

TWO TRACTS OF LAND BEING PARTS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS

0' 200' 400'

SCALE: 1" = 200'

LEGEND

N/F NOW OR FORMERLY

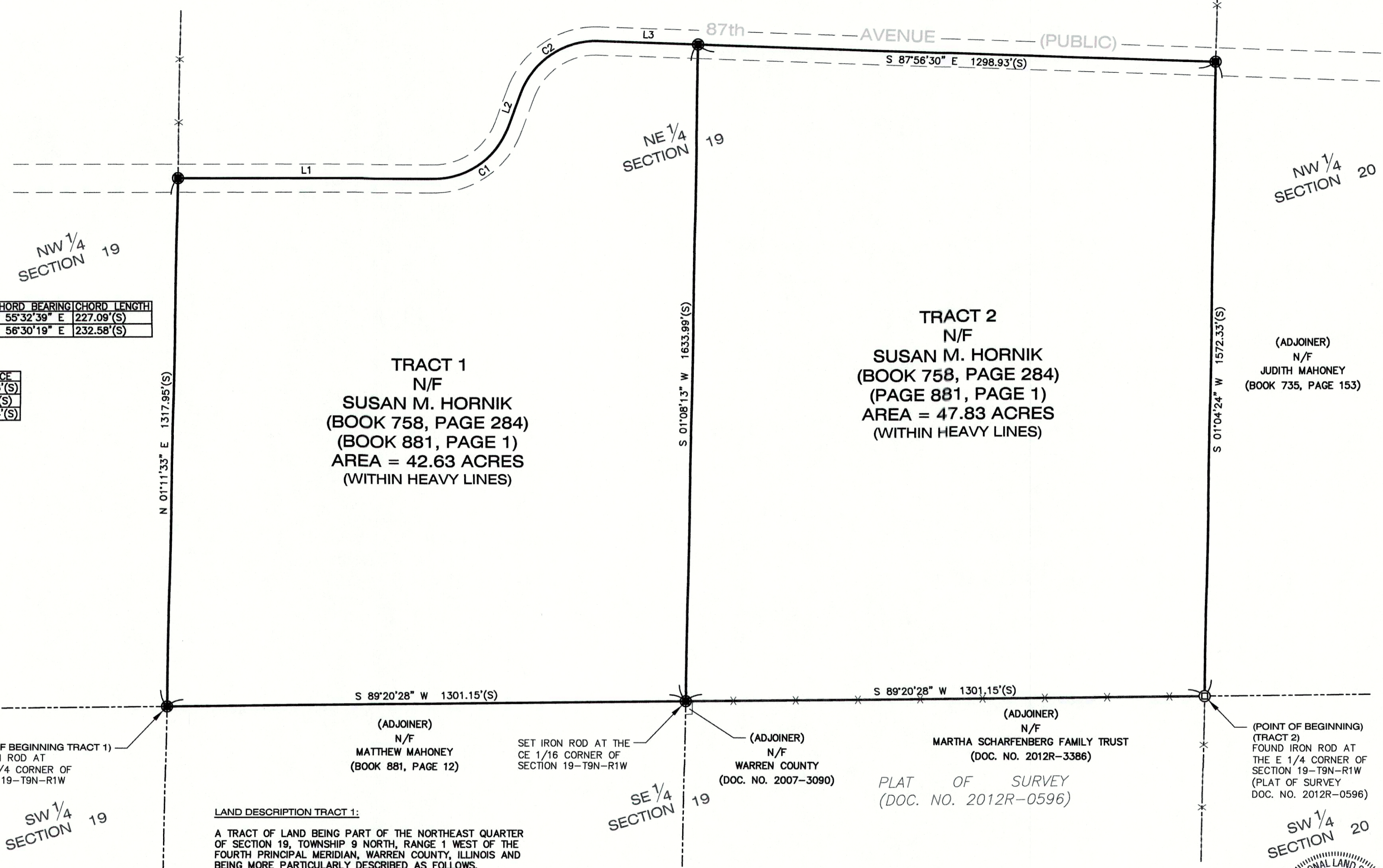
—X— EXISTING FENCE LINE

⊙ FOUND IRON ROD

● SET (1/2"x24") IRON ROD
W/ CAP STAMPED
"JONES INC PDF 5094"

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	241.50'(S)	200.00'(S)	69°11'02"	N 55°32'39" E	227.09'(S)
C2	248.21'(S)	200.00'(S)	71°06'23"	N 56°30'19" E	232.58'(S)

