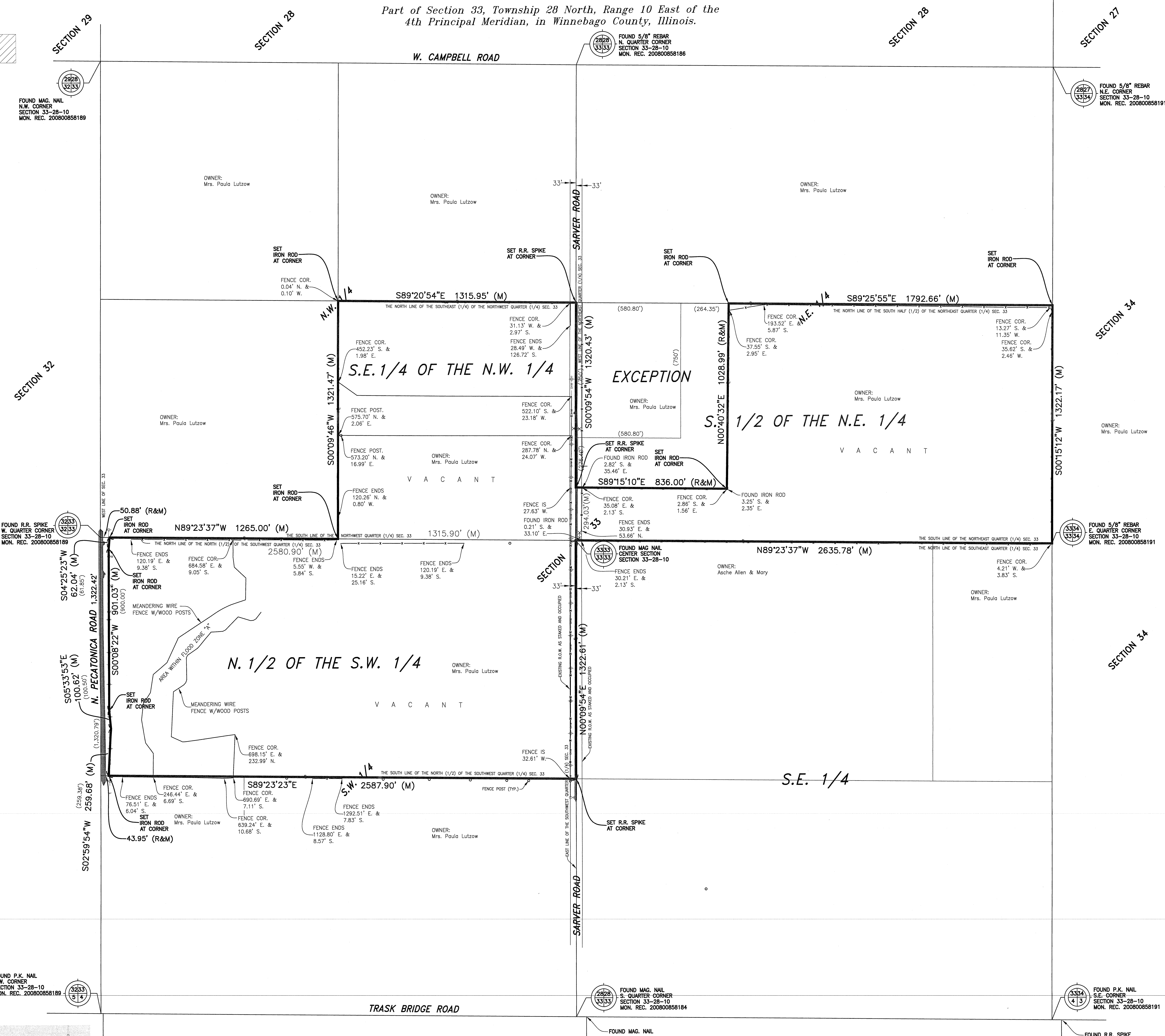


# ALTA/NSPS Land Title Survey

OF

Part of Section 33, Township 28 North, Range 10 East of the 4th Principal Meridian, in Winnebago County, Illinois.



