**S**urvey **S**olutions, LLC 132 South Water Street - Suite 638
Decatur, IL 62523 217.521.0612
• ALTA Surveys Boundary Surveys
• Construction Staking Subdivisions
Illinois Professional Design Firm # 184005964 S 89°12'36" E 5316.81' 1200 North Road (40.07 Ch. Gov't.) S 89°12'36" E 5235.6 (39.83 Ch. Gov't.) S 1°19'11" E = 458.70' Fd. Iron Pin - NW. Corner Section 3, T.17N., R.4E., 3rd Principal Meridian Fd. Brass Disc - NE. Cor. Section 3, T.17N., R.4E., 3rd Principal Meridian Dedication of R.O.W. Book 327 Page 202 Dedication of R.O.W. Book 181 Page 163 — Book 230 Page 440 \_\_Dedication of R.O.W. Book 327 Page 201 <u>N 89°32'07'' W</u> 20.00' (20.00') 625.29 Ac.± S 0°27'53" W 1057.80' (1057.80') <u>\$ 0°30'28" W</u> **84.31'** (84.48') N 89°35'39" W 19.91' (20.00') Warranty Deed (R.O.W.) Book 321 Page 858 S 0°27'59" W **999.97'** (1000.00') N 89°47'43" W 15.11' (15.00') Set Drill Hole - SE. Cor. Section 3, T.17N., R.4E., S 0°27'59" W 545.00' (545.00') 3rd Principal Meridian South Line Section 3 North Line Section 10 <u>S 0°07'00" W</u> **25.00'** (25.00') Fd. RR Spike - NW. Corner Section 10, T.17N., R.4E., <u>S 88°16'39" E</u>/ 42.17' 3rd Principal Meridian **└** End of Pavement 207.58 Ac.± Approximate Centerline Sangamon River -Scale: 1" = 400' = Iron Pipe or Pin This Survey

100.00' = Measured Dimension (100.00') = Record Dimension 400 Scale in Feet SW. Corner N.1/2, Section 10, T.17N., R.4E., 3rd P.M. Bearings are based on the Illinois State Mon. Vault - SE. Corner N.1/2, Section 10, T.17N., R.4E., 3rd P.M. Plane Čoordinate System - East Zone. Fieldwork complete: January 29, 2018



ALL OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOUR (4) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, EXCEPT THAT PORTION CONVEYED FOR RIGHT OF WAY PURPOSES.

AND

ALL THAT PART OF SECTION TEN (10), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOUR (4) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, LYING NORTH OF THE SANGAMON RIVER, EXCEPT THAT PORTION CONVEYED FOR RIGHT OF WAY PURPOSES.

> Survey Notes:
> 1.) The field and office procedures were performed by me, or under my direct supervision in the month of January 2018. 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 Sections 3, 10 and the surrounding sections.
> 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.



ROBERT M. COX

🕇 DECATUR, ILLINOIS 🔭

LICENSE EXPIRES 11/30/2018

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 January 2018, in

accordance with state statutes governing survey work in the State of Illinois. **ELECTRONIC COPY** 

January 29, 2018

Robert M. Cox IL. Professional Land Surveyor No. 3779 (License Expires November 30, 2018)

(Schrader Real Estate & Auction Company, Inc.)
Project No. 0005-18
P.C.S. File No. 18