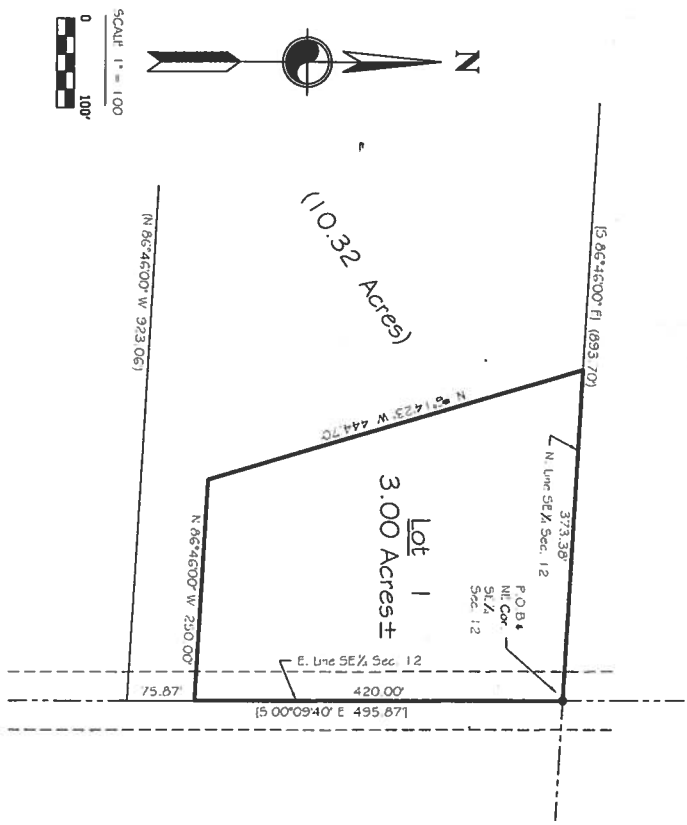


#80-59

"HICKORY POINT SUBDIVISION"

Being a part of the SE1/4 of Section 12, T29N, R3W
of the 3rd P.M., Marshall County, Illinois.



SCALE 1" = 100'

0 100'



- LEGEND**
- Found from Monument
 - Set Iron Rod
 - Boundary line
 - - - Section line

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.

Field Survey done: Sept. 2012

Wallace Land Surveying Co. Ltd
PO Box 42
Toulon, Illinois 61483
Phone: 309.286.7333
Office: 309.286.7333
E-mail: wallace@wallaceland.com

CLIENT: Jerry Ferguson
DATE: 7-29-2020
JOB: 1919Y-001

Prepared for:
Jerry Ferguson
1265 Hickory Grove Road
Toulon, IL 61540

OWNER'S CERTIFICATE

I, _____, 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 has caused the same to be surveyed, subdivided and plotted as shown by the plat hereon and proposes as indicated thereon, 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.

Dated 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 official 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 _____ of land described in the foregoing plat.

Dated this _____ day of _____, A.D. 20____.

Marshall County Clerk: _____

COUNTY RECORDER'S CERTIFICATE

State of Illinois,)
County of Marshall) SS

Filed for record this _____ day of _____, A.D. 20____, at _____ o'clock _____ M., in Book _____ of Falls, Page _____ and examined _____

County Recorder: _____

MARSHALL COUNTY HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MARSHALL) SS

This plat has been approved by the Marshall County Highway Department with respect to the roadway access pursuant to 605 Illinois Compiled Statutes 5/0-1.09. However, if an additional entrance is required, a highway permit for access will be required by the owner of the property.

_____ Marshall County Inspector _____ Date: _____

COUNTY BOARD CERTIFICATE OF APPROVAL

State of Illinois,)
County of Marshall) SS

Approved by the County Board this _____ day of _____, A.D. 20____.

Chairman of the Board: _____

Jerry Ferguson

STATE OF ILLINOIS, SS
COUNTY OF STARK

We, the Wallace Land Surveying Co., Ltd. do hereby state that we have surveyed Lot 1 to be shown as "HICKORY POINT SUBDIVISION", Being a part of the SE1/4 of Section 12, T29N, R3W of the 3rd P.M., Marshall County, Illinois.

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

Beginning at an iron rod at the Northeast Corner of the SE1/4 of said Section 12; Thence S 00°09'40" E, along the East line of said SE1/4, a distance of 420.00 feet; Thence N 65°16'00" W, a distance of 250.00 feet; Thence N 16°14'23" W, a distance of 444.70 feet to the North line of said SE1/4; Thence S 86°46'00" E, along said North line, a distance of 373.38 feet to the Place of Beginning and containing 3.00 acres, more or less. Subject to the right-of-way of the Public Road along the East side of the above described tract and also subject to all easements of record. The above description was prepared using information of record. No survey or field work was done.

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

Dated this 29th day of July, 2020.

WALLACE LAND SURVEYING CO. LTD
Professional Design Firm #1641-005454-0000
Toulon, Illinois

By: _____
Kevin Wallace #26114
Illinois Professional Land Surveyor
License #193020

3 miles south-southeast of Lacon adjacent to Hickory Grove Estates Subdivision

