

PLAT OF SURVEY
TRACTS OF LAND LYING IN AND BEING A PART OF THE EAST HALF OF
THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY,
ILLINOIS.
(As made for Curless Auction)

PRELIMINARY COPY
NOT A SIGNED AND SEALED ORIGINAL
NOT INTENDED FOR RECORDING
ORIGINAL PAPER SIZE 18" x 24"

Suggested Land Description

2.00 Acres m/l

A tract of land lying in and being a part of the East Half of the Southeast Quarter of Section 26; Township 5 South, Range 4 West of the Fourth Principal Meridian, PIKE COUNTY, ILLINOIS, and being more fully described as follows:

COMMENCING at a point marking the Southeast corner of the Southeast quarter of the aforementioned Section 26; Thence North 89 Degrees 06 Minutes 43 Seconds West along the South line of the East Half of the Southeast Quarter of said Section 26 A Distance Of 414.74 Feet to the POINT OF BEGINNING; Thence continue North 89 Degrees 06 Minutes 43 Seconds West along said South line A Distance Of 328.72 Feet to a point marking the Southeast corner of a tract of land being more fully described in Drawer 1 at card 143 as recorded in the Pike County Recorder of Deeds office; Thence North 03 Degrees 34 Minutes 38 Seconds West leaving said South line and along the Easterly boundary of said tract of land as described in Drawer 1 at card 143 A Distance Of 46.06 Feet; Thence North 64 Degrees 04 Minutes 38 Seconds West along said Easterly boundary A Distance Of 174.65 Feet; Thence North 22 Degrees 26 Minutes 38 Seconds West along said Easterly boundary A Distance Of 75.87 Feet; Thence South 89 Degrees 06 Minutes 43 Seconds East leaving said Easterly boundary A Distance Of 220.10 Feet; Thence North 00 Degrees 53 Minutes 17 Seconds East A Distance Of 35.00 Feet; Thence North 87 Degrees 09 Minutes 37 Seconds East A Distance Of 17.64 Feet; Thence North 75 Degrees 37 Minutes 11 Seconds East A Distance Of 45.08 Feet; Thence North 71 Degrees 59 Minutes 22 Seconds East A Distance Of 20.41 Feet; Thence North 60 Degrees 15 Minutes 26 Seconds East A Distance Of 99.56 Feet; Thence South 28 Degrees 08 Minutes 35 Seconds East A Distance Of 143.31 Feet; Thence South 20 Degrees 03 Minutes 16 Seconds East A Distance Of 181.54 Feet To The Point Of Beginning; CONTAINING 2.00 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 Book 21 at page 261 as recorded in the Pike County Recorder of Deeds office; as per survey during October of 2025 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

LINE	BEARING	DISTANCE
L1	S 89°06'43" E	220.10'
L2	N 00°53'17" E	35.00'
L3	N 87°09'37" E	17.64'
L4	N 75°37'11" E	45.08'
L5	N 71°59'22" E	20.41'
L6	N 60°15'26" E	99.56'
L7	S 28°08'35" E	143.31'
L8	S 20°03'16" E	181.54'
L9	N 20°03'15" W	143.31'
L10	N 28°08'35" W	143.31'
L11	S 60°15'26" W	99.56'
L12	S 71°59'22" W	20.41'
L13	S 75°37'11" W	45.08'
L14	S 87°09'37" W	17.64'
L15	S 00°53'17" W	35.00'
L16	N 89°06'43" W	220.10'

FOUND IRON PIPE
BENT 1.2' WEST &
3.46' SOUTH OF ACTUAL CORNER

FOUND IRON PIPE
BY POST 15.30' NORTH &
1.49' EAST OF CORNER

39.08 Acres ±
BOOK 21
PAGE 261

WEST LINE EAST 1/2 SE 1/4 SEC. 26

DRAWER 1 CARD 143

SW COR.
EAST 1/2
SE 1/4
SEC. 26

SE COR.
SE 1/4
SEC. 26

BURIED 1.2' DEEP
MONUMENT REC. 1
PAGE 13
SEPTEMBER 1991
P.L.S. #35-2150

LEGEND

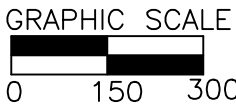
○ 5/8 RE-BAR (SET)

● IRON POINT (FOUND)

■ POST (FOUND)

(R) RECORD DISTANCE OR
BEARING

(M) MEASURED DISTANCE OR
BEARING



NOTE:

Portions of the parcel included in this record of deed are located in Zone "X" of the special flood hazard area identified for Pike County, Illinois by FEMA on the FIRM panel #17149C0450D, dated June 2, 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.

