PLAT OF SURVEY

TRACTS OF LAND LYING IN AND BEING PART OF SECTION 23 TOWNSHIP 7 SOUTH RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN PIKE COUNTY ILLINOIS.

(As made for Chris Nichols PCRE Real Estate & Auction)

Suggested Land Description

Tract 1 29.83 Acres m/l

A tract of land lying in and being a part of Section 23, Township 7 South, Range 3 West of the Fourth Principal Meridian, PIKE COUNTY, ILLINOIS, and being more fully described as follows:

COMMENCING at a point marking the West Quarter of the aforementioned Section 23; thence South 87 Degrees 43 Minutes 33 Seconds East along the North line of the Southwest Quarter of said Section 23 a distance of 1565.45 feet to the POINT OF BEGINNING; thence continue South 87 Degrees 43 Minutes 33 Seconds East along said North line a distance of 167.98 feet; thence North 00 Degrees 35 Minutes 08 Seconds East leaving said North line a distance of 1.51 feet to a point on the centerline of public road (County Highway 10); thence South 87 Degrees 47 Minutes 13 Seconds East along said centerline a distance of 565.59 feet; thence along said centerline with a curve turning to the left with an arc length of 877.93 feet, with a radius of 2520.24 feet, with a chord bearing of North 81 Degrees 22 Minutes 24 Seconds East, with a chord length of 872.71 feet; thence North 70 Degrees 32 Minutes 00 Seconds East along said centerline a distance of 869.72 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 23; thence South 00 Degrees 37 Minutes 42 Seconds West leaving said centerline and along said West line a distance of 506.57 feet to a point marking the Southeast corner of the West Half of said Northeast Quarter, said point also being the Northeast corner of the West Half of the Southeast Quarter of said Section 23; thence South 01 Degrees 03 Minutes 26 Seconds West along the East line of the West Half of said Southeast Quarter a distance of 233.44 feet to a point on the Northerly Right of Way of the Railroad; thence South 84 Degrees 34 Minutes 25 Seconds West along said right of way a distance of 2336.68 feet; thence North 08 Degrees 30 Minutes 12 Seconds West leaving said right of way a distance of 143.43 feet; thence North 14 Degrees 16 Minutes 59 Seconds West a distance of 67.51 feet; thence North 18 Degrees 25 Minutes 57 Seconds West a distance of 75.83 feet; thence North 24 Degrees 11 Minutes 50 Seconds West a distance of 115.51 feet; thence North 04 Degrees 39 Minutes 09 Seconds West a distance of 25.90 feet; thence North 07 Degrees 45 Minutes 34 Seconds East a distance of 22.34 feet; thence North 16 Degrees 54 Minutes 26 Seconds East a distance of 85.54 feet; thence North 03 Degrees 53 Minutes 28 Seconds East a distance of 52.93 feet to the POINT OF BEGINNING; CONTAINING 29.83 Acres more or less, with the above described subject to that portion now being used for public road purposes and subject to any easements or right of ways of record or not of record if any; the parent tract for the above described is recorded in Document #2023-1405 as recorded in the Pike County Recorders of Deeds office; as per survey during December of 2024 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

Suggested Land Description

Tract 2 77.89 Acres m/l

A tract of land lying in and being a part of Southeast Quarter and a part of the Southwest Quarter of Section 23, Township 7 South, Range 3 West of the Fourth Principal Meridian, PIKE COUNTY, ILLINOIS, and being more fully described as follows:

