

DESCRIPTION OF 103.910± ACRES TRACT

A part of the Northeast and Southeast Quarters of Section 25, Township 3 North, Range 2 East of the Fourth Principal Meridian, Fulton County, Illinois, more particularly described as follows:

Beginning at the northeast corner of said Southeast Quarter of Section 25; thence South 00 degrees 19 minutes 23 seconds West, a distance of 2,011.91 feet along the east line of said Southeast Quarter of Section 25 to the centerline of Morning Star Highway; thence North 84 degrees 36 minutes 56 seconds West, a distance of 178.38 feet along said centerline; thence North 83 degrees 19 minutes 50 seconds West, a distance of 178.38 feet continuing along said centerline to a mag nail set at the southeast corner of the Aaron Brooks and Valerie Brooks property as described in Document No. 2201672 and Document No. 0546351 thence along the easterly and westerly lines of said Brooks property for the following courses bearing North 13 degrees 49 minutes 46 seconds West, a distance of 115.36 feet to an iron rod set; thence North 00 degrees 47 minutes 01 seconds East, a distance of 291.78 feet to an iron rod set; thence South 78 degrees 09 minutes 15 seconds West, a distance of 38.23 feet to an iron rod set; thence South 58 degrees 23 minutes 14 seconds West, a distance of 205.82 feet to an iron rod set; thence South 64 degrees 34 minutes 02 seconds West, a distance of 19.67 feet to an iron rod found; thence South 15 degrees 24 minutes 32 seconds West, a distance of 208.74 feet to a mag spike found at the southwest corner of said Brooks property; thence leaving said easterly and westerly lines of the Brooks property bearing North 69 degrees 21 minutes 18 seconds West, a distance of 222.75 feet along said centerline of Morning Star Highway to the northeast corner of Lot 1 in the Richard J. Oest subdivision; thence North 71 degrees 22 minutes 43 seconds West, a distance of 159.00 feet along the northerly line of said Lot 1; thence North 87 degrees 39 minutes 25 seconds West, a distance of 177.02 feet continuing along said northerly line to the northwest corner of said Lot 1; thence North 87 degrees 41 minutes 35 seconds West, a distance of 851.05 feet along said centerline of Morning Star Highway; thence North 87 degrees 57 minutes 46 seconds West, a distance of 500.60 feet continuing along said centerline; thence North 87 degrees 57 minutes 44 seconds West, a distance of 208.74 feet continuing along said centerline; thence North 04 degrees 47 minutes 29 seconds East, a distance of 75.72 feet to an iron rod set; thence North 87 degrees 52 minutes 23 seconds East, a distance of 67.15 feet to an iron rod set; thence North 10 degrees 18 minutes 40 seconds West, a distance of 164.29 feet to an iron rod set on the easterly line of an 81.256 acres tract as shown on a survey plat recorded as Document No. 0441651 in Slide 368; thence along the easterly and southerly line of said 81.256 acres tract for the following courses bearing North 77 degrees 36 minutes 40 seconds Éast, a distance of 55.27 feet; thence North 26 degrees 45 minutes 53 seconds West, a distance of 72.34 feet; thence North 47 degrees 13 minutes 06 seconds West, a distance of 101.65 feet; thence North 31 degrees 32 minutes 55 seconds West, a distance of 124.12 feet; thence North 18 degrees 39 minutes 31 seconds West, a distance of 67.74 feet; thence North 02 degrees 58 minutes 12 seconds East, a distance of 126.27 feet; thence North 06 degrees 34 minutes 31 seconds East, a distance of 83.14 feet; thence North 33 degrees 58 minutes 07 seconds East, a distance of 142.44 feet; thence North 50 degrees 55 minutes 07 seconds East, a distance of 63.89 feet; thence North 31 degrees 30 minutes 03 seconds East, a distance of 111.04 feet; thence South 85 degrees 19 minutes 03 seconds East, a distance of 53.75 feet; thence South 48 degrees 44 minutes 11 seconds East, a distance of 177.84 feet; thence South 13 degrees 49 minutes 44 seconds East, a distance of 94.51 feet; thence South 77 degrees 17 minutes 05 seconds East, a distance of 32.43 feet; thence North 41 degrees 34 minutes 31 seconds East, a distance of 54.18 feet; thence North 13 degrees 21 minutes 11 seconds East, a distance of 119.46 feet; thence North 10 degrees 51 minutes 06 seconds West, a distance of 511.79 feet; thence North 00 degrees 58 minutes 32 seconds East, a distance of 193.95 feet; thence North 89 degrees 43 minutes 21 seconds East, a distance of 75.74 feet; thence South 07 degrees 09 minutes 38 seconds East, a distance of 184.01 feet; thence South 68 degrees 20 minutes 40 seconds East, a distance of 51.21 feet; thence North 45 degrees 49 minutes 15 seconds East, a distance of 52.55 feet; thence North 18 degrees 49 minutes 45 seconds East, a distance of 223.02 feet; thence South 73 degrees 33 minutes 29 seconds East, a distance of 87.03 feet; thence South 12 degrees 23 minutes 16 seconds West, a distance of 365.90 feet; thence South 07 degrees 07 minutes 51 seconds East, a distance of 143.81 feet; thence South 06 degrees 59 minutes 48 seconds West, a distance of 160.11 feet; thence South 25 degrees 57 minutes 26 seconds West, a distance of 248.43 feet; thence South 07 degrees 41 minutes 39 seconds East, a distance of 152.70 feet; thence South 41 degrees 55 minutes 30 seconds East, a distance of 122.94 feet; thence South 65 degrees 06 minutes 00 seconds East, a distance of 63.59 feet; thence South 43 degrees 28 minutes 28 seconds East, a distance of 46.50 feet; thence South 19 degrees 32 minutes 29 seconds East, a distance of 127.20 feet; thence North 82 degrees 05 minutes 51 seconds East, a distance of 79.76 feet; thence North 02 degrees 10 minutes 01 seconds West, a distance of 277.80 feet; thence North 73 degrees 58 minutes 34 seconds East, a distance of 136.35 feet; thence North 18 degrees 18 minutes 58 seconds East, a distance of 42.89 feet; thence North 27 degrees 25 minutes 29 seconds West, a distance of 145.60 feet; thence North 04 degrees 12 minutes 51 seconds East, a distance of 183.61 feet; thence North 66 degrees 18 minutes 23 seconds East, a distance of 97.76 feet; thence South 51 degrees 23 minutes 12 seconds East, a distance of 367.04 feet; thence South 49 degrees 17 minutes 42 seconds East, a distance of 107.53 feet; thence North 15 degrees 11 minutes 50 seconds West, a distance of 256.54 feet; thence North 03 degrees 24 minutes 53 seconds West, a distance of 305.50 feet; thence South 85 degrees 23 minutes 09 seconds East, a distance of 96.87 feet; thence North 00 degrees 47 minutes 11 seconds East, a distance of 1,966.82 feet to the northeast corner of said 81.256 acres tract; thence leaving said easterly and southerly lines and along the north line of the Southeast Quarter of the Northeast Quarter of Section 25 bearing South 82 degrees 00 minutes 48 seconds East, a distance of 315.22 feet to the northeast corner of 10 acres of even width off of the west side of said Southeast Quarter of the Northeast Quarter of Section 25; thence South 00 degrees 47 minutes 11 seconds West, a distance of 1.393.43 feet to the southeast corner of said 10 acres of even width off of the west side of the Southeast Quarter of the Northeast Quarter of Section 25; thence South 81 degrees 52 minutes 29 seconds East, a distance of 1,128.98 feet along the north line of said Southeast Quarter of Section 25 to the point of beginning, containing 103.910 acres more or less.