**LEGAL DESCRIPTION**  
 The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), the South Half (1/2) of the Northeast Quarter (1/4) of section Thirty-three (33) and the North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-three (33); in Township Twenty-eight (28) North, Range ten (10), East of the Fourth (4th) Principle meridian. EXCEPT that part taken for highway purposes.

AND EXCEPT part of the South Half (1/2) of the Northeast quarter (1/4) of Section 33, Township 28 North, Range 10 East of the Fourth principal meridian, bounded and described as follows, to wit: Beginning at the Northwest corner of the South Half (1/2) of the Northeast quarter (1/4) of said section, thence North 89 degrees 47 minutes 50 seconds east along the North line of the South Half (1/2) of the Northeast Quarter (1/4) of said Section, Five Hundred Eighty and Eight Tenths (580.80) feet; thence South 00 degrees 38 minutes 08 seconds East parallel with the West line of the Northeast Quarter (1/4) of said Section, Seven Hundred Fifty (750.00) feet; thence South 89 degrees 47 minutes 50 seconds west parallel with the North line of the South Half (1/2) of the Northeast Quarter (1/4) of said Section, Five Hundred Eighty and Eight Tenths (580.80) feet to a point in the West line of the Northeast Quarter (1/4) of said Section; thence North 00 degrees 38 minutes 08 seconds West along the west line of the Northeast Quarter (1/4) of said Section, Seven Hundred Fifty (750.00) feet to the Point of Beginning.

AND EXCEPT part of the South Half (1/2) of the Northeast Quarter (1/4) of Section 33, Township 28 North, Range 10 East of the Fourth Principal Meridian, bounded and described as follows, to wit: Commencing at the Northwest corner of the South Half (1/2) of the Northeast Quarter (NE 1/4) of said Section; thence South 00 degrees 38 minutes 08 seconds East along the West line of the Northeast Quarter (NE 1/4) of said Section, Seven Hundred Fifty (750.00) feet to the Point of Beginning for the following described parcel; thence North 89 degrees 47 minutes 50 seconds East parallel with the North line of the South Half (1/2) of the Northeast Quarter (NE 1/4) of said Section, Two Hundred Sixty-four and Thirty-five Hundredths (264.35) feet; thence South 00 degrees 38 minutes 08 seconds East, One Thousand Twenty-eight and Ninety-nine Hundredths (1,028.99) feet; thence South 89 degrees 58 minutes 36 seconds West, Eight Hundred Thirty-six (836.00) feet to a point in the West line of the Northeast Quarter (NE 1/4) of said Section; thence North 00 degrees 38 minutes 08 seconds West along the West line of the Northeast Quarter (NE 1/4) of said Section, Two Hundred Seventy-six and Four Tenths (276.40) feet to the Point of Beginning. Subject to the rights of public and the State of Illinois in and to those portions used, taken or dedicated or public road purposes.

AND EXCEPT a parcel of land in the North Half of the Southwest Quarter of Section 33, Township 28 North, Range 10 East of the Fourth Principle Meridian, Winnebago County, Illinois, described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 33, thence Southerly on the West line of said Southwest Quarter, said line having a bearing of South 01 degree 12 minutes 12 seconds East, a distance of 1,320.79 feet to the Northeast corner of the premises conveyed to Charles L. Swanson, Jr. and Martha A. Swanson from Paul Carroll by Warranty Deed recorded 29 April 1982 as Document Number 82-06-0310 in the Recorder's Office of Winnebago County; thence Easterly on the North line of said premises so conveyed, said line having a bearing of North 89 degrees 23 minutes 01 seconds East, a distance of 43.95 feet to a point; thence Northerly on a line having a bearing of North 01 degree 31 minutes 37 seconds East, a distance of 259.38 feet to a point; thence Northerly on a line having a bearing of North 06 degrees 56 minutes 31 seconds West, a distance of 100.50 feet to a point; thence Northerly on a line having a bearing of North 01 degree 13 minutes 53 seconds West, a distance of 900.00 feet to a point; thence Northerly on a line having a bearing of North 03 degrees 03 minutes 28 seconds East, a distance of 61.85 feet to a point in the North line of said Southwest Quarter; thence Westerly on the North line of said Southwest Quarter, said line having a bearing of South 89 degrees 21 minutes 57 seconds West, a distance of 50.88 feet to the Point of Beginning. For the purpose of this description, said West line of the Southwest Quarter of Section 33 has been assigned the bearing of South 01 degree 12 minutes 12 seconds East, Situated in the County of Winnebago and State of Illinois.

