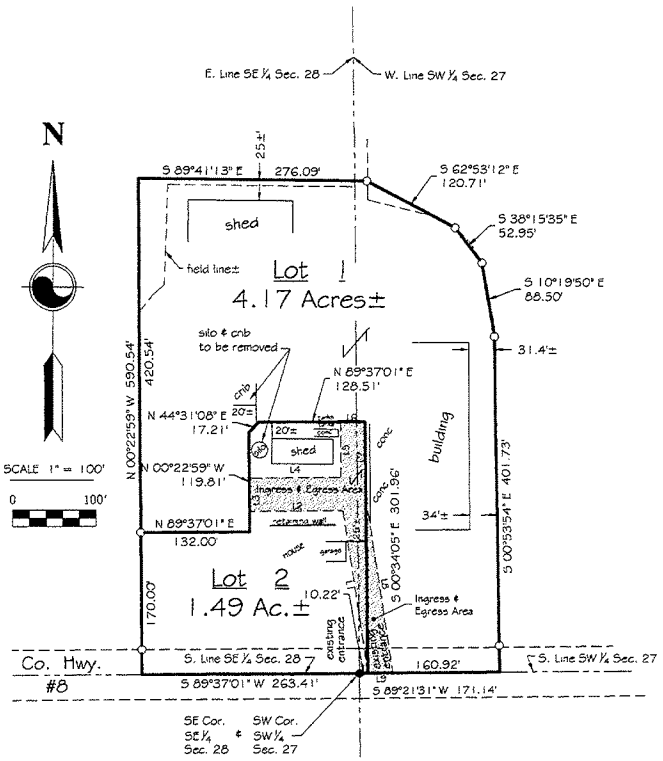
"BOGNER SUBDIVISION"

Being a part of the SW 1/4 of Section 27 and also a part of the SE 1/4 of Section 28, all in T13N, R9E of the 4th P.M., Marshall County, Illinois.



LEGEND

- ● = Found Iron Monument
- O = Set ⅝" Iron Rod
- ——— = Boundary line
- - - - - = Section line

Field Survey done: Nov.-Dec. 2015

NOTE: Iron pins only set at locations as instructed by client.

NOTE: Acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

LINE TABLE for Easement Area

LINE	BEARING	DISTANCE
L1	N 00°46'10" W	197.25'
L2	S 89°24'55" W	112.71'
L3	N 00°35'05" W	40.00'
L4	N 89°24'55" E	110.87'
L5	N 00°33'54" W	66.82'
L6	N 89°37'01" E	29.90'
L7	S 00°34'05" E	91.65'
L8	S 05°46'10" E	212.44'
L9	S 89°21'31" W	30.30'

Field Survey done: March 2013

Wallace Engineering & Land Surveying Co., Inc.
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #184.005454
Office: 309-286-7333
E-mail: wallaceengr@gmail.com

CLIENT: Bogner Farm
DATE: 12-30-15
JOB: 15231-002

Prepared for:
Attorney Ryan Anderson
P.O.Box 174
611 Second St.
Henry, IL., 61537
Re: Borner Farm

OWNER'S CERTIFICATE

State of Illinois)
County of Marshall) SS

This is to certify that the undersigned is the owner of the lands represented on the plat hereon and he has caused the same to be surveyed, subdivided and platted as shown by the plat for uses and purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The following protective covenants regulating the use of the property shown hereon are
subscribed to without reservation.

Date at _____, Illinois,

This____ day of _____, A.D. 20___ .

Owner - _____

Address - _____

NOTARY'S CERTIFICATE

State of Illinois)
County of Marshall) SS

I,_____, Notary Public in and for the State and County aforesaid, do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing certificate and plat, appeared before me this day in person and signed and delivered the said certificate and plat for the uses and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this day___ of _____, A.D. 20___ .

Notary Public - _____

My Commission Expires: _____

ZONING ADMINISTRATOR CERTIFICATE

State of Illinois)
County of Marshall) SS

Approved this_____day of _____A.D. 20___ .

Marshall County Zoning Administrator - _____

COUNTY CLERK'S TAX CERTIFICATE

State of Illinois)
County of Marshall) SS

This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing certificates.
Dated this 12 day of Jan. A.D. 20 17

Marshall County Clerk - Dawn Pipa

COUNTY RECORDER'S CERTIFICATE

State of Illinois)
County of Marshall) SS

Filed for record this 19 day of Jan A.D. 20 17 At _____ o'clock __M., in Book_____ of Plats, Page ____ and examined.

County Recorder - Dawn Pipa

MARSHALL COUNTY HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MARSHALLSS

This plat has been approved by the Henry County Highway Department with respect to the roadway access pursuant to 605 Illinois Compiled Statutes 5/9-109, however, if an additional entrance is required, a highway permit for access will be required by the owner of the property. A plan that meets the required contained in the Departments "Policy on Permits for access Driveways to ~~Henry~~ County Highways Systems", will be required by the Department. marshall

Marshall County Engineer _____ Date _____

COUNTY BOARD CERTIFICATE OF APPROVAL

State of Illinois)
County of Marshall) SS

Approved by the County Board this 12 day of Jan. A.D. 20 17

Chairman of the Board - Gary Kunkle

STATE OF ILLINOIS) SS
COUNTY OF STARK)

We, the Wallace Engr. & Land Surveying Co., Inc., do hereby state that we have Surveyed Lots 1 and 2 to be known as "BOGNER SUBDIVISION", Being a part of the SW ¼ of Section 27 and also a part of the SE ¼ of Section 28, all in T13N, R9E of the 4th P.M., Marshall County, Illinois.

The exterior boundary being described as follows and bearings are for the purpose of description only:--

Beginning at Southeast Corner of the SE¼ of said Section 28; Thence S 89°37'01" W, along the South line of said SE¼, a distance of 263.41 feet; Thence N 00°22'59" W, a distance of 590.54 feet; Thence S 89°41'13" E, a distance of 276.09 feet to an iron rod; Thence S 62°53'12" E, a distance of 120.71 feet to an iron rod; Thence S 38°15'35" E, a distance of 52.95 feet to an iron rod; Thence S 10°19'50" E, a distance of 88.50 feet to an iron rod; Thence S 00°53'54" E, a distance of 401.73 feet to the South line of the SW¼ of said Section 27;Thence S 89°21'31" W, along the South line of the SW¼ of said Section 27,a distance of 171.14 feet the Place of Beginning and containing 5.66 acres, more or less. Subject to the right-of-way of a Public Road on the South side of the above described Subdivision and also subject to all easements of record.

We further state that the accompanying Plat is a true and correct representation of said Survey and Subdivision as made by us. All distances are shown in feet and decimals of a foot and bearings are for the purpose of description only.

We further state that this land is not within 1 1/2 miles of the corporate limits of an incorporated city, town or village which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now and hereafter amended and is not within any municipality.

Dated this 30th day of December, 2015.

KEVIN R. WALLACE 2814 LAND SURVEYOR STATE OF ILLINOIS

WALLACE ENGR. & LAND SURVEYING CO.,INC.
Toulon - Illinois

By: _____
Kevin Wallace #2814
Illinois Professional Land Surveyor
Expires: 11/30/16

#17-02