COMMENCING at a point marking the West Quarter of the aforementioned Section 23; thence South 00 Degrees 36 Minutes 19 Seconds West along the West line of the Southwest Quarter of said Section 23 a distance of 847.26 feet to a point on the Southerly Right of Way of the Railroad, said point also being the POINT OF BEGINNING; thence North 87 Degrees 24 Minutes 32 Seconds East leaving said West line and along said Southerly Right of Way a distance of 351.38 feet; thence along said Right of Way with a curve turning to the left with an arc length of 800.38 feet, with a radius of 15276.13 feet, with a chord bearing of North 86 Degrees 04 Minutes 29 Seconds East, with a chord length of 800.29 feet; thence North 84 Degrees 34 Minutes 25 Seconds East along said Right of Way a distance of 2840.58 feet to a point on the East line of the West Half of the Southeast Quarter of said Section 23; thence South 01 Degrees 03 Minutes 26 Seconds West leaving said right of way and along said East line a distance of 1453.97 feet to a point on the centerline of Bay Creek; thence South 74 Degrees 23 Minutes 18 Seconds West leaving said East line and along said centerline of Bay Creek, a distance of 136.01 feet; the following courses will be along the centerline of Bay Creek, until stated otherwise; thence North 72 Degrees 36 Minutes 11 Seconds West a distance of 745.38 feet; thence North 27 Degrees 56 Minutes 06 Seconds West a distance of 239.29 feet, thence North 83 Degrees 57 Minutes 52 Seconds West a distance of 198.94 feet; thence South 60 Degrees 41 Minutes 47 Seconds West a distance of 245.94 feet; thence North 80 Degrees 47 Minutes 08 Seconds West a distance of 427.98 feet; thence North 82 Degrees 03 Minutes 18 Seconds West a distance of 832.62 feet; thence North 71 Degrees 28 Minutes 51 Seconds West a distance of 893.16 feet; thence North 89 Degrees 45 Minutes35 Seconds West a distance of 493.50 feet to a point on the West line of the Southwest Quarter of said Section 23; thence North 00 Degrees 36 Minutes 19 Seconds East leaving said Bay Creek and along said West line a distance of 347.88 feet to the POINT OF BEGINNING; CONTAINING 77.89 Acres more or less, with the above described subject to that portion now being used for public road purposes and subject to any easements or right of ways of record or not of record if any; the parent tract for the above described is recorded in Document #2023-1405 as recorded in the Pike County Recorders of Deeds office; as per survey during December of 2024 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

Suggested Land Description

Tract 3 23.66 Acres m/l

A tract of land lying in and being a part of the Southwest Quarter of Section 23, Township 7 South, Range 3 West of the Fourth Principal Meridian, PIKE COUNTY, ILLINOIS, and being more fully described as follows:

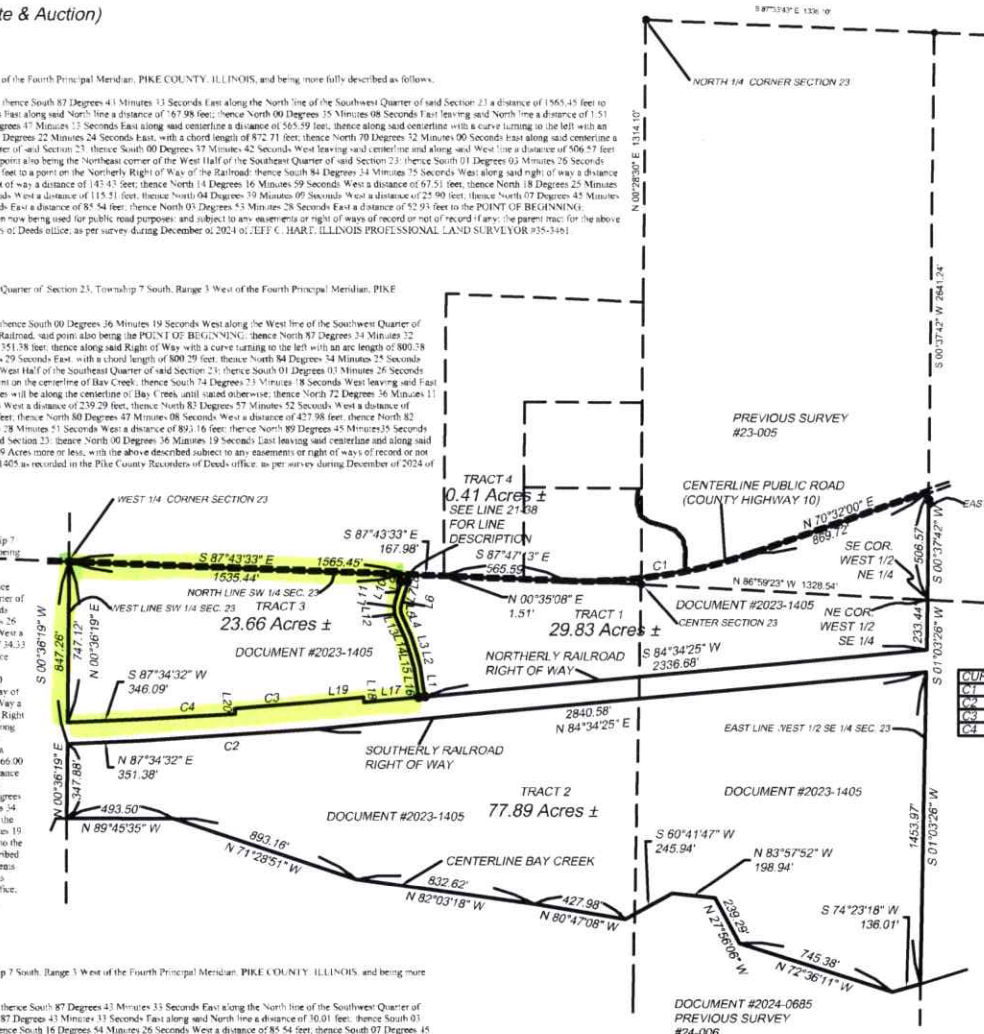
BEGINNING at a point marking the West Quarter of the aforementioned Section 23; thence South 87 Degrees 43 Minutes 33 Seconds East along the North line of the Southwest Quarter of said Section 23 a distance of 1535.44 feet; thence South 03 Degrees 53 Minutes 28 Seconds West leaving said North line a distance of 48.66 feet; thence South 16 Degrees 54 Minutes 26 Seconds West a distance of 84.52 feet; thence South 07 Degrees 45 Minutes 34 Seconds West a distance of 28.00 feet; thence South 04 Degrees 39 Minutes 09 Seconds East a distance of 34.33 feet; thence South 24 Degrees 11 Minutes 50 Seconds East a distance of 119.16 feet; thence South 18 Degrees 25 Minutes 57 Seconds East a distance of 73.23 feet; thence South 14 Degrees 16 Minutes 59 Seconds East a distance of 64.91 feet; thence South 08 Degrees 30 Minutes 12 Seconds East a distance of 140.31 feet to a point on the Northerly Right of Way of the Railroad; thence South 84 Degrees 34 Minutes 25 Seconds West along said Right of Way a distance of 253.03 feet; thence North 05 Degrees 25 Minutes 35 Seconds West along said Right of Way a distance of 25.00 feet; thence South 84 Degrees 34 Minutes 24 Seconds West along said Right of Way a distance of 232.20 feet; thence along said Right of Way with a curve turning to the right with an arc length of 366.01 feet, with a radius of 15151.13 feet, with a chord bearing of South 85 Degrees 15 Minutes 57 Seconds West, with a chord length of 366.00 feet; thence South 04 Degrees 02 Minutes 32 Seconds East along said Right of Way a distance of 25.00 feet; thence along said Right of Way with a curve turning to the right with an arc length of 428.52 feet, with a radius of 15176.13 feet, with a chord bearing of South 86 Degrees 46 Minutes 00 Seconds West, with a chord length of 428.51 feet; thence South 87 Degrees 34 Minutes 32 Seconds West along said Right of Way a distance of 346.09 feet to a point on the West line of the Southwest Quarter of said Section 23; thence North 00 Degrees 36 Minutes 19 Seconds East leaving said Right of Way and along said West line a distance of 747.12 feet to the POINT OF BEGINNING; CONTAINING 23.66 Acres more or less, with the above described subject to that portion now being used for public road purposes, and subject to any easements or right of ways of record or not of record if any; the parent tract for the above described is recorded in Document #2023-1405 as recorded in the Pike County Recorders of Deeds office; as per survey during December of 2024 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

