

PLAT OF SURVEY

TRACTS "D" AND "D-1", AS SHOWN ON A PLAT OF SURVEY RECORDED AS DOCUMENT #79-15182 AT THE MCLEAN COUNTY RECORDER'S OFFICE, BEING A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP-25-NORTH, RANGE-3-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.

RECORD DESCRIPTION TRACT "D" PER DOC. NO. 79-15182 @ M.C.R.O.

BEING A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP-25-NORTH, RANGE-3-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 02 DEGREES 29 MINUTES 33 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY) ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 868.57 FEET TO AN IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF F.A.S. RTE. 473; THENCE SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 70.00 FEET TO AN IRON ROD MARKING THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO AN IRON ROD; THENCE SOUTH 02 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 427.83 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF 1265.55 FEET TO AN IRON ROD; THENCE SOUTH 28 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.32 FEET TO AN IRON ROD; THENCE SOUTH 54 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 104.59 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 59 MINUTES 29 SECONDS WEST, A DISTANCE OF 1465.39 FEET TO AN IRON ROD; THENCE SOUTH 53 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 193.15 FEET TO AN IRON ROD; THENCE SOUTH 75 DEGREES 21 MINUTES 45 SECONDS EAST, A DISTANCE OF 758.95 FEET TO AN IRON ROD; THENCE SOUTH 33 DEGREES 23 MINUTES 15 SECONDS EAST, A DISTANCE OF 588.81 FEET TO AN IRON ROD; THENCE SOUTH 67 DEGREES 48 MINUTES 55 SECONDS EAST, A DISTANCE OF 281.81 FEET TO AN IRON ROD; THENCE SOUTH 82 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 142.46 FEET TO TO AN IRON ROD BEING 70 FEET NORMALLY DISTANT OF THE EAST LINE OF SAID SECTION 11; THENCE NORTH 02 DEGREES 29 MINUTES 33 SECONDS WEST ALONG A LINE PARALLEL TO SAID EAST LINE, A DISTANCE OF 3069.58 FEET TO THE POINT-OF-BEGINNING CONTAINING 74.88 ACRES MORE OR LESS.

ALSO A 25 FOOT EASEMENT FOR INGRESS AND EGRESS AND FOR A ROAD AS CREATED BY INSTRUMENT DATED AUGUST 30, 1955 RECORDED SEPTEMBER 19, 1955 IN BOOK 617 OF DEEDS, PAGE 471 AS DOCUMENT NO. 47359 MCLEAN COUNTY RECORDERS OFFICE.

ALSO A PERPETUAL EASEMENT FOR AGRICULTURAL IMPLEMENTS OVER AND ACROSS A 25 FOOT STRIP AND A 70 FOOT STRIP OF LAND, BEING A PART OF TRACT "C" AS SHOWN ON A PLAT OF SURVEY DATED NOVEMBER 13TH, 1979 BY GARY AFFOLTER, ILLINOIS REGISTERED SURVEYOR NO. 2093.

RECORD DESCRIPTION TRACT "D-1" PER DOC. NO. 79-15182 @ M.C.R.O.

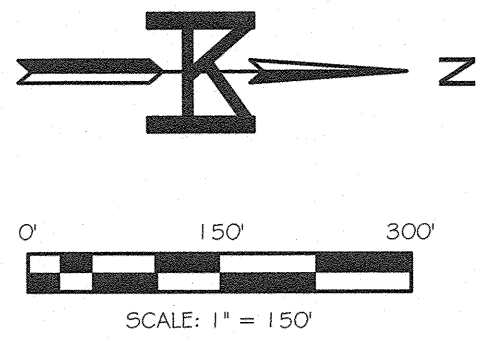
BEING A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 02 DEGREES 29 MINUTES 33 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTIVE PURPOSES ONLY) ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 868.57 FEET TO AN IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF F.A.S. RTE. 473; THENCE SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 100.00 FEET TO AN IRON ROD; THENCE SOUTH 02 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 427.83 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 16 MINUTES 04 SECONDS WEST, A DISTANCE OF 1265.55 FEET TO AN IRON ROD; THENCE SOUTH 28 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.32 FEET TO AN IRON ROD; THENCE SOUTH 54 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 104.59 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 59 MINUTES 29 SECONDS WEST, A DISTANCE OF 1317.18 FEET TO AN IRON ROD; THENCE NORTH 86 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 70.07 FEET TO AN IRON ROD MARKING THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED;

THENCE NORTH 00 DEGREES 59 MINUTES 29 SECONDS EAST, A DISTANCE OF 873.00 FEET TO AN IRON ROD; THENCE NORTH 86 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 468.21 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 669.24 FEET TO AN IRON ROD; THENCE SOUTH 57 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 412.52 FEET TO AN IRON ROD; THENCE SOUTH 86 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 113.60 FEET TO THE POINT OF BEGINNING CONTAINING 8.52 ACRES MORE OR LESS.

