

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS

0' 200' 400'

SCALE: 1" = 200'

LEGEND

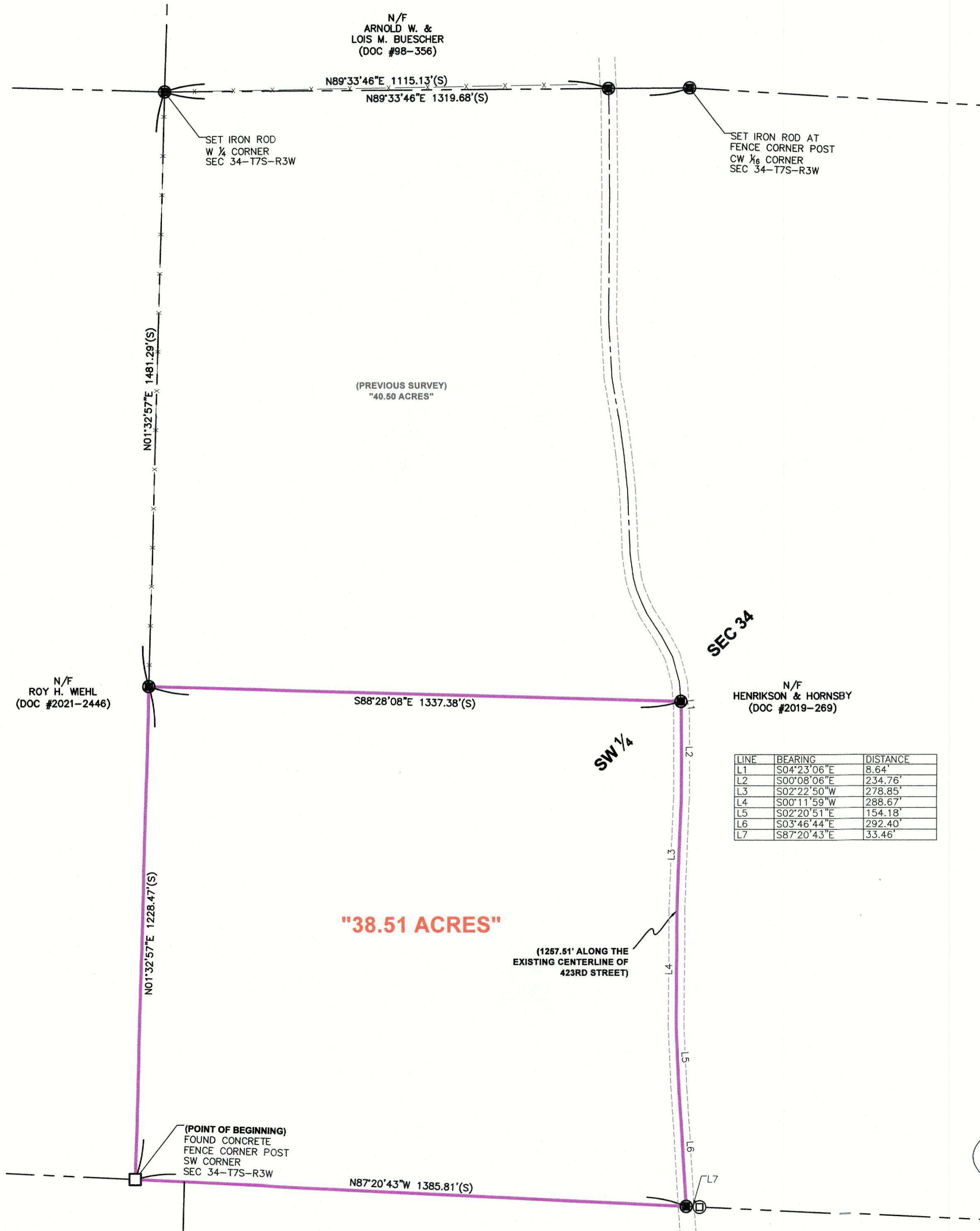
N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

⊙ FOUND IRON ROD

□ FOUND CONCRETE POST

● SET (1/2"x24") IRON ROD
W/ CAP STAMPED
"JONES INC PDF 5094"



"38.51 ACRES"

(1257.51' ALONG THE
EXISTING CENTERLINE OF
423RD STREET)

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: 38.51 ACRES
- FIELD WORK COMPLETED: JULY 13, 2022.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: A WARRANTY DEED TO WP OUTDOORS, LLC, RECORDED AS DOCUMENT NUMBER 2022-0390 IN THE PIKE COUNTY, ILLINOIS, RECORDER'S OFFICE.

LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND CONCRETE FENCE CORNER POST MARKING THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 01 DEGREES 32 MINUTES 57 SECONDS EAST, 1228.47 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 28 MINUTES 08 SECONDS EAST, 1337.38 FEET TO A SET IRON ROD ON THE EXISTING CENTERLINE OF 423RD STREET; THENCE ALONG SAID CENTERLINE, THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 04 DEGREES 23 MINUTES 06 SECONDS EAST, 8.64 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, 234.76 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 50 SECONDS WEST, 278.85 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST, 288.67 FEET; THENCE SOUTH 02 DEGREES 20 MINUTES 51 SECONDS EAST, 154.18 FEET; THENCE SOUTH 03 DEGREES 46 MINUTES 44 SECONDS EAST, 292.40 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, NORTH 87 DEGREES 20 MINUTES 43 SECONDS WEST, 1385.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 38.51 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF SEPTEMBER, 2022 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



SURVEYOR'S CERTIFICATION:

TO: WP OUTDOORS, LLC

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2022-234

ROYCE P. JONES,
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: SEPTEMBER 20, 2022

MY LICENSE EXPIRES NOVEMBER 30, 2022

CLIENT:
WP OUTDOORS, LLC
C/O EAGLE LAND TITLE
109 E. WASHINGTON STREET
PITTSFIELD, ILLINOIS 62363

BOUNDARY SURVEY

JONES SURVEYING & ENGINEERING CORP.

103 EAST BROADWAY
MONMOUTH, IL 61462
P:(309) 734-2534
F:(309) 734-2525

246 BOWER ROAD
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P:(309) 833-2534
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LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA
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RPJ

CHECKED BY
RPJ/BMP

DATE
09.20.2022

Job Number
2022-234

Sheet Number

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