

PLAT OF SURVEY

PART OF THE SOUTH HALF
OF SECTION 1, TOWNSHIP 18 NORTH,
RANGE 8 EAST OF THE 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

LEGAL DESCRIPTION

Lots 8 and 10 of a Subdivision of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, as shown by Plat in Deed Record 46 at Page 280 in the Recorder's Office of Champaign County, Illinois; EXCEPT the following described tracts of land:

1. Lake Falls Subdivision Phase 1 recorded February 8, 2007 as Document Number 2007R03220;

2. Lake Falls Subdivision Phase 2 recorded February 6, 2015 as Document Number 2015R01963;

3. Beginning at the Southeast corner of said Southeast 1/4 of Section 1, said corner being the Southeast corner of Lot 10 of the subdivision of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian recorded in Deed Record Book 46 at page 280 in the Office of the Recorder of Champaign County, Illinois. Proceed South 88°54'52" West 1,309.31 feet along the South line of said Southeast Quarter of Section 1 to the True Point of Beginning; thence continue South 88°54'52" West 943.93 feet along the South line; thence North 01°09'10" West 351.16 feet; thence South 86°50'50" West 38.54 feet; thence North 41°54'28" West 346.21 feet; thence North 42°22'55" East 366.00 feet; thence South 47°37'05" East 3.68 feet; thence North 42°22'55" East 166.00 feet; thence South 47°37'05" East 120.00 feet; thence North 42°22'55" East 20.00 feet; thence South 47°37'05" East 151.77 feet; thence South 56°28'25" East 68.64 feet; thence South 71°56'24" East 205.54 feet; thence South 50°51'09" East 10.00 feet; thence South 89°27'46" East 64.06 feet; thence North 74°01'42" East 77.77 feet; thence South 26°44'12" East 19.88 feet; thence North 63°15'48" East 180.00 feet; thence South 26°44'12" East 2.30 feet; thence North 63°15'48" East 118.31 feet; thence Southeast 115.27 feet along the arc of a curve concave to the Southwest with a radius of 850.00 feet, a chord length of 115.18 feet and a chord bearing of South 19°14'06" East; thence Southwest 7.53' along the arc of a curve concave to the South with a radius of 1,030.00 feet, a chord length of 7.53 feet and a chord bearing of South 73°57'42" West; thence South 16°14'52" East 186.00 feet; thence Southwest 15.78 feet along the arc of a curve concave to the South with a radius of 844.00 feet, a chord length of 15.78 feet and a chord bearing of South 73°23'59" West; thence South 01°09'10" East 169.33 feet; thence North 88°50'50" East 20.01 feet; thence South 01°08'36" East 429.88 feet to the True Point of beginning, situated in Champaign County, Illinois.

