



PARENT TRACT
DOC ID #A01782179

RECORDER INFORMATION ONLY

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FT.

GRID NORTH BEARING REFERENCES:
BASED ON GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: ILLINOIS WEST

DESCRIPTION - 74.4 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES, 53 MINUTES AND 54 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1287.35 FEET TO THE CENTERLINE OF A DITCH, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 53 MINUTES AND 54 SECONDS WEST 30.00 FEET; THENCE SOUTH 17 DEGREES, 20 MINUTES AND 38 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 128.52 FEET; THENCE SOUTH 27 DEGREES, 15 MINUTES AND 43 SECONDS WEST ALONG SAID CENTERLINE 42.10 FEET; THENCE SOUTH 30 DEGREES, 08 MINUTES AND 42 SECONDS EAST ALONG SAID CENTERLINE 40.44 FEET; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 268.99 FEET; THENCE SOUTH 12 DEGREES, 13 MINUTES AND 07 SECONDS EAST ALONG SAID CENTERLINE 135.08 FEET; THENCE SOUTH 35 DEGREES, 32 MINUTES AND 36 SECONDS EAST ALONG SAID CENTERLINE 68.36 FEET; THENCE SOUTH 05 DEGREES, 45 MINUTES AND 29 SECONDS WEST ALONG SAID CENTERLINE 32.11 FEET; THENCE SOUTH 32 DEGREES, 37 MINUTES AND 58 SECONDS EAST ALONG SAID CENTERLINE 215.34 FEET; THENCE SOUTH 63 DEGREES, 42 MINUTES AND 47 SECONDS EAST ALONG SAID CENTERLINE 18.79 FEET; THENCE SOUTH 28 DEGREES, 16 MINUTES AND 03 SECONDS EAST ALONG SAID CENTERLINE 85.74 FEET; THENCE SOUTH 22 DEGREES, 02 MINUTES AND 07 SECONDS WEST ALONG SAID CENTERLINE 30.52 FEET; THENCE SOUTH 32 DEGREES, 44 MINUTES AND 23 SECONDS EAST ALONG SAID CENTERLINE 148.37 FEET; THENCE SOUTH 05 DEGREES, 20 MINUTES AND 15 SECONDS WEST ALONG SAID CENTERLINE 41.26 FEET; THENCE SOUTH 47 DEGREES, 43 MINUTES AND 02 SECONDS EAST ALONG SAID CENTERLINE 39.66 FEET; THENCE SOUTH 12 DEGREES, 20 MINUTES AND 02 SECONDS WEST ALONG SAID CENTERLINE 240.10 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIN BEARS NORTH 81 DEGREES, 28 MINUTES AND 24 SECONDS WEST LEAVING SAID CENTERLINE 150.81 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 72 DEGREES, 39 MINUTES AND 07 SECONDS WEST 236.26 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 89 DEGREES, 53 MINUTES AND 54 SECONDS WEST 103.55 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 18 MINUTES AND 41 SECONDS WEST 1343.23 FEET TO THE SOUTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 01 DEGREE, 18 MINUTES AND 41 SECONDS EAST 35.00 FEET; THENCE NORTH 89 DEGREES, 51 MINUTES AND 16 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG PLEASANT VALLEY SCHOOL ROAD 443.05 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIN BEARS NORTH 00 DEGREES, 27 MINUTES AND 59 SECONDS WEST 34.64 FEET; THENCE NORTH 00 DEGREES, 27 MINUTES AND 59 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID PLEASANT VALLEY SCHOOL ROAD 1178.07 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES, 51 MINUTES AND 55 SECONDS EAST 181.73 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 00 DEGREES, 27 MINUTES AND 59 SECONDS WEST 422.13 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 89 DEGREES, 51 MINUTES AND 55 SECONDS WEST 376.38 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES, 27 MINUTES AND 59 SECONDS EAST 422.13 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 89 DEGREES, 51 MINUTES AND 55 SECONDS EAST 144.65 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 00 DEGREES, 27 MINUTES AND 59 SECONDS EAST 1178.06 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 00 DEGREES, 27 MINUTES AND 59 SECONDS EAST 1178.06 FEET TO THE SOUTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 27 MINUTES AND 59 SECONDS WEST 35.00 FEET; THENCE NORTH 89 DEGREES, 51 MINUTES AND 16 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG PLEASANT VALLEY SCHOOL ROAD 648.26 FEET TO A FOUND IRON BAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE, 09 MINUTES AND 27 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID PLEASANT VALLEY SCHOOL ROAD AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2653.95 FEET TO THE POINT OF BEGINNING, CONTAINING 74.4 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2024-009028 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING FEBRUARY OF 2025.

I HEREBY CERTIFY THAT THE ABOVE SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

NOTE: LOCATION OF IMPROVEMENTS ARE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO BOUNDARY LINES.

2-21-25
JOHN DAVID JANES, P.L.S. #035-004044 - ILLINOIS

JANES SURVEYING INC.
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BOUNDARY SURVEY
(AS MADE FOR THE HALL FAMILY FARM)

JOHN DAVID JANES, SURVEYOR
IL PLS# 035-004044

JSI PROJECT NO. 2024-009028

FIELD BOOK NO: 132

FIELD: BRENT
DRAWN: JOE
CHECKED: TYLER
REVISED:
REVISED:

STATE OF ILLINOIS
HANNIBAL, MO
LICENSE RENEWAL: 11-30-26

JOHN DAVID JANES, SURVEYOR
IL PLS# 035-004044

2-21-25
JOHN DAVID JANES, P.L.S. #035-004044 - ILLINOIS