Suggested Land Description

Tract 4 0.41 Acres m/l

A tract of land lying in and being a part of the Southwest Quarter of Section 23, Township 7 South, Range 3 West of the Fourth Principal Meridian, PIKE COUNTY, ILLINOIS, and being more fully described as follows:

COMMENCING at a point marking the West Quarter of the aforementioned Section 23; thence South 87 Degrees 43 Minutes 33 Seconds East along the North line of the Southwest Quarter of said Section 23 a distance of 1565.45 feet to the POINT OF BEGINNING; thence South 87 Degrees 43 Minutes 33 Seconds East along said North line a distance of 30.01 feet; thence South 03 Degrees 53 Minutes 28 Seconds West leaving said North line a distance of 52.93 feet; thence South 16 Degrees 54 Minutes 26 Seconds West a distance of 85.54 feet; thence South 07 Degrees 45 Minutes 34 Seconds West a distance of 22.34 feet; thence South 04 Degrees 39 Minutes 09 Seconds East a distance of 25.90 feet; thence South 24 Degrees 11 Minutes 50 Seconds East a distance of 115.51 feet; thence South 18 Degrees 25 Minutes 57 Seconds East a distance of 75.83 feet; thence South 14 Degrees 16 Minutes 59 Seconds East a distance of 67.51 feet; thence South 08 Degrees 30 Minutes 12 Seconds East a distance of 143.43 feet to a point on the Northerly Right of Way of the Railroad; thence South 84 Degrees 34 Minutes 25 Seconds West along said Right of Way a distance of 30.04 feet; thence North 08 Degrees 30 Minutes 12 Seconds West leaving said Right of Way a distance of 140.31 feet; thence North 14 Degrees 16 Minutes 59 Seconds West a distance of 64.91 feet; thence North 18 Degrees 25 Minutes 57 Seconds West a distance of 73.23 feet; thence North 24 Degrees 11 Minutes 50 Seconds West a distance of 119.16 feet; thence North 04 Degrees 39 Minutes 09 Seconds West a distance of 34.33 feet; thence North 07 Degrees 45 Minutes 34 Seconds East a distance of 28.00 feet; thence North 16 Degrees 54 Minutes 26 Seconds East a distance of 84.52 feet; thence North 03 Degrees 53 Minutes 28 Seconds East a distance of 48.66 feet to the POINT OF BEGINNING; CONTAINING 0.41 Acres more or less, with the above described subject to that portion now being used for public road purposes and subject to any easements or right of ways of record or not of record if any; the parent tract for the above described is recorded in Document #2023-1405 as recorded in the Pike County Recorders of Deeds office; as per survey during December of 2024 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.



