PLAT OF SURVEY

TRACTS OF LAND LYING IN AND BEING PART OF SECTIONS 29 & 30, TOWNSHIP 5 SOUTH RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY ILLINOIS.

as made for (Curless Auction)

Tract 1

Suggested Land Description

A Tract of land lying in and being part of the Southwest Quarter of Section 29 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Northeast Corner of the Southwest Quarter of Section 29;thence S 01°02'46" W along the East line of said Southwest Quarter a distance of 250.59'; thence N 89°45'42" W leaving said East line a distance of 109.91'; thence S 00°55'26" W a distance of 257.39'; thence S 89°21'20" E a distance of 109.35' to said East line; thence S 01°02'46" W along said East line a distance of 139.57' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence S 57°42'36" W a distance of 30.63'; thence N 01°58'12" W a distance of 7.26'; thence S 63°39'16" W a distance of 41.58'; thence S 61°34'21" W a distance of 195.13'; thence S 60°57'57" W a distance of 122.58'; thence with a curve turning to the right with an arc length of 51.92', with a radius of 2244.00', with a chord bearing of S 67°51'58" W, with a chord length of 51.92'; thence S 68°31'44" W a distance of 619.00'; thence S 73°43'24" W a distance of 110.45'; thence S 68°31'44" W a distance of 90.00'; thence S 59°59'53" W a distance of 101.12'; thence S 68°31'44" W a distance of 124.47'; thence N 00°56'56" E leaving said Right of way and along the West line of the Northeast Quarter of said Southwest Quarter a distance of 1302.75' to the Northwest corner of said Northeast Quarter; thence S 87°06'20" E along the North line of said Northeast Quarter a distance of 1351.48' to the point of beginning, containing 29.9 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461

Tract 2

Suggested Land Description

A Tract of land lying in and being part of the Southwest Quarter of Section 29 & the Southeast Quarter of Section30 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Commencing at the Northeast Corner of the Southwest Quarter of Section 29; thence N 87°06'20" W a distance of 1351.48'; thence S 00°56'56" W a distance of 1184.29' to the point of beginning; thence S 00°56'56" W a distance of 118.46' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence S 68°31'44" W a distance of 35.53'; thence S 68°31'44" W a distance of 840.00'; thence S 74°14'22" W a distance of 100.50'; thence S 68°31'44" W a distance of 627.80'; thence with a curve turning to the left with an arc length of 996.48', with a radius of 1196.00', with a chord bearing of S 44°40'16" W, with a chord length of 967.91'; thence N 86°48'44" W leaving said Right of way a distance of 407.83'; thence N 02°14'53" E a distance of 415.15'; thence N 60°33'47" E a distance of 1398.29'; thence N 79°07'17" E a distance of 1375.71' to the point of beginning, containing 20.24 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

Tract 3

Suggested Land Description

A Tract of land lying in and being part of the Southwest Quarter of Section 29 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Southeast Corner of the Southwest Quarter of Section 29;thence N 86°36'44" W Along the South line of said Southwest Quarter a distance of 1347.24'; thence N 86°39'08" W continuing along said South line a distance of 620.68'; thence N 05°57'11" E leaving said South line a distance of 354.05'; thence N 85°02'29" W a distance of 301.56'; thence N 01°37'44" W a distance of 580.62' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 62°49'06" E a distance of 50.93'; thence N 68°31'44" E a distance of 940.00'; thence S 21°28'16" E a distance of 5.00'; thence N 68°31'50" E a distance of 556.91'; thence N 71°23'12" E a distance of 200.25'; thence S 02°57'53" W leaving said Right of way a distance of 181.11'; thence N 88°07'20" E a distance of 200.00'; thence N 02°38'33" W a distance of 245.07' ; to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 68°31'44" E a distance of 129.51'; thence N 67°52'19" E a distance of 182.39'; thence N 62°49'27" E a distance of 102.61'; thence N 55°04'11" E a distance of 111.46' to a point on the East line of The Southwest Quarter; thence S 01°02'46" W leaving said Right of way and along said East line a distance of 2002.42' to the point of beginning, containing 72.02 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

