

Legal Description:

Tract III: The following tract of land as shown on the plat:

Tract II: All that part of the West Half of the Southeast Quarter of Section 27 in Township 2 North of the Baseline and Range 1 East of the Fourth Principal Meridian in Schuyler County, Illinois, lying South and East of the Chicago, Burlington and Quincy Railroad Company Right of Way.

Tract III: The following tract of land off the north side of the Southeast Quarter of Section 27 in Township 2 North, Range 1 East of the Fourth Principal Meridian, described as follows: Beginning at the center of the Chicago, Burlington and Quincy Railroad Bridge No. 12, located about half a mile south of the Railroad Station at Browning, Illinois; in said north-south line running thence Southwest from the center of the Illinois River; thence S. 83. & 0 Railroad tract 425.5 feet; thence at right angles to said tract 1/4 mile easterly; thence S. 145 feet to the ditch to the center of said Railroad Bridge to the Illinois River 233 feet to the center of a ditch leading to the Baird Branch; thence following said ditch to the place of beginning, situated in Schuyler County Illinois.

Tract IV: All of the right of way of the Chicago, Burlington & Quincy Railroad Company located in the Northwest Quarter of the Northeast Quarter of Section 34 and all of the right of way of said Railroad Company located in the Southeast Quarter of Section 27 that lies easterly from the center of Chicago, Burlington & Quincy Railroad Company former Bridge No. 125.25, all in Township 2 North, Range 1 East of the Fourth Principal Meridian, situated in the County of Schuyler in the State of Illinois.

Tract V, the Northeast Quarter of the Southeast Quarter of Section 27 which lies South and East of Illinois Route 100 and South and West of a drainage ditch which runs from the Illinois River in a Northwesterly direction leading to the Baird Branch and which drainage ditch intersection Illinois Route 100, all being located in Township 2 North of the Base Line, Range 1 East of the Fourth Principal Meridian, Andrew County, Illinois.

Tract VI: Lot One in Block 26, all of Block 27 and all of Block 28, all as shown by the Original Plat of the Town of Browning, said Plat being of Record in Book 0, Page 17, and dated May 11, 1848, situated in the County of Schuyler and State of Illinois.

ALSO: A tract of land described as Tract "A" containing about 56.9 acres, as shown by survey made by J.H. Cordes, dated October 3, 1960 and designated "Survey of Fred Kelly Tract, Browning, Illinois" and said Survey being recorded in the Recorder's Office of Schuyler County, Illinois, as Document No. 184515; said real estate is further described as a combination of the following parcels to -wit:

1. All that part of the Fractional Northwest Quarter of Section 26, Township 2 North, Range 1 East of the Fourth Principal Meridian, which lies Southeasterly from the right of way of the C.B. & O Railroad; Southwest of the drainage or sewer ditch running from Vermont Street in the Village of Brownington Southeasterly to the Illinois River; and Northwesterly from the Illinois River, excepting therefrom that part thereof which lies Easterly from the Westerly side of Lot formerly conveyed to M.H. Shippey to Maro Willard as described in Book 87 of Deeds described Lot, of the Land Records of Schuyler County, Illinois, at Rushville, Illinois; and Southeast from the Northwesterly side of the last

2. All that part of the Fractional Southwest Quarter of Section 26 Township 2 North, Range 1 East of the Fourth Principal Meridian, which lies Northwestwardly from the Illinois River and North easterly from the drainage ditch which crosses said tract, extending from the C.B. & O. R.R. Bridge No. 12 and Balrd Branch Southeastwardly to the Illinois River.

3. All that part of the Northeast Quarter of the Southeast Quarter of Section 27, Township 2 North, Range 1 East of the Fourth Principal Meridian, which lies Southeastly from the C.B. & O. R.R. right of way and Northwesterly from the drainage ditch which crosses said tract and extends from the C.B. & O. R.R. Bridge No. 12 and Baird Branch to the Illinois River.

4. All that part of the Southeast Quarter of the Northeast Quarter of Section 27 which lies Southeasterly from the C.B. & O. R.R. right of way.

