

CERTIFICATE OF SURVEY

OF PROPERTY DESCRIBED AS:

PARCEL I:  
PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION; THENCE SOUTH 87 DEGREES 45 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION, A DISTANCE OF 720.39 FEET TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY BY DEED RECORDED ON MICROFILM NO. 73-05-1984 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; AND TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PREMISES; THENCE CONTINUING SOUTH 87 DEGREES 45 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION, A DISTANCE OF 1399.48 FEET TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AS AFORESAID; THENCE NORTH 00 DEGREES 45 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF PREMISES CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AS AFORESAID, A DISTANCE OF 910.00 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS EAST, A DISTANCE OF 1399.37 FEET TO THE EAST LINE OF SAID PREMISES CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AND TO THE WEST LINE OF PREMISES CONVEYED TO COMMONWEALTH EDISON COMPANY BY DEED RECORDED ON MICROFILM NO. 70-02-1021 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 53 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 899.68 FEET TO THE POINT OF BEGINNING SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS. APPROXIMATELY 29.21 ACRES

PARCEL II:  
LOTS ONE (1) AND TWO (2) AS DESIGNATED UPON PLAT NO. 1 OF CITY EAST, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED AUGUST 7, 2008 IN BOOK 48 OF PLATS ON PAGE 170A AS DOCUMENT NO. 200800837684; SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

I HEREBY CERTIFY that I have surveyed the above described property to locate the boundaries and corners thereof and that I found them as shown upon the adjacent Plat of Survey which is a true and correct representation of the Survey. Survey monuments were found or set at points as indicated thereon. Dimensions are given in feet and decimals of a foot unless otherwise specified.

Dated this 19th day of January, 2021. Rockford, Illinois.

Order No. 4463

CERTIFIED BOUNDARY SURVEY  
OF PART OF PLAT NO. 1 OF CITY EAST  
AND PART OF THE SOUTHEAST QUARTER OF  
SECTION 24, TOWNSHIP 44 NORTH, RANGE 2 EAST  
OF THIRD PM WINNEBAGO COUNTY, ILLINOIS

