

(Traxler)
(Postlewait, Atty.)
Project No. 0105-26(2)
P.C.S. File No. 26

**Survey
Solutions, LLC**

111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 (217) 521-0612
• ALTA Surveys • Boundary Surveys
• Construction Staking • Subdivisions
Illinois Professional Design Firm # 194005964

Fd. Iron Pin in Conc.
SW. Corner Section 36,
T. 16N., R. 4E., 3rd P.M.

Set MAG Spike - NW. Cor.
NE. 1/4, Section 1, T. 15N.,
R. 4E., 3rd P.M.
(R.O.W. Mkr. 39.6' S.)
(P.O.B. Tract 1)

South R.O.W. line US Route 36
(Misc. Book 7 Page 390)

P.O.B. Tract 3
(Set MAG Spike
42.36' South)

Set MAG Spike - NE. Cor.
Section 1, T. 15N., R. 4E.,
3rd Principal Meridian
(R.O.W. Mkr. 45.1' S.)

①
60.60 Ac. ±
(1.74 Ac. +/- in US 36 R.O.W.)

③
30.99 Ac. ±
(0.83 Ac. +/- in US 36 R.O.W.)

Gov't Lot 4

②
7.18 Ac. ±

Gov't Lot 3

Set Iron Pin
21' East

South line North 98.77 Ac.
Lot 4, NE. 1/4, Section 1

Gov't Lot 3

Fd. Iron Pin - SW. Corner
NE. 1/4, Section 1, T. 15N.,
R. 4E., 3rd P.M.

Fd. Iron Pin - SE. Corner
NE. 1/4, Section 1, T. 15N.,
R. 4E., 3rd P.M.

PLAT OF SURVEY

SITUATED IN GOVERNMENT LOT FOUR (4) OF THE NORTHEAST QUARTER
(NE. 1/4) OF SECTION ONE (1), TOWNSHIP FIFTEEN (15) NORTH, RANGE FOUR
(4) EAST OF THE THIRD PRINCIPAL MERIDIAN, MOULTRIE COUNTY, ILLINOIS.

Legend

Scale: 1" = 300'

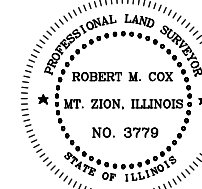
○ = Iron Pipe or Pin From Prev. Surveys
● = 1/2" Iron Pin Set This Survey

(100') = Record Distance
100.00' = Measured Distance This Survey



Scale in Feet

Bearings are based on the Illinois State
Plane Coordinate System - East Zone.



LICENSE EXPIRES 11/30/2026

SHEET 1 OF 2 SHEETS

Survey Notes:

- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of May 2026.
- 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
- 3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.
- 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 1 and the surrounding Sections.
- 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed by me in the month of May 2026, in accordance with state statutes governing survey work in the State of Illinois.

May 12, 2026
Rev. 5.15.26
Rev. 8.17.26

Robert M. Cox
IL. Professional Land Surveyor No. 3779
(License Expires November 30, 2026)

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(Postlewait, Atty.)
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LEGAL DESCRIPTIONS

Tract 1 - That part of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of Section 1, Township 15 North, Range 4 East of the Third Principal Meridian, Moultrie County, Illinois, described as follows:
beginning at a mag spike set marking the Northwest corner of the Northeast 1/4, of said Section 1; thence S.89°51'56"E.-839.20 feet (839.20 feet record) along the North line of the Northeast 1/4, of said Section 1 to an existing iron pin in concrete marking the Southwest corner of Section 36, Township 16 North, Range 4 East of the Third Principal Meridian; thence S.89°48'36"E.-1005.00 feet (1005.00 feet record) along said North line; thence S.0°05'48"W.-698.49 feet (698.20 feet record) along the approximate centerline of an existing township road to an existing iron pin; thence N.89°35'52"W.-275.00 feet to an iron pin set; thence N.90°00'00"W.-190.00 feet to an iron pin set; thence S.21°35'13"W.-155.39 feet to an iron pin set; thence S.7°25'07"E.-93.02 feet to an iron pin set; thence N.90°00'00"E.-224.00 feet to an iron pin set; thence S.2°41'56"W.-468.07 feet to an existing iron pin; thence S.3°19'49"E.-211.93 feet to an iron pin set on the South line of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of said Section 1; thence N.89°49'35"W.-1531.82 feet along said South line to an iron pin set marking the Southwest corner of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of said Section 1; thence N.0°32'38"W.-1613.16 feet along the West line of the Northeast 1/4, of said Section 1 to the point of beginning, containing 60.60 acres, more or less.
(Of which 1.74 acres, more or less are within the right of way of US Route 36 along the North side thereof.)