COPY
NOT A SIGNED AND SEALED ORGINAL
NOT INTENDED FOR RECORDING
ORIGINAL PAPER SIZE 18" X 24"

LINE	BEARING	DISTANCE
L1	N 08°30'12" W	143.43'
L2	N 14°16'59" W	67.51'
L3	N 18°25'57" W	75.83'
L4	N 24°11'50" W	115.51'
L5	N 04°39'09" W	25.90'
L6	N 07°45'34" E	22.34'
L7	N 16°54'26" E	85.54'
L8	N 03°53'28" E	52.93'
L9	S 03°53'28" W	48.66'
L10	S 16°54'26" W	84.52'
L11	S 07°45'34" W	28.00'
L12	S 04°39'09" E	34.33'
L13	S 24°11'50" E	119.16'
L14	S 18°25'57" E	73.23'
L15	S 14°16'59" E	64.91'
L16	S 08°30'12" E	140.31'
L17	S 84°34'25" W	253.03'
L18	N 05°25'35" W	25.00'
L19	S 84°34'24" W	232.20'
L20	S 04°02'32" E	25.00'
L21	S 87°43'33" E	30.01'
L22	S 03°53'28" W	52.93'
L23	S 16°54'26" W	85.54'
L24	S 07°45'34" W	22.34'
L25	S 04°39'09" E	25.90'
L26	S 24°11'50" E	115.51'
L27	S 18°25'57" E	75.83'
L28	S 14°16'59" E	67.51'
L29	S 08°30'12" E	143.43'
L30	S 84°34'25" W	30.04'
L31	N 08°30'12" W	140.31'
L32	N 14°16'59" W	64.91'
L33	N 18°25'57" W	73.23'
L34	N 24°11'50" W	119.16'
L35	N 04°39'09" W	34.33'
L36	N 07°45'34" E	28.00'
L37	N 16°54'26" E	84.52'
L38	N 03°53'28" E	48.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	877.93'	2520.24'	21°40'47"	N 81°22'24" E	872.71'
C2	800.38'	15276.13'	3°00'07"	N 86°04'29" E	800.29'
C3	366.01'	15151.13'	1°23'03"	S 85°15'57" W	366.00'
C4	428.52'	15176.13'	1°37'04"	S 86°46'00" W	428.51'

NOTE:

Portions of the parcel included in this record of deed are located in Zone "A" of the special flood hazard area identified for Pike County, Illinois by FEMA on the FIRM panel #17149C0575D, dated 06/02/2011

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Basis of Bearings: GPS Observation

SURVEYOR'S NOTES:

1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

LEGEND

- o 5/8 RB–BAR (SET)
- • IRON POINT (FOUND)

GRAPHIC SCALE

0 200 400

I HEREBY CERTIFY THAT THIS ABOVE PLAT WAS 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

COPY
NOT A SIGNED AND SEALED ORGINAL
NOT INTENDED FOR RECORDING

JEFF C. HART, PROFESSIONAL LAND SURVEYOR NO. 35–3461
MY CURRENT LICENSE EXPIRES 11–30–2026
ILLINOIS PROFESSIONAL DESIGN FIRM #184–006095

Boundary survey made for Chris Nichols PCRE Real Estate & Auction
Part of Section 23 T7S–R4W 4th P.M., Pike County Illinois

HART AND WYATT
PROFESSIONAL LAND SURVEYORS
LICENSED IN ILLINOIS AND MISSOURI
720 MORTIMER ST., BARRY ILLINOIS 62312
PHONE 217-242-7721

Date	Surveyed	Job	Rev/Description	Date
JCH	JCH	12/17/24		
Field	Office	Sub		
JCH	E 1 /	1"=400'		
		Right h. 24-040		