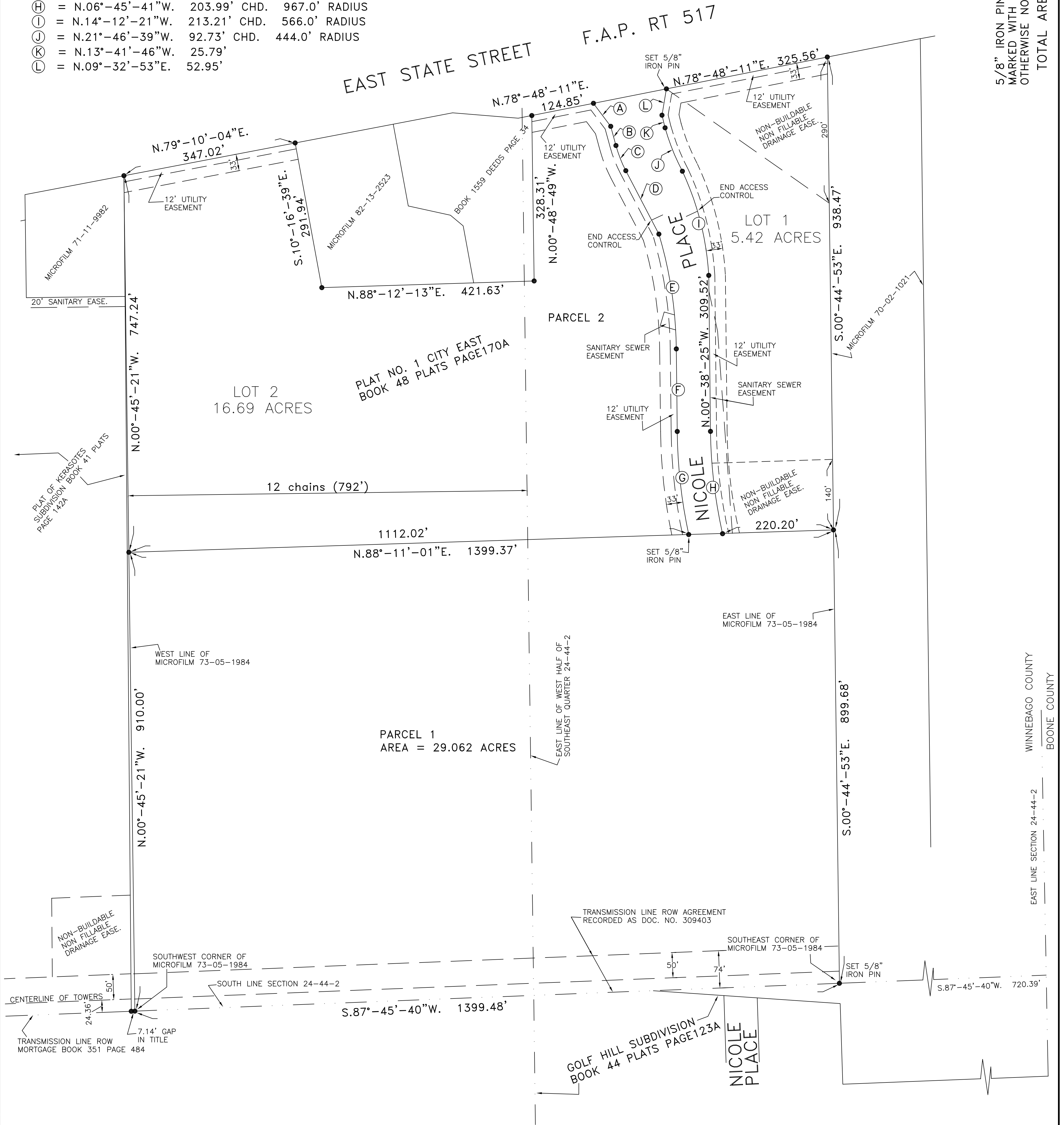
HERITAGE ENGINEERING, LTD.  
P.O. BOX 5145  
ROCKFORD, ILLINOIS 61125  
PHONE: 815/398-5715  
FAX: 815/398-5715  
DATE: 01-19-21  
SCALE: 1" = 100'  
SHEET: 1 OF 1  
DRAWING NO.: 4463

NOTE:  
ORDINANCE ANNEXING PROPERTY TO THE VILLAGE OF CHERRY VALLEY RECORDED AS DOCUMENT NO. 0178352.  
NO ACCESS TO U.S. BUSINESS ROUTE 20 SHALL BE ALLOWED EXCEPT BY NICOLE PLACE.



HERITAGE ENGINEERING, LTD.  
P.O. Box 5145  
Rockford, IL 61125  
John P. Malburg, I.P.L.S. 035-002224

- (A) = S.36°-53'-01"E. 57.14'
- (B) = S.15°-14'-41"E. 39.47'
- (C) = S.21°-24'-06"E. 53.63' CHD. 250.0' RADIUS
- (D) = S.27°-33'-31"E. 141.92'
- (E) = S.08°-37'-50"E. 230.42' CHD. 830.0' RADIUS
- (F) = S.00°-39'-06"E. 163.84'
- (G) = S.06°-22'-04"E. 205.72' CHD. 1033.0' RADIUS
- (H) = N.06°-45'-41"W. 203.99' CHD. 967.0' RADIUS
- (I) = N.14°-12'-21"W. 213.21' CHD. 566.0' RADIUS
- (J) = N.21°-46'-39"W. 92.73' CHD. 444.0' RADIUS
- (K) = N.13°-41'-46"W. 25.79'
- (L) = N.09°-32'-53"E. 52.95'



5/8" IRON PINS FOUND AT POINTS MARKED WITH A SOLID DOT UNLESS OTHERWISE NOTED  
TOTAL AREA=51.172 ACRES

WINNEBAGO COUNTY  
BOONE COUNTY  
EAST LINE SECTION 24-44-2