

LEGEND

- IRON PIPE/REBAR/PIN FOUND ○ 1/2" REBAR SET
■ CONC. MON. FOUND

ORIGINAL DEED DESCRIPTIONS

PER CORRECTIVE WARRANTY DEED, DOC. NO. 2019R14492 (DONALD H. & MARCIA KOENIG TO JEFFERY W. & DIANE E. SEYMORE)

ALL THAT PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2320.18 FEET TO THE POINT OF BEGINNING, ON THE HEREIN DESCRIBED TRACT, THENCE CONTINUING SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 496.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 818.33 FEET, THENCE NORTH 01 DEGREE 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 425.35 FEET, THENCE SOUTH 83 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 183.45 FEET, THENCE SOUTH 85 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 648.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 51 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 335.41 FEET, THENCE NORTH 88 DEGREES 14 MINUTES 04 SECONDS EAST, A DISTANCE OF 419.75 FEET TO THE CENTERLINE OF A ROADWAY (33.00 FEET WIDE), THENCE SOUTH 09 DEGREES 23 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 396.50 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 287.07 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM ALL COAL UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME AND ALSO EXCEPT ALL OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME), IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO. 10-1-16-10-00-000-003.002

ALSO 15.00 FEET OF EVEN WIDTH OFF THE ENTIRE SOUTH SIDE OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST, (SOLAR), ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2320.18 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE CONTINUING SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 496.62 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2064.09 FEET, TO THE CENTERLINE OF A ROADWAY (50.00 FEET WIDE), THENCE NORTH 18 DEGREES 12 MINUTES 08 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 483.58 FEET, THENCE NORTH 29 DEGREES 10 MINUTES 55 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 694.18 FEET, THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF 221.18 FEET, THENCE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, A DISTANCE OF 537.01 FEET, THENCE SOUTH 83 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 658.68 FEET, THENCE SOUTH 85 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 648.79 FEET TO THE WEST LINE OF THE SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 51 MINUTES 57 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 335.41 FEET, THENCE NORTH 88 DEGREES 14 MINUTES 04 SECONDS EAST, A DISTANCE OF 419.75 FEET, TO THE CENTERLINE OF A ROADWAY (33.00 FEET WIDE), THENCE SOUTH 09 DEGREES 23 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 396.50 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 287.07 FEET, TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM ALL COAL UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME AND ALSO EXCEPT ALL OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME), IN MADISON COUNTY, ILLINOIS.

THIS DESCRIPTION IS TAKEN FROM THE CORRECTIVE WARRANTY DEED RECORDED MAY 10, 2019 AS DOCUMENT 2019R14492.

PER QUITCLAIM DEED, DOC. NO. 2023R00734 (JEFFERY W. & DIANE L. SEYMORE TO THE JEFFERY & DIANE SEYMORE LIVING TRUST)

ALL THAT PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2320.18 FEET TO THE POINT OF BEGINNING, ON THE HEREIN DESCRIBED TRACT, THENCE CONTINUING SOUTH 88 DEGREES 06 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 496.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 818.33 FEET, THENCE NORTH 01 DEGREE 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 425.35 FEET, THENCE SOUTH 83 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 183.45 FEET, THENCE SOUTH 85 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 648.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 51 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 335.41 FEET, THENCE NORTH 88 DEGREES 14 MINUTES 04 SECONDS EAST, A DISTANCE OF 419.75 FEET TO THE CENTERLINE OF A ROADWAY (33.00 FEET WIDE), THENCE SOUTH 09 DEGREES 23 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 396.50 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 287.07 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM ALL COAL UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME AND ALSO EXCEPT ALL OIL, GAS AND OTHER MINERALS UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME), IN MADISON COUNTY, ILLINOIS.

AND MORE COMMONLY KNOWN AS 8668 PIN OAK ROAD, EDWARDSVILLE, IL 62025

TAX PARCEL NUMBER: 10-1-16-10-00-000-003.002

PLAT OF SURVEY
8668 PIN OAK ROAD
EDWARDSVILLE, IL 62025

TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

TRACT A:

A TRACT OF LAND BEING PART OF NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5" IRON PIPE, BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2045.63 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 88 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 419.19 FEET TO THE CENTERLINE OF PIN OAK ROAD (33 FEET WIDE); THENCE ALONG SAID CENTERLINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 09 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 398.98 FEET; 2) SOUTH 00 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 79.13 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 08 SECONDS WEST, A DISTANCE OF 492.22 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 41 MINUTES 16 SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 472.98 FEET TO THE POINT OF BEGINNING, CONTAINING 217,800 SQUARE FEET, OR 5.00 ACRES, MORE OR LESS.