[illegible]

ACCEPTING THEREFROM: An irregular wedge or partly triangle shaped tract of land containing about 5 acres in the northernly part of Tract A, recorded as being Fred & Beulah Kelly Tract A, Township 26 North, Range 1 East of the Fourth Principal Meridian & Schuyler County, Illinois, October 28, 1960, as shown by plat attached hereto. The original survey of said tract was made by J.H. Cordes, said survey being recorded in the Office of the Recorder of Schuyler County, Illinois, October 28, 1960, as shown by plat attached hereto. Said premises are part of the unrecorded Survey of Fred & Beulah Kelly Tract A, Township 26 North, Range 1 East of the Fourth Principal Meridian & Schuyler County, Illinois, particularly described as follows:

[illegible]

AND ALSO EXCEPTING: That part taken by the State of Illinois by Order Vesting Title contained in Case No. 98-ED-3 (Book 183, Page 75), more particularly described as follows:

more particularly described as follows:

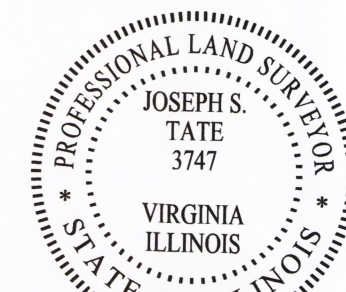
Part of the Southeast Quarter of Section 27, a part of the Northeast Quarter of Section 27, a part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 34, all in Township 2 North, Range 1 East, the Fourth Principal Meridian, Schuyler County, Illinois, described using bearings based on the Illinois State Plane Coordinate System NAD-83 (2011 ADJUSTED ZONE 17).

commencing at a stone at the southwest corner of the Southeast Quarter of said Section 27; thence South 88 degrees 30 minutes 50 seconds East 311.12 feet along the south line of the Southeast Quarter of said Section 27 to an iron rod on the Southeasterly right of way of Illinois Route 100, said iron rod being the Point of Beginning; thence South

[illegible]

All bearings and distances are based on the Illinois State Plane Coordinate System NAD-83-West Zone, (2011 ADJ).

Field Work Completed: December 26, 2019



EXPIRES: 11/30/2020

I, JOSEPH S. TATE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY SUPERVISION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JOSEPH S. TATE
PROFESSIONAL LAND SURVEYOR NO. 3747

ILLINOIS RIVER'S EDGE CALL TABLE			
From	To	Direction	Distance
I	J	S 56° 17' 40" W	281.00'
J	K	S 52° 20' 47" W	78.61'
K	L	S 46° 44' 09" W	226.53'
L	M	S 39° 01' 09" W	40.52'
M	N	S 33° 32' 56" W	270.64'
N	O	S 31° 03' 52" W	152.21'
O	P	S 31° 04' 32" W	576.27'
P	Q	S 37° 02' 56" W	90.43'
Q	R	S 32° 00' 05" W	125.71'
R	S	S 25° 55' 42" W	154.52'
S	T	S 31° 00' 50" W	326.71'
T	U	S 32° 57' 49" W	752.06'
U	V	S 28° 35' 16" W	448.35'
V	W	S 25° 37' 19" W	334.86'
W	50	S 24° 05' 06" W	431.24'
X	Y	S 23° 14' 44" W	239.07'
Y	Z	S 23° 01' 39" W	176.77'

LEGEND

- 5/8" Iron Rod (Set)
 ○ Iron Rod/Pipe (Found)
 △ Stone (Found)
 ☒ Right of Way Marker
 - - - - - Edge of Water, 8/25/2015
 _____ Right of Way
 P.O.C. Point of Commencing
 P.O.B. Point of Beginning

SCHUYLER COUNTY, ILLINOIS
PLAT OF SURVEY
FOR
REX SCHULZ & DON MAROLD
TATE SURVEYING AND
MAPPING, LLC
22339 VIRGINIA ROAD
VIRGINIA, ILLINOIS
(217) 248-6615
ILLINOIS PROFESSIONAL DESIGN
FIRM NO. 184.007383

REVISED 12/24/2019	DRAWN BY JST	SHEET NO.
	CHECKED BY JST	1
	DATE September 17, 2019	OF 1 SHEETS