Tract 4

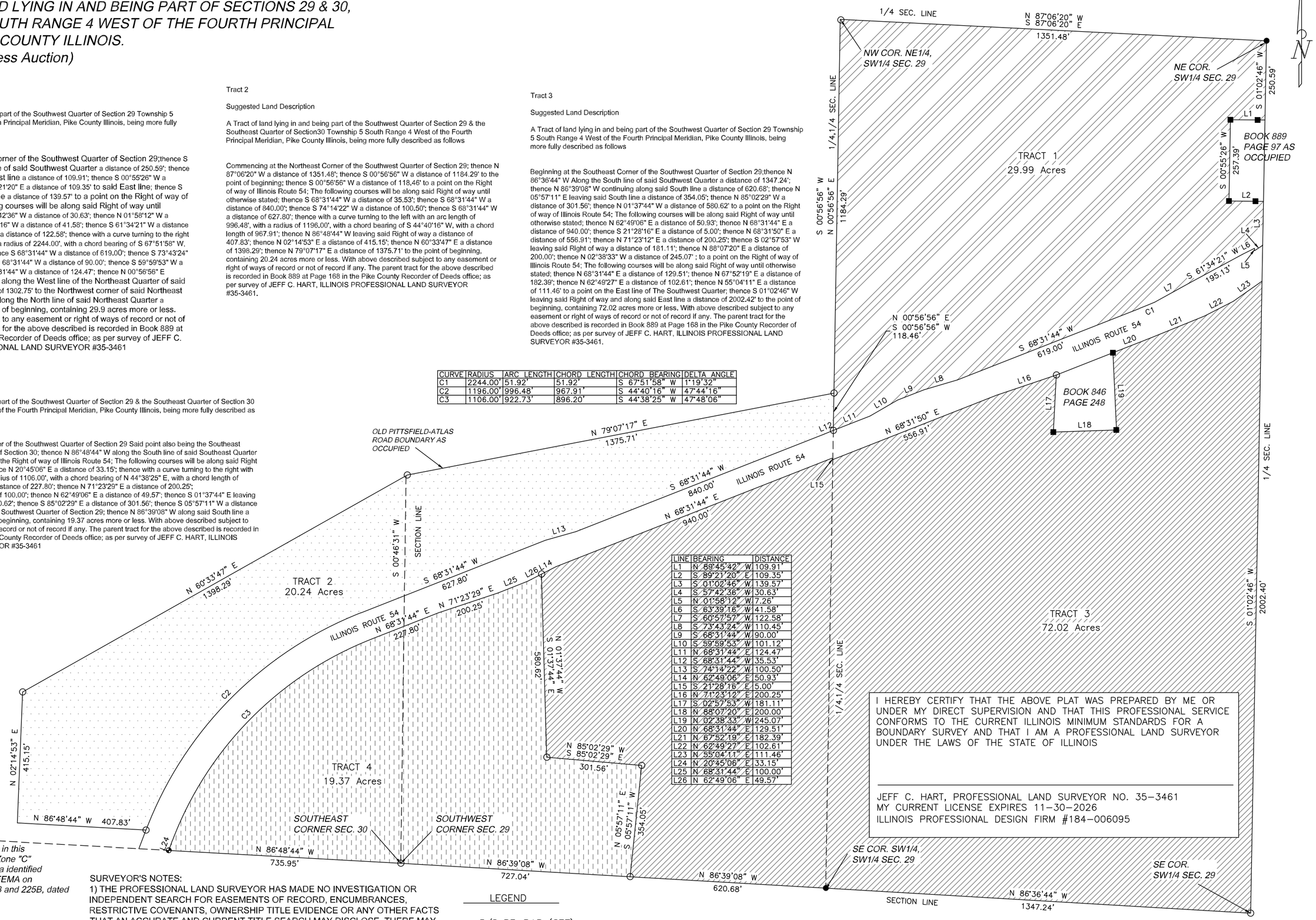
Suggested Land Description

A Tract of land lying in and being part of the Southwest Quarter of Section 29 & the Southeast Quarter of Section 30 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Southwest Corner of the Southwest Quarter of Section 29 Said point also being the Southeast corner of The Southeast Quarter of Section 30; thence N 86°48'44" W along the South line of said Southeast Quarter a distance of 735.95' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 20°45'06" E a distance of 33.15'; thence with a curve turning to the right with an arc length of 922.73', with a radius of 1106.00', with a chord bearing of N 44°38'25" E, with a chord length of 896.20'; thence N 68°31'44" E a distance of 227.80'; thence N 71°23'29" E a distance of 200.25'; thence N 68°31'44" E a distance of 100.00'; thence N 62°49'06" E a distance of 49.57'; thence S 01°37'44" E leaving said Right of way a distance of 580.62'; thence S 85°02'29" E a distance of 301.56'; thence S 05°57'11" W a distance of 354.05' to the South line of said Southwest Quarter of Section 29; thence N 86°39'08" W along said South line a distance of 727.04' to the point of beginning, containing 19.37 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2244.00'	51.92'	51.92'	S 67°51'58" W	1°19'32"
C2	1196.00'	996.48'	967.91'	S 44°40'16" W	47°44'16"
C3	1106.00'	922.73'	896.20'	S 44°38'25" W	47°48'06"

LINE	BEARING	DISTANCE
L1	N 89°45'42" W	109.91'
L2	S 89°21'20" E	109.35'
L3	S 01°02'46" W	139.57'
L4	S 57°42'36" W	30.63'
L5	N 01°58'12" W	7.26'
L6	S 63°39'16" W	41.58'
L7	S 60°57'57" W	122.58'
L8	S 73°43'24" W	110.45'
L9	S 68°31'44" W	90.00'
L10	S 59°59'53" W	101.12'
L11	N 68°31'44" E	124.47'
L12	S 68°31'44" W	35.53'
L13	S 74°14'22" W	100.50'
L14	N 62°49'06" E	50.93'
L15	S 21°28'16" E	5.00'
L16	N 71°23'12" E	200.25'
L17	S 02°57'53" W	181.11'
L18	N 88°07'20" E	200.00'
L19	N 02°38'33" W	245.07'
L20	N 68°31'44" E	129.51'
L21	N 67°52'19" E	182.39'
L22	N 62°49'27" E	102.61'
L23	N 55°04'11" E	111.46'
L24	N 20°45'06" E	33.15'
L25	N 68°31'44" E	100.00'
L26	N 62°49'06" E	49.57'



I HEREBY CERTIFY THAT THE 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

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

NOTE:
Portions of the parcel included in this record of deed are located in Zone "C" of the special flood hazard area identified for Adams County, Illinois by FEMA on the FIRM panel #17001-0200B and 225B, dated November 15, 1985.

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

Basis of Bearings: GPS Observation

Fieldwork was completed on February, 2026

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
- ○ 5/8 RE-BAR (SET)
- ● IRON POINT (FOUND)
- ■ WOOD POST (FOUND)
- ◐ R/W MARKER (FOUND)

GRAPHIC SCALE
0 100 200

Sheet 1 of 1
File No.

Boundary survey
made for Curless Auction

Part of Sections 29&30 T5S-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

Drawn	Surveyed	Date
JCH	JCH	1/26
Checked	Field Book/Page	Scale
JCH	IL 1 /	1"=200'
	Project No. 26-002	

Rev	Description	Date