Sheet 1
of 1
File No.

Boundary survey
made for Curless Auction

Part of SE 1/4 Section 26
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	Rev	Description	Date
GAW	JCH/GAW	10/21/25			
Checked	Field Book/Map	Scale			
JCH	IL 1 /	1"=300'			
	Project No. 25-032				

Suggested Land Description

39.08 Acres m/l

A tract of land lying in and being a part of the East Half of the Southeast Quarter of Section 26; Township 5 South, Range 4 West of the Fourth Principal Meridian, PIKE COUNTY, ILLINOIS, and being more fully described as follows:

COMMENCING at a point marking the Southeast corner of the Southeast quarter of the aforementioned Section 26; Thence North 89 Degrees 06 Minutes 43 Seconds West along the South line of the East Half of the Southeast Quarter of said Section 26 A Distance Of 30.00 Feet to a point marking the Southwest corner of a tract of land as being more fully described in Drawer 1 at card 218 as recorded in the Pike County Recorder of Deeds office, said point also being the POINT OF BEGINNING; Thence continue North 89 Degrees 06 Minutes 43 Seconds West along said South line A Distance Of 384.74 Feet; Thence North 20 Degrees 03 Minutes 16 Seconds West leaving said South line A Distance Of 181.54 Feet; Thence North 28 Degrees 08 Minutes 35 Seconds West A Distance Of 143.31 Feet; Thence South 60 Degrees 15 Minutes 26 Seconds West A Distance Of 99.56 Feet; Thence South 71 Degrees 59 Minutes 22 Seconds West A Distance Of 20.41 Feet; Thence South 75 Degrees 37 Minutes 11 Seconds West A Distance Of 45.08 Feet; Thence South 87 Degrees 09 Minutes 37 Seconds West A Distance Of 17.64 Feet; Thence South 00 Degrees 53 Minutes 17 Seconds West A Distance Of 35.00 Feet; Thence North 89 Degrees 06 Minutes 43 Seconds West A Distance Of 220.10 Feet to a point on the Easterly boundary of a tract of land being more fully described in Drawer 1 at card 143 as recorded in the Pike County Recorder of Deeds office;; Thence North 22 Degrees 26 Minutes 38 Seconds West along said Easterly boundary A Distance Of 201.73 Feet; Thence North 50 Degrees 41 Minutes 38 Seconds West along said Easterly boundary A Distance Of 365.30 Feet to a point on the West line of the East Half of said Southeast Quarter; Thence North 01 Degrees 30 Minutes 22 Seconds East leaving said Easterly boundary and along said West line A Distance Of 1312.55 Feet to a point marking the Southwest corner of a tract of as being more fully described in Document #2023-2158 as recorded in the Pike County Recorder of Deeds office; Thence South 88 Degrees 51 Minutes 30 Seconds East leaving said West line and along the South line of said tract of land as described in Document #2023-2158 A Distance Of 1341.64 Feet to the Southeast corner thereof, said point also being on the East line of the Southeast Quarter of said Section 26; Thence South 02 Degrees 31 Minutes 11 Seconds West leaving said South line and along said East line A Distance Of 102.45 Feet to a point marking the Northeast corner of a tract of land being more fully described in said Drawer 1 at card 218; Thence North 89 Degrees 16 Minutes 21 Seconds West leaving said East line and along the North line of said tract of land as described in Drawer 1 at card 218 A Distance Of 590.66 Feet to the Northwest corner thereof; Thence South 14 Degrees 52 Minutes 25 Seconds East leaving said North line and along the West line of said tract of land as described in Drawer 1 at card 218 A Distance Of 1874.68 Feet To The Point Of Beginning; Containing 39.08 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 Book 21 at page 261 as recorded in the Pike County Recorder of Deeds office; as per survey during October of 2025 of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

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 LAW OF ILLINOIS

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NOT INTENDED FOR RECORDING

ORIGINAL PAPER SIZE 18" x 24"
JEFF C. HART, PROFESSIONAL LAND SURVEYOR NO. 35-3461
MY CURRENT LICENSE EXPIRES 11-30-2026
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006095