TRACT B:

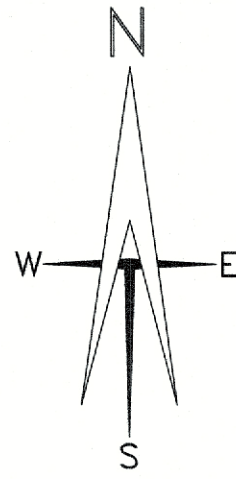
A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5" IRON PIPE, BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2045.63 FEET; THENCE CONTINUING SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST ON SAID WEST LINE, A DISTANCE OF 335.41 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 41 MINUTES 16 SECONDS WEST ON SAID WEST LINE, A DISTANCE OF 137.57 FEET, THENCE NORTH 88 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 492.22 FEET TO A POINT ON THE CENTERLINE OF PIN OAK ROAD (33 FEET WIDE); THENCE SOUTH 00 DEGREES 32 MINUTES 06 SECONDS EAST ON SAID CENTERLINE, A DISTANCE OF 207.94 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 09 MINUTES 54 SECONDS WEST, ON SAID SOUTH LINE, A DISTANCE OF 496.62 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 13 MINUTES 30 SECONDS WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 2062.55 FEET TO A POINT IN THE CENTERLINE OF OLD STAUNTON ROAD (50 FEET WIDE); THENCE NORTH 17 DEGREES 59 MINUTES 26 SECONDS EAST ON SAID CENTERLINE, A DISTANCE OF 15.94 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 30 SECONDS EAST, ON A LINE 15 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 1246.01 FEET; THENCE NORTH 01 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 425.35 FEET; THENCE SOUTH 84 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 183.45 FEET; THENCE SOUTH 85 DEGREES 28 MINUTES 06 SECONDS EAST, A DISTANCE OF 648.12 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, AND THE POINT OF BEGINNING, CONTAINING 441,289 SQUARE FEET, OR 10.13 ACRES, MORE OR LESS.

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10-4-7, SAID BEARING BEING S00°41'16"W.

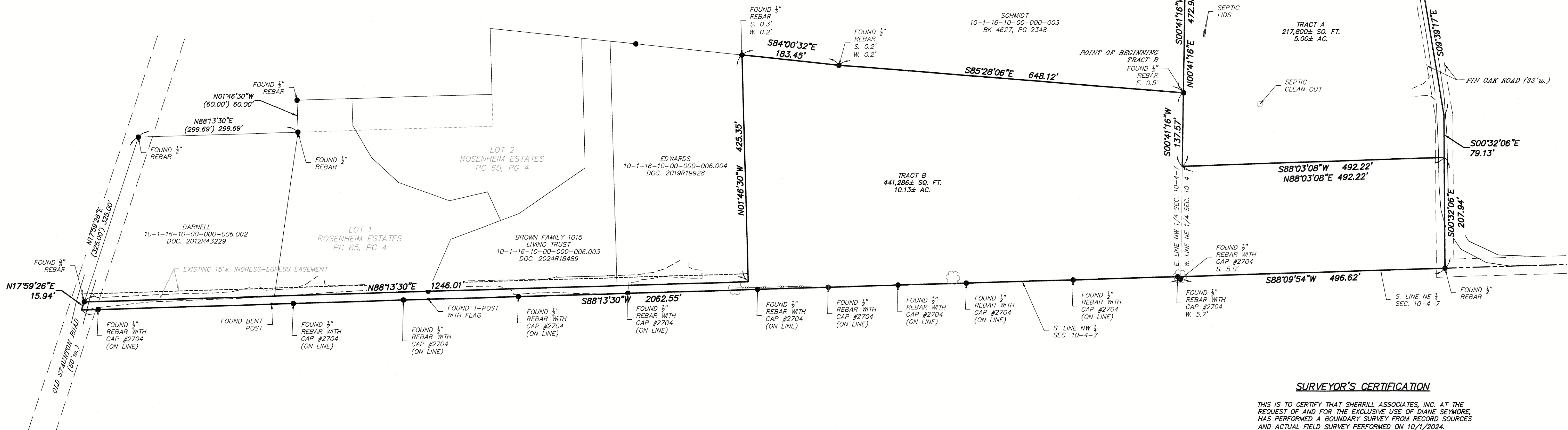


100' 0' 100' 200'
SCALE: 1" = 100'

TOTAL AREA

TRACT A:
217,800± S.F.
5.00± AC.

TRACT B:
441,289± S.F.
10.13± AC.



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF DIANE SEYMORE, HAS PERFORMED A BOUNDARY SURVEY FROM RECORD SOURCES AND ACTUAL FIELD SURVEY PERFORMED ON 10/1/2024. RESULTS OF SAID SURVEY ARE SHOWN HEREON. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



NOTE:
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

FLAT OF SURVEY
8668 PIN OAK DRIVE
EDWARDSVILLE, IL

DIANE SEYMORE
7749 RICKEY HOLLOW LANE
WORDEN, ILLINOIS 62097
618.806.0560

Title:

Client:



SHERRILL
ASSOCIATES

Surveyors – Engineers
– Planners

Illinois Design Firm
184-001238

Missouri Design Firm
001332

316 Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

REVISION	DATE	NO.

PROJECT NO. 2443301	SCALE 1:100
DRAWN SES	DATE 10-1-2024
CHECKED GSM	

PLAT OF SURVEY
8668 PIN OAK DRIVE
EDWARDSVILLE, IL

SHEET 1 OF 1