LINE	BEARING	DISTANCE
L1	S 89°51'50" E	641.96'(S)
L2	N 20°57'07" E	90.65'(S)
L3	S 87°56'30" E	250.64'(S)



TRACT 1
N/F
SUSAN M. HORNIK
(BOOK 758, PAGE 284)
(BOOK 881, PAGE 1)
AREA = 42.63 ACRES
(WITHIN HEAVY LINES)

TRACT 2
N/F
SUSAN M. HORNIK
(BOOK 758, PAGE 284)
(PAGE 881, PAGE 1)
AREA = 47.83 ACRES
(WITHIN HEAVY LINES)

LAND DESCRIPTION TRACT 1:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE CENTER QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, NORTH 01 DEGREES 11 MINUTES 33 SECONDS EAST, 1317.95 FEET TO A SET IRON ROD ON THE CENTER LINE OF 87TH AVENUE (PUBLIC); THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, 641.96 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET WITH A LENGTH OF 241.50 FEET AND A CHORD BEARING OF NORTH 55 DEGREES 32 MINUTES 39 SECONDS EAST AND A CHORD DISTANCE OF 227.09 FEET; THENCE NORTH 20 DEGREES 57 MINUTES 07 SECONDS EAST, 90.65 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET WITH A LENGTH OF 248.21 FEET AND A CHORD BEARING OF NORTH 56 DEGREES 30 MINUTES 19 SECONDS EAST AND A CHORD DISTANCE OF 232.58 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 30 SECONDS EAST, 250.64 FEET TO A SET IRON ROD; THENCE LEAVING SAID CENTER LINE SOUTH 01 DEGREES 08 MINUTES 13 SECONDS WEST, 1633.99 FEET TO A SET IRON ROD AT THE CENTER EAST SIXTEENTH CORNER; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SOUTH 89 DEGREES 20 MINUTES 28 SECONDS WEST, 1301.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 42.63 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF SEPTEMBER, 2016 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION TRACT 2:

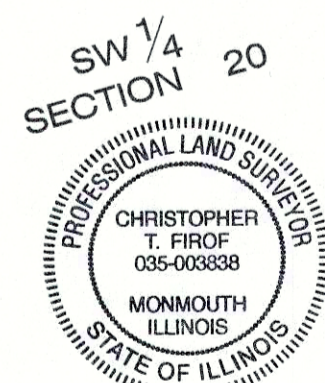
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, WARREN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SOUTH 89 DEGREES 20 MINUTES 28 SECONDS WEST, 1301.15 FEET TO A SET IRON ROD AT THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 19; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 08 MINUTES 13 SECONDS EAST, 1633.99 FEET TO A SET IRON ROD AT THE CENTER LINE OF 87TH AVENUE (PUBLIC); THENCE ALONG SAID CENTER LINE, SOUTH 87 DEGREES 56 MINUTES 30 SECONDS EAST, 1298.93 FEET TO A SET IRON ROD ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE LEAVING SAID CENTER LINE, ALONG SAID EAST LINE, SOUTH 01 DEGREES 04 MINUTES 24 SECONDS WEST, 1572.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 47.83 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF SEPTEMBER, 2016 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: TRACT 1 = 42.63 ACRES
TRACT 2 = 47.83 ACRES
- FIELD WORK COMPLETED SEPTEMBER 23, 2016.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: A WARRANTY DEED TO SUSAN M. HORNIK, RECORDED IN BOOK 758, PAGE 284 AND BOOK 881, PAGE 1 IN THE WARREN COUNTY, ILLINOIS RECORDER'S OFFICE.



SURVEYOR'S CERTIFICATION:

TO: SUSAN HORNIK
THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

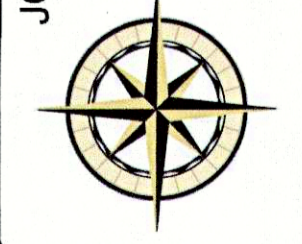
JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094
PROJECT NO: 2016-230M
CHRISTOPHER T. FIROF
IL PROFESSIONAL LAND SURVEYOR NO. 035-003838
DATED: SEPTEMBER 27, 2016
MY LICENSE EXPIRES NOVEMBER 30, 2016

REVISIONS	DATE

CLIENT:
SUSAN HORNIK PROPERTY
C/O VAN ADKISSON
ADKISSON AUCTION SERVICES, LLC
280 WEST RAILROAD STREET-P.O. BOX 500
ROSEVILLE, ILLINOIS 61473-0500

BOUNDARY SURVEY

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