Containing 7,775,655 Sq. Ft or 178,504 acres more or less.

I FURTHER STATE that the above described property is within ZONE X, "Areas determined to be outside the 0.2% annual chance floodplain" with the exception of an area of Zone A, "Areas with 1% chance of 100 year flood, no base flood elevations determined" running north and south near the west border along Peconica Road. Map Number 1720100000 revised September 6, 2006, identified for Winnebago County, Illinois, by the Federal Emergency Management Agency.

I FURTHER STATE that I have made no independent search of the records for 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.

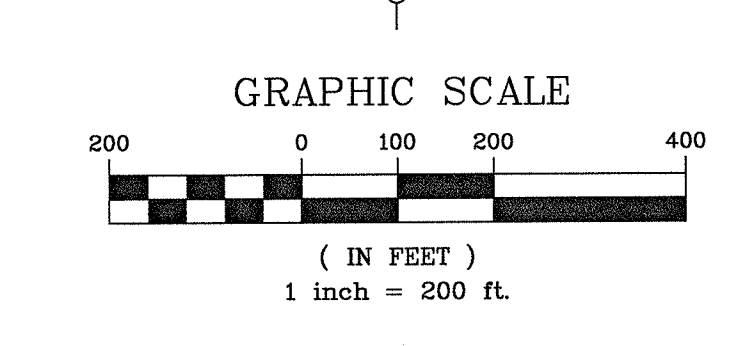
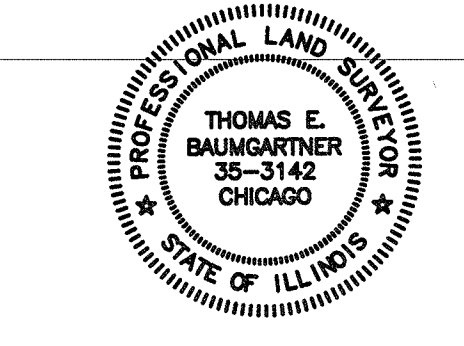
I FURTHER STATE that the accompanying plot is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as a 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.

I FURTHER STATE that the above described property is Zoned AG - Agricultural Priority. There are no buildings or structures on these premises.

