAND TITLE SURVEY

A part of Section 9 and also a part of the W 1/2 of Section 10,  
all in T25N, R11E of the 4th P.M., Ogle County, Illinois.

## Proposed DESCRIPTION FOR 345.37 ACRE TRACT

A part of Section 9, and also a part of the W 1/2 of Section 10, all in T25N, R11E of the 4th P.M., Ogle County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:-

Beginning at a Mag Nail at the Northwest Corner of the NW 1/4 of said Section 10; Thence N 89°43'29" E, along the North line of said NW 1/4, a distance of 332.84 feet to Mag Nail at the Northeast corner of the W 1/2 of the NW 1/4 of said NW 1/4; Thence S 00°44'11" E, along the East line of said W 1/2 of the NW 1/4, a distance of 1322.14 feet to an iron rod at the Southeast corner of said tract; Thence N 89°40'51" E, along the North line of the SW 1/4 of said NW 1/4, a distance of 1000.50 feet to an iron rod at the Northeast corner of said tract; Thence S 00°49'24" E, along the East line of the SW 1/4 of said NW 1/4, a distance of 660.70 feet to an iron rod; Thence S 89°45'08" E, along the North line of the SW 1/4 of the SE 1/4 of said NW 1/4, a distance of 668.34 feet to an iron rod; Thence S 00°55'00" E, along the East line of said tract, a distance of 653.57 feet to an iron rod at the Southeast corner of said tract; Thence N 89°38'15" E, along the North line of the SW 1/4 of said Section 10, a distance of 667.34 feet to an iron rod at the Northeast corner of said SW 1/4; Thence S 00°56'07" E, along the East line of said SW 1/4, a distance of 523.38 feet to an iron rod; Thence S 89°35'00" W, a distance of 2675.38 feet to the East line of the SE 1/4 of said Section 9; Thence S 89°32'59" W, a distance of 1320.25 feet to an iron rod; Thence S 00°16'05" W, a distance of 536.10 feet; Thence S 89°18'27" W, a distance of 2617.98 feet; Thence N 04°44'44" E, a distance of 217.57 feet to an iron rod; Thence N 04°49'30" E, along said center line, a distance of 1250.65 feet; Thence S 85°10'30" E, a distance of 1292.47 feet to an iron rod; Thence N 06°14'42" E, a distance of 2407.50 feet to a Mag Nail on the North line of the NE 1/4 of said Section 9; Thence S 89°36'53" E, along said North line, a distance of 2437.26 feet to the Place of Beginning and containing 345.37 acres, more or less. Subject to the rights-of-way of Public Roads along the North, South, East and West sides of the above described tract and also subject to all easements of record.



## SURVEYOR'S STATEMENT

STATE OF ILLINOIS  
COUNTY OF STARK) 55

To: First American Title Insurance Company and Forest City Farms, LLC

This is to state 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 Items provided from Table A - 1, 4, 7, 8 and 16. To the best of our knowledge the attached plat is a true and correct representation of said survey drawn to a scale of one inch equals three hundred feet (1" = 300').

Dated this 23rd day of November, 2016.

WALLACE ENGR, # LAND SURVEYING CO., INC  
Toulon - Illinois

By: Kevin Wallace #2814  
Illinois Professional Land Surveyor  
Expires: 11/30/18

## GENERAL NOTES

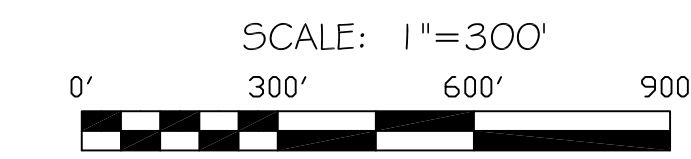
- Bearings are for descriptive purposes only.
- This survey is based on First American Title Insurance Company's Commitment No. NCS-8180804-MAD - Dated November 10, 2016. No other title search was done.
- Survey field work completed: 11-15-16.
- Access to the property is via County Highway (Kennedy Hill Road) and Township Roads McGregor Road and Woodburn Road.
- Subsurface items, if any, are not located per this survey.
- The location of utilities are approximate only. J.U.L.I.E. (utility locator service) was contacted at 1-800-892-0123, but would not provide a utility locate due to no construction work being done. There may be other utility mains, structures, and service connections not known to Wallace Engr, # Land Surveying Co., Inc., and therefore not shown on this drawing.
- This property is Zoned AG - 1 Agricultural, as of November 23rd, 2016.
- No buildings existing on the surveyed property.
- Print has been Reviewed & Approved by Forest City Farms, LLC
- Distances shown in parentheses are distances of record.
- (P.I.N. 05-10-100-007) = 92.93 Acres ±  
Part of (P.I.N. 05-09-200-003) = 252.44 Acres ±

## Information taken from schedule "B" of Title Commitment

- Part Two -

Item - 4. Terms, conditions, provisions and restrictions as contained in a Pole and Electric Line Right in favor of Illinois Northern Utilities Company recorded December 9, 1931 as Document No. 201760

Item - 7 Rights of Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.



## LEGEND

- = Found Iron Monument
- = Set 3/4" Iron Rod
- ⊙ = Set Mag Nail
- = Utility box
- — — — — = Existing OH Utility Lines
- X - X - = Existing Fence ±
- — — — — = Boundary line
- - - - - = Section line

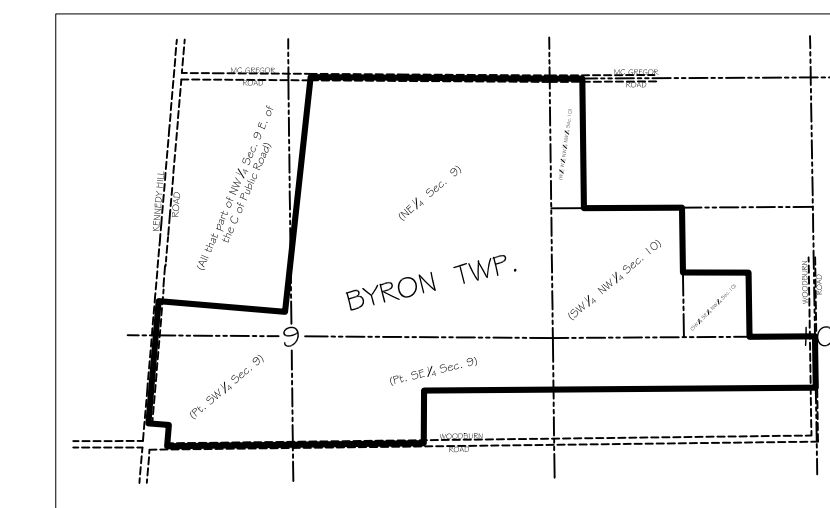
Field Survey done: 11-15-16

NOTE: Iron pins only set at locations as instructed by client.

NOTE: Acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: As instructed by client, the billable areas as shown on this Plat and were determined by using an aerial photo and not actually located on the ground. Said location may vary from on the ground, to what has been shown on this survey by using the location as determined by the use of aerial photos.

## VICINITY MAP



Prepared for:

Forest City Farms, LLC  
a Delaware Limited Liability Company  
248 Southwoods Centre  
Columbia, IL 62236

Wallace Engineering & Land Surveying Co., Inc.

PO Box 42  
Toulon, Illinois 61483  
Illinois Design Firm #184.005454  
Office: 309-286-7333  
E-mail: wallaceengr@gmail.com

CLIENT: Forest City Farms, LLC

DATE: 12-6-16

JOB: 16286-003