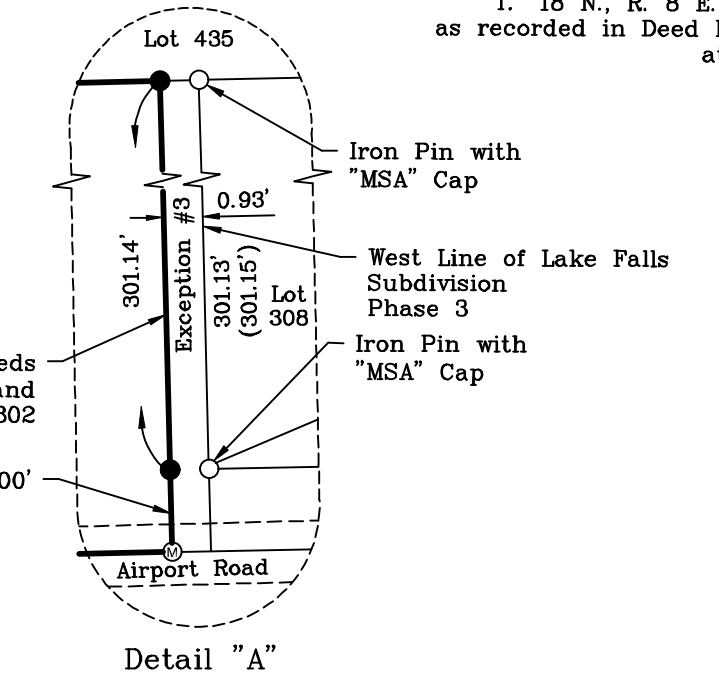
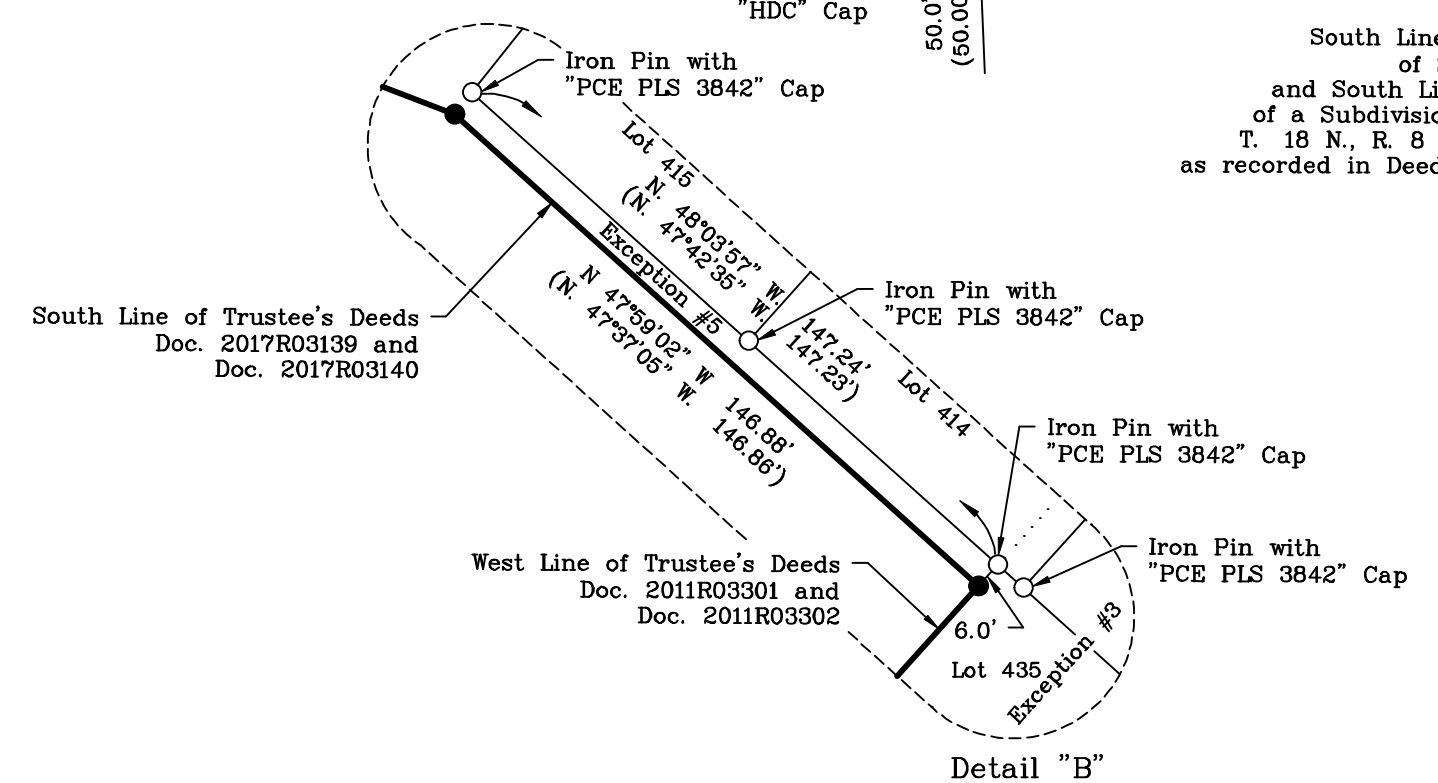
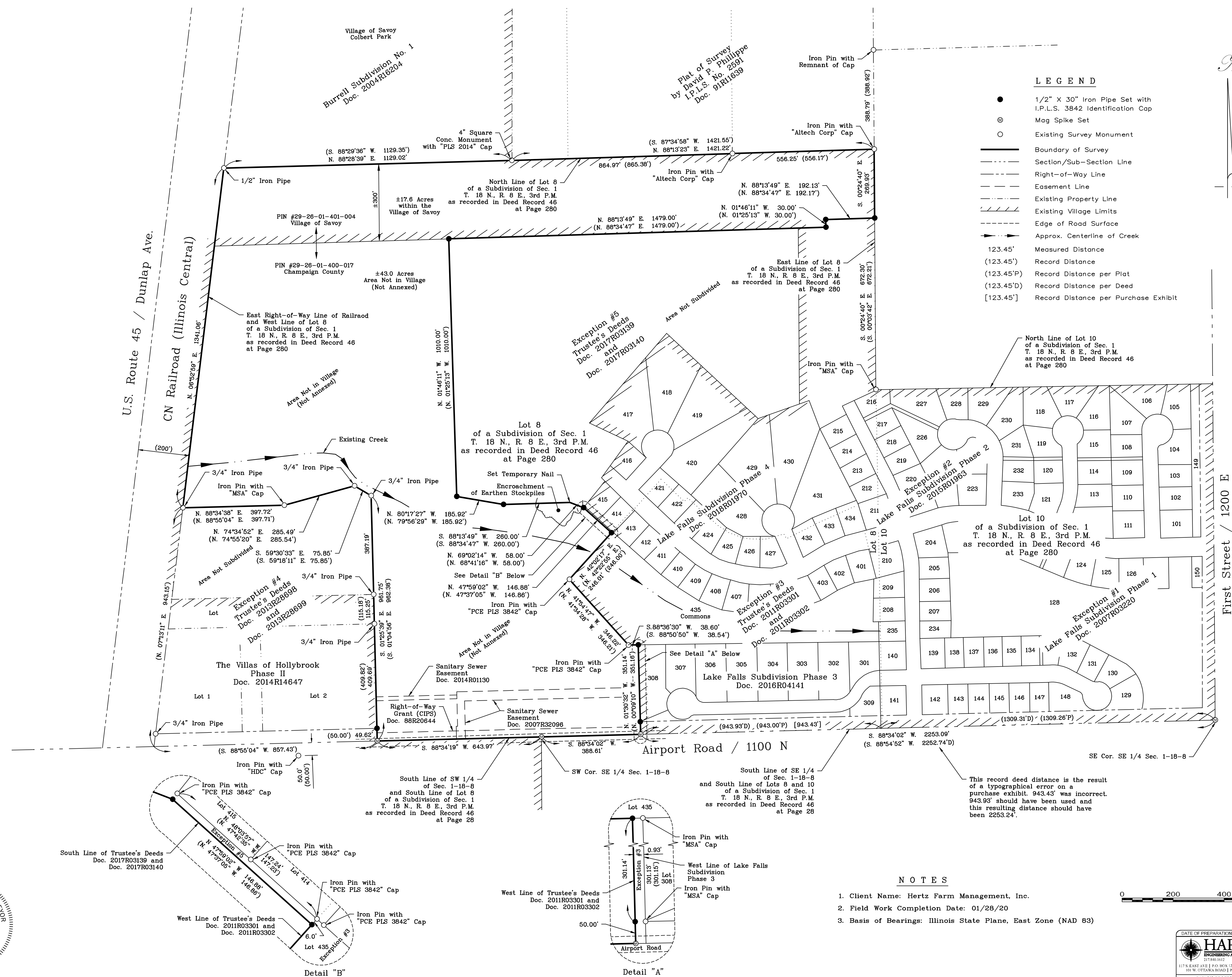
4. a tract of land being a part of the Southwest Quarter of section 1, Township 18 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows: Beginning at the intersection of the South line of Section 1 with the Easterly right-of-way line of the Illinois Central Gulf Railroad; thence North 07°13'11" East, 943.15 feet along said Easterly right-of-way line; thence North 88°55'04" East, 397.71 feet; thence North 74°56'24" East, 205.54 feet; thence South 59°18'11" East, 75.85 feet; thence South 01°04'56" East, 962.36 feet to the South line of said Section 1; thence South 88°55'04" East 857.43 feet along the South line to the Point of Beginning, in Champaign County, Illinois;