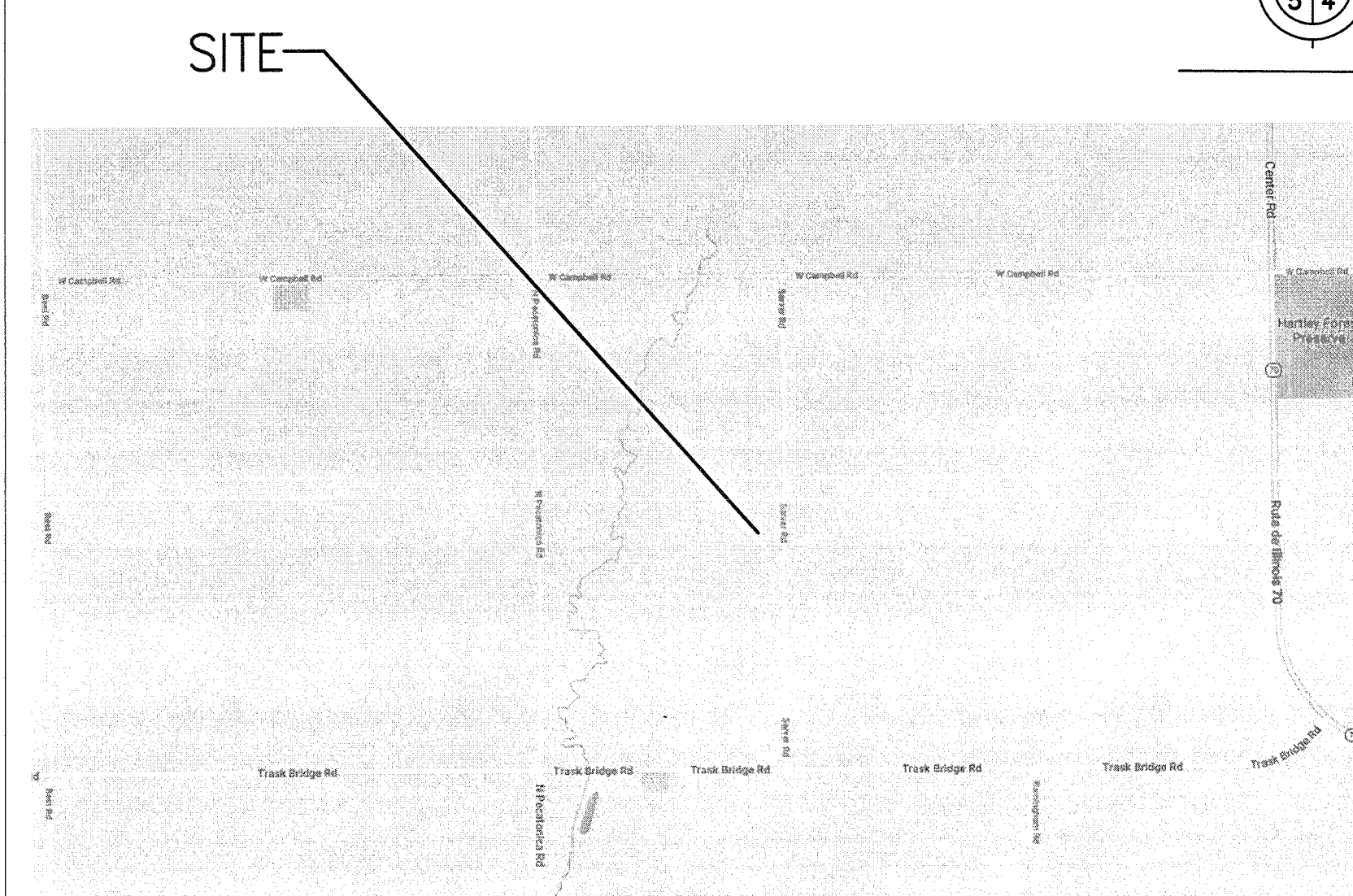
Gross Land Area = 178,504 Acres  
 Net Planted Acreage = 157,510 Acres  
 Net Usable Acreage = 157,510 Acres  
 Net Plantable/Tillable Acreage = 157,510 Acres  
 Non-Tillable Acreage = 20,994 Acres  
 (of which 2,225 Acres is in Roadway)  
 Building Site Acreage = 0.000 Acres

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 December 12, 2018.  
 Date: December 28, 2018

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142  
 LICENSE EXPIRATION 11-30-2020



- LEGEND AND ABBREVIATIONS:**
- PROPERTY LINE
  - ▨ ASPHALT
  - ▨ GRAVEL
  - BARBED WIRE FENCE WITH WOOD POST
  - OVERHEAD WIRE LINE
  - WATER MANHOLE
  - ELECTRIC MANHOLE
  - TELEPHONE MANHOLE
  - UTILITY POLE
  - POWER POLE W/LIGHT
  - POWER POLE W/TRANSFORMER
  - LIGHT POLE
  - GAS VALVE
  - GAS METER
  - ELECTRIC METER
  - BUFFALO BOX
  - WATER VALVE
  - POST
  - SIGN
  - BOLLARD
  - SET R.R. SPIKE
  - SET IRON ROD/PIPE
  - SET MAG NAIL



#	Date	Description
1	12-28-18	Issued

**TERRA ENGINEERING LTD.**  
 225 W. Ohio Street 4th Floor Chicago, IL 60654  
 TEL: (312) 467-0123 FAX: (312) 467-0220 www.terraengineering.com

**PROJECT INFORMATION**  
 PROJECT #: 18-218  
 DRAWN BY: NS  
 CHECKED BY: TB  
 APPROVED BY: TB

**SARVER FARM ALTA SURVEY**  
 WINNEBAGO COUNTY, ILLINOIS

1 of 1

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