

PLAT OF SURVEY
PART OF THE NE 1/4 SEC. 28, T-17-N, R-12-W, 2ND P.M.
COUNTY OF VERMILION, STATE OF ILLINOIS

PLATTED FOR KAREN SWITZER

N 89°05'00" E 2648.94'

N LINE NE 1/4 SEC 28-17-12

DESCRIPTION OF SURVEY

A PARCEL OF LAND BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN, VERMILION COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 01 DEGREE 00 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1451.50 FEET TO AN IRON PIN AT THE CENTER OF THE OLD COUNTY ROAD (NOW ABANDONED) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 00 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1108.88 FEET TO A MAG NAIL AND THE CENTERLINE OF COUNTY HIGHWAY 16 (INDIANOLA TO RIDGEFARM ROAD); THENCE NORTHWESTERLY, A DISTANCE OF 412.87 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1131.87 FEET, WITH A CHORD BEARING NORTH 53 DEGREES 41 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 410.58 FEET TO A MAG NAIL; THENCE NORTH 43 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 324.46 FEET TO A MAG NAIL; THENCE NORTH 06 DEGREES 41 MINUTES 44 SECONDS EAST, A DISTANCE OF 467.65 FEET TO A WOOD POST; THENCE NORTH 37 DEGREES 28 MINUTES 01 SECOND EAST, A DISTANCE OF 328.34 FEET TO AN IRON PIN AND THE CENTERLINE OF THE OLD COUNTY HIGHWAY (NOW ABANDONED); THENCE SOUTH 71 DEGREES 02 MINUTES 45 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 295.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.83 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT BEING 20' IN WIDTH, FOR INGRESS AND EGRESS ALONG THE ENTIRE EAST SIDE OF THE ABOVE DESCRIBED PARCEL.

DEED RECORD
(DOC #97-02590)

DEED RECORD
(DOC #09-02822)

(PLAT OF SURVEY BY
PLS 188 DATED 6/15/07
SURVEY RECORD 7 PG 174)

(PLAT OF SURVEY BY
PLS 2845 DATED 12/10/06)

DEED RECORD
(BK 526 PG 18)

CENTERLINE OLD COUNTY RD
(NOW ABANDONED)

BRIDGE

20' WIDE INGRESS/EGRESS
EASEMENT (AREA IN EASEMENT
= 0.51 ACRES +/-)

TRACT 4
TOTAL AREA =
10.83 AC. +/-

WITNESS CORNER
39.21' NORTH OF
TRUE CORNER

P.O.B.

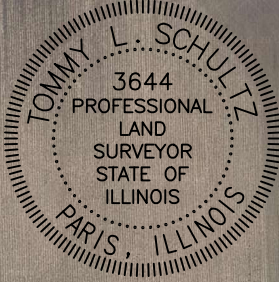
WITNESS CORNER
33.75' NORTH OF
TRUE CORNER

SURVEYOR'S STATEMENT:

I, TOMMY L. SCHULTZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3644, HEREBY STATE THAT THIS PROFESSIONAL SERVICE WAS MADE AT THE REQUEST OF KAREN SWITZER AND CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. SAID LAND IS NOT LOCATED WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF ANY INCORPORATED MUNICIPALITY.
DATED THIS 5TH DAY OF JANUARY, 2024.

Tommy L. Schultz

TOMMY L. SCHULTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3644
LICENSE EXPIRES 11/30/24
PROFESSIONAL DESIGN FIRM
LICENSE NO: 184.005509
LICENSE EXPIRES 04/30/2025



FD PINCHED PIPE
SW COR NE 1/4
SEC 28-17-12
(P.B. 6 PG. 579)

S 89°41'35" W
1331.97'

S 89°41'35" W
1331.97'

S LINE NE 1/4 SEC 28-17-12
S 89°41'35" W 2663.94'

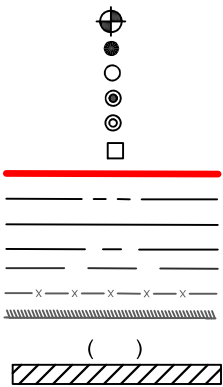
FD IRON PIN
SE COR NE 1/4
SEC 28-17-12
MON RECORD
(DOC #06-04043)

FD IRON PIN
IPLS 2845
NW COR NE 1/4
SEC 28-17-12
MON RECORD
(DOC #06-04042)



GEODETIC NORTH
SCALE 1" = 200'

LEGEND



- SPECIAL NOTES:**
1. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCES, OR ANY FACT THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 2. SUBSURFACE AND OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS AND/OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY AS SURVEYED.
 3. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES TO OR ON THE PROPERTY SURVEYED ARE UNKNOWN AND NOT SHOWN.
 4. THE WORD "STATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 5. FIELD WORK COMPLETED IN DECEMBER OF 2023.



307 WEST WOOD STREET
PARIS, ILLINOIS 61944
217-463-1422

FORMERLY KNIGHT SURVEYING