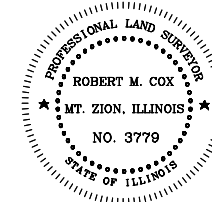
Tract 2 - That part of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of Section 1, Township 15 North, Range 4 East of the Third Principal Meridian, Moultrie County, Illinois, described as follows:
commencing at a mag spike set marking the Northwest corner of the Northeast 1/4, of said Section 1; thence S.89°51'56"E.-839.20 feet (839.20 feet record) along the North line of the Northeast 1/4, of said Section 1 to an existing iron pin in concrete marking the Southwest corner of Section 36, Township 16 North, Range 4 East of the Third Principal Meridian; thence S.89°48'36"E.-1005.00 feet (1005.00 feet record) along said North line; thence S.0°05'48"W.-698.49 feet (698.20 feet record) along the approximate centerline of an existing township road to an existing iron pin marking the point of beginning; thence N.89°35'52"W.-275.00 feet to an iron pin set; thence N.90°00'00"W.-190.00 feet to an iron pin set; thence S.21°35'13"W.-155.39 feet to an iron pin set; thence S.7°25'07"E.-93.02 feet to an iron pin set; thence N.90°00'00"E.-224.00 feet to an iron pin set; thence S.2°41'56"W.-468.07 feet to an existing iron pin; thence S.3°19'49"E.-211.93 feet to an iron pin set on the South line of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of said Section 1; thence S.89°49'35"E.-268.28 feet along said South line to an iron pin set; thence N.2°27'01"E.-644.33 feet along the approximate centerline of an existing township road to an existing railroad spike; thence N.0°00'42"E.-271.01 feet (271.00 feet record) along said centerline to the point of beginning, containing 7.18 acres, more or less.

Tract 3 - That part of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of Section 1, Township 15 North, Range 4 East of the Third Principal Meridian, Moultrie County, Illinois, described as follows:
commencing at a mag spike set marking the Northwest corner of the Northeast 1/4, of said Section 1; thence S.89°51'56"E.-839.20 feet (839.20 feet record) along the North line of the Northeast 1/4, of said Section 1 to an existing iron pin in concrete marking the Southwest corner of Section 36, Township 16 North, Range 4 East of the Third Principal Meridian; thence S.89°48'36"E.-1005.00 feet (1005.00 feet record) along said North line to the point of beginning; thence continuing S.89°48'36"E.-824.85 feet along said North line to a mag spike set marking the Northeast corner of said Section 1; thence S.0°23'27"E.-1613.16 feet along the East line of the Northeast 1/4, of said Section 1 to an iron pin set marking the Southeast corner of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of said Section 1; thence N.89°49'35"W.-864.63 feet along the South line of the North 98.77 acres of Government Lot 4 of the Northeast 1/4, of said Section 1 to an iron pin set; thence N.2°27'01"E.-644.33 feet along the approximate centerline of an existing township road to an existing railroad spike; thence N.0°00'42"E.-271.01 feet (271.00 feet record) along said centerline to an existing iron pin; thence N.0°05'48"E.-698.49 feet (698.20 feet record) along said centerline to the point of beginning, containing 30.99 acres, more or less. (Of which 0.83 acre, more or less are within the right of way of US Route 36 along the North side thereof.)

SHEET 2 OF 2 SHEETS

Survey Notes:

- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of May 2026.
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Robert M. Cox
IL Professional Land Surveyor No. 3779
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