5. a tract of land being a part of the South Half of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 1; thence South 88°54'52" West along the South line of the Southeast Quarter of said Section 1, a distance of 2,252.74 feet to the West line of the tract of land as set forth in Trustee's Deeds recorded as Document Number 2011R03301 and 2011R03302 in the Champaign County Recorder's Office; thence North 0°09'10" West along said West line, a distance of 351.16 feet; thence South 86°50'50" West along said West line, a distance of 38.54 feet; thence North 41°54'28" West along said West line, a distance of 346.21 feet; thence North 42°22'55" East along said West line, a distance of 248.00 feet to the point of beginning; thence North 47°37'05" West, a distance of 146.86 feet; thence North 68°14'16" West, a distance of 58.00 feet; thence South 69°34'47" West, a distance of 280.00 feet; thence North 79°56'23" West, a distance of 185.92 feet; thence North 01°25'13" West, a distance of 1,010.00 feet; thence North 88°34'47" East, a distance of 1,479.00 feet; thence North 01°25'13" West, a distance of 30.00 feet; thence North 88°34'47" East, a distance of 192.17 feet to the East line of Lot 8 of a Subdivision of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, as recorded in Deed Record 46 at Page 280 in the Champaign County Recorder's Office; thence South 09°03'42" East along said East line, a distance of 672.21 feet to a North corner of Lake Falls Subdivision Phase 2 as recorded as Document Number 2015R01963 in the Champaign County Recorder's Office; thence South 67°46'24" West along the North line of said Phase 2, a distance of 151.55 feet; thence Southeast 41.72 feet along said North line being an arc of a curve concave to the Northeast with a radius of 530.00 feet, a chord length of 41.71 feet and a chord bearing of South 24°28'54" East; thence South 63°15'48" West along the North line of said Phase 2, a distance of 120.00 feet to the Northwest corner of said Phase 2; thence South 26°44'12" East along the West line of said Phase 2, a distance of 269.38 feet; thence Southeast 53.65 feet along said West line being an arc of a curve concave to the Southwest with a radius of 850.00 feet, a chord length of 53.64 feet and a chord bearing of South 24°55'48" West; thence to the North line of the tract of land as set forth in said Trustee's Deed; thence South 63°15'48" West along said North line, a distance of 118.31 feet; thence North 26°44'12" West along said North line, a distance of 2.30 feet; thence South 63°15'48" West along said North line, a distance of 180.00 feet; thence North 26°44'12" West along said North line, a distance of 19.88 feet; thence North 74°01'42" West along said North line, a distance of 77.77 feet; thence North 89°27'46" West along said North line, a distance of 64.06 feet; thence North 80°51'09" West along said North line, a distance of 10.00 feet; thence North 71°56'24" West along said North line, a distance of 66.63 feet; thence North 56°28'25" West along said North line, a distance of 66.64 feet; thence North 47°37'05" West along said North line, a distance of 151.77 feet; thence South 42°22'55" West along said North line, a distance of 20.00 feet; thence North 47°37'05" West along said North line, a distance of 120.00 feet to the Northwest corner of the tract of land as set forth in said Trustee's Deed; thence South 42°22'55" West along the West line of said tract of land, a distance of 166.00 feet; thence North 47°37'05" West along said West line, a distance of 3.68 feet; thence South 42°22'55" West along said West line, a distance of 120.00 feet to the point of beginning.