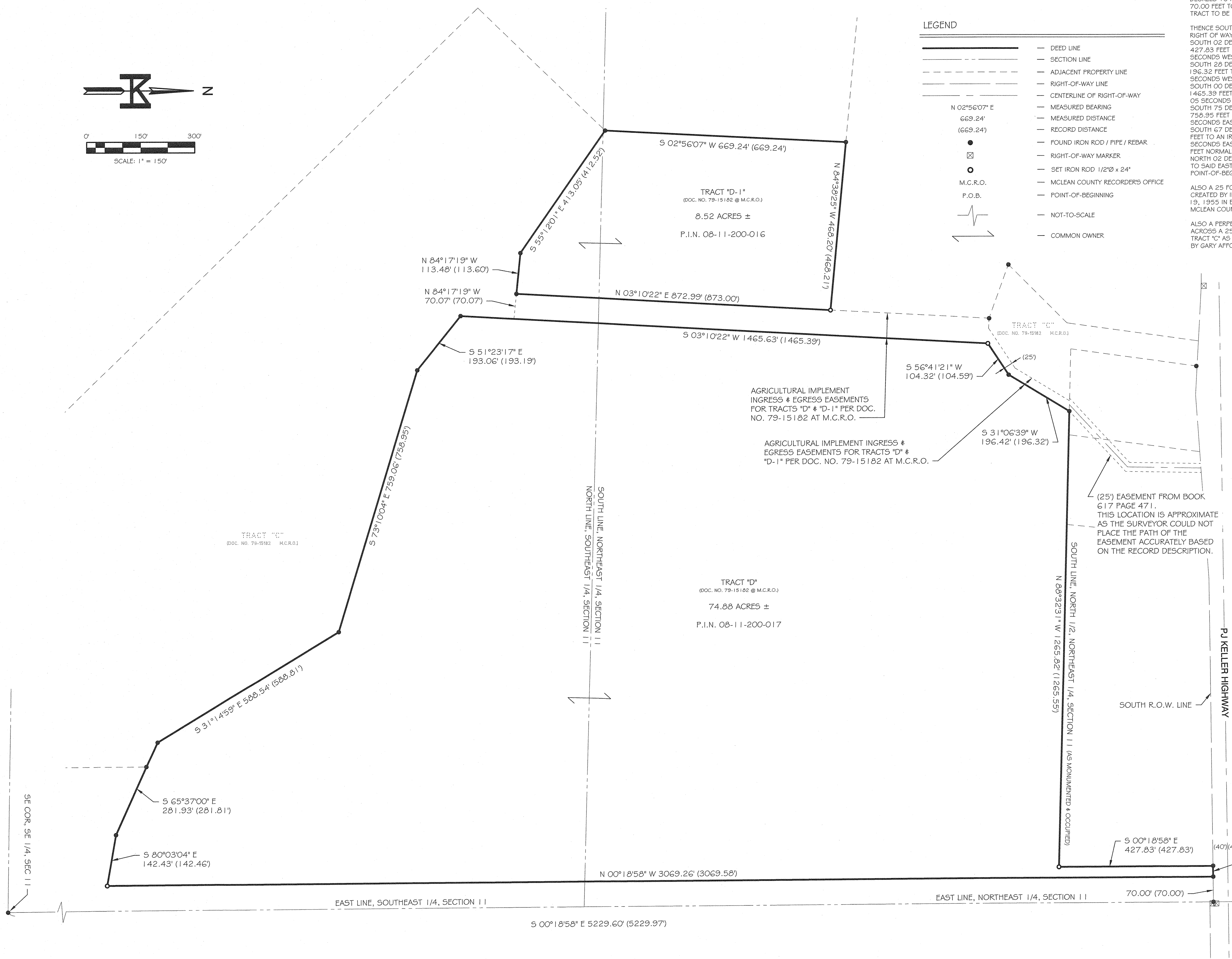
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ALSO A PERPETUAL EASEMENT FOR AGRICULTURAL IMPLEMENTS OVER AND ACROSS A 25 FOOT STRIP AND A 70 FOOT STRIP OF LAND, BEING A PART OF TRACT "C" AS SHOWN ON A PLAT OF SURVEY DATED NOVEMBER 13TH, 1979 BY GARY AFFOLTER, ILLINOIS REGISTERED SURVEYOR NO. 2093.



LEGEND

- DEED LINE
- SECTION LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE OF RIGHT-OF-WAY
- MEASURED BEARING
- MEASURED DISTANCE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / REBAR
- ⊗ RIGHT-OF-WAY MARKER
- SET IRON ROD 1/2" x 24"
- MCLEAN COUNTY RECORDER'S OFFICE
- POINT-OF-BEGINNING
- NOT-TO-SCALE
- COMMON OWNER



NOTES:

- 1) IT IS NOT WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 2) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 17113C0175E WITH A MAP REVISION DATE OF 7/16/2006.
- 3) BEARINGS ARE BASED ON STATE PLANE COORDINATES, ILLINOIS EAST ZONE, NAD83.
- 4) FIELD WORK COMPLETED JUNE, 2023.

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C. DO HEREBY STATE THAT WE HAVE SURVEYED TRACTS "D" AND "D-1", AS SHOWN ON A PLAT OF SURVEY RECORDED AS DOCUMENT #79-15182 AT THE MCLEAN COUNTY RECORDER'S OFFICE, BEING A PART OF THE EAST HALF OF SECTION 11, TOWNSHIP-25-NORTH, RANGE-3-EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 150'. (1 INCH = 150 FEET)

DATED THIS 26TH DAY OF JULY, 2023.

MOHR & KERR ENGINEERING AND LAND SURVEYING, P.C.

Calvin E. Johnson
CALVIN E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-3884

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



LICENSE EXPIRES NOVEMBER 30, 2024

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
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Peoria, Illinois 61614
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Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED

SURVEYED	MDP
DRAWN	CEJ
CHECKED	JEF
SCALE	1" = 150'
DATE	07-26-2023

CLIENT: FREED AGRICULTURAL SERVICE, INC.

FILE NAME: N:\23-256 Freed Mclean Co. Keller Hwy Farm\CW\23-256 Freed.dwg Jul 26, 2023

TITLE: **PLAT OF SURVEY**

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PROJECT NO. 23-256
SHEET 1 OF 1
DRAWING NO. 1