Subject to all easements of record and to the rights, if any, of the public for roadway purposes along Morning Star Highway.

DESCRIPTION OF 43.510± ACRES TRACT

A part of the Southeast Quarter of Section 25, Township 3 North, Range 2 East of the Fourth Principal Meridian, Fulton County, Illinois, more particularly described as follows:

Beginning at an iron rod found at the southeast corner of said Southeast Quarter of Section 25; thence North 80 degrees 43 minutes 25 seconds West (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 2,586.07 feet along the south line of said Southeast Quarter of Section 25 to an iron rod set; thence North 00 degrees 29 minutes 37 seconds East, a distance of 671.75 feet to the centerline of Morning Star Highway; thence South 87 degrees 57 minutes 46 seconds East, a distance of 500.60 feet along said centerline; thence South 87 degrees 41 minutes 35 seconds East, a distance of 851.05 feet continuing along said centerline to the northwest corner of Lot 1 in the Richard J. Oest Subdivision; thence South 04 degrees 00 minutes 10 seconds West, a distance of 272.86 feet to the southwest corner of said Lot 1; thence South 80 degrees 45 minutes 44 seconds East, a distance of 317.34 feet to the southeast corner of said Lot 1; thence North 07 degrees 10 minutes 26 seconds East, a distance of 267.22 feet to the northeast corner of said Lot 1; thence South 69 degrees 21 minutes 18 seconds East, a distance of 222.75 feet along said centerline of Morning Star Highway to a mag spike found; thence along said centerline for the following courses bearing South 74 degrees 36 minutes 19 seconds East, a distance of 208.77 feet to a mag spike found; thence South 78 degrees 02 minutes 06 seconds East, a distance of 110.63 feet to a mag nail set; thence South 83 degrees 19 minutes 50 seconds East, a distance of 178.38 feet; thence South 84 degrees 36 minutes 56 seconds East, a distance of 178.38 feet to the east line of said Southeast Quarter of Section 25; thence leaving said centerline bearing South 00 degrees 19 minutes 23 seconds West, a distance of 784.19 feet along said east line to the point of beginning, containing 43.510 acres more or

Subject to all easements of record and to the rights, if any, of the public for roadway purposes along Morning Star Highway.

CLONINGER LAND SURVEYING
27472 EAST COUNTY HWY. 23
CANTON, IL 61520

CELL PHONE (309) 251-5559 PHONE & FAX (309) 647-5559

BOUNDARY SURVEY PLAT

A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS

FOR: EJJNP PROPERTIES, LLC				
<u>REVISIONS</u>		12/02/2022		PROJECT NO.
		DRAWN	REC	22078
		CHECKED	MAC	DRAWING NO.
		APPROVED	REC	1
		FIELD BK	CLS17-17	SHEET 1 OF 1
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005528				

STATE OF ILLINOIS)
COUNTY OF FULTON)

I, Ronald E. Cloninger, Illinois Professional Land Surveyor Number 2524, do hereby certify that I have surveyed a part of the Northeast and Southeast Quarters of Section 25, Township 3 North, Range 2 East of the Fourth Principal Meridian, Fulton County, Illinois, and that the attached plat is a true and correct representation of said survey and is an opinion based on a comparison of available information and the physical location of evidence.

Dated this 2nd day of December, 2022.



Ronald E. Cloninger
Illinois Professional Land Surveyor #2524
License Expires 11/30/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.