all situated in Champaign County, Illinois.
Said real estate encompassing 60.6 acres, more or less, 17.6 acres, more or less, in the Village of Savoy (Parcel #29-26-01-401-004) and 43.0 acres, more or less, in Champaign County (Parcel #29-26-01-400-017). Said real estate also being subject to the rights of the public in the roadway commonly known as Airport Road/1100N. Said roadway being situated along the south side of subject real estate and subject to existing public utilities.

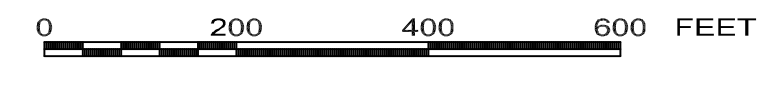
LEGEND

- 1/2" X 30" Iron Pipe Set with I.P.L.S. 3842 Identification Cap
- ⊙ Mag Spike Set
- Existing Survey Monument
- Boundary of Survey
- - - Section/Sub-Section Line
- - - Right-of-Way Line
- - - Easement Line
- - - Existing Property Line
- - - Existing Village Limits
- - - Edge of Road Surface
- > Approx. Centerline of Creek
- 123.45' Measured Distance
- (123.45') Record Distance
- (123.45') Record Distance per Plat
- (123.45') Record Distance per Deed
- [123.45'] Record Distance per Purchase Exhibit



NOTES

1. Client Name: Hertz Farm Management, Inc.
2. Field Work Completion Date: 01/28/20
3. Basis of Bearings: Illinois State Plane, East Zone (NAD 83)



This professional service conforms to the current Illinois minimum standards for a boundary survey. Dimensions are shown in feet, tenths, and hundredths. Signed and dated in Ogden, Illinois, this 12th day of February, 2020.

ERIC E. HEWITT
035-003842
OGDEN ILLINOIS
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR

Eric E. Hewitt
Illinois Professional Land Surveyor No. 3842
Expire 11/30/20

DATE OF PREPARATION: 02/11/20 PROJECT NO.: 20201200
HARTKE
 ENGINEERING AND SURVEYING, INC.
 117 S. EAST AVE. | P.O. BOX 123 | OGDEN, IL 62459
 101 W. OFFICE ROAD | PAXTON, IL 62457
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 194-006128

SHEET NO. **1**
OF 1 SHEETS