MARQUETTE PROPERTIES, INC.

Peter Fleming
Office: 815-941-0207
Cell: 773-882-6286
marquetteprop@sbcglobal.net

Michael Fleming
Office: 815-941-0207
Cell: 815-347-5151
mjfleming51@gmail.com

FOR SALE

Commercial Lots – Shorewood, IL

Size: **Parcel 1:** 3.92+/- ac **Parcel 2:** 4+/- ac *(may divide)*

Location: SW Frontage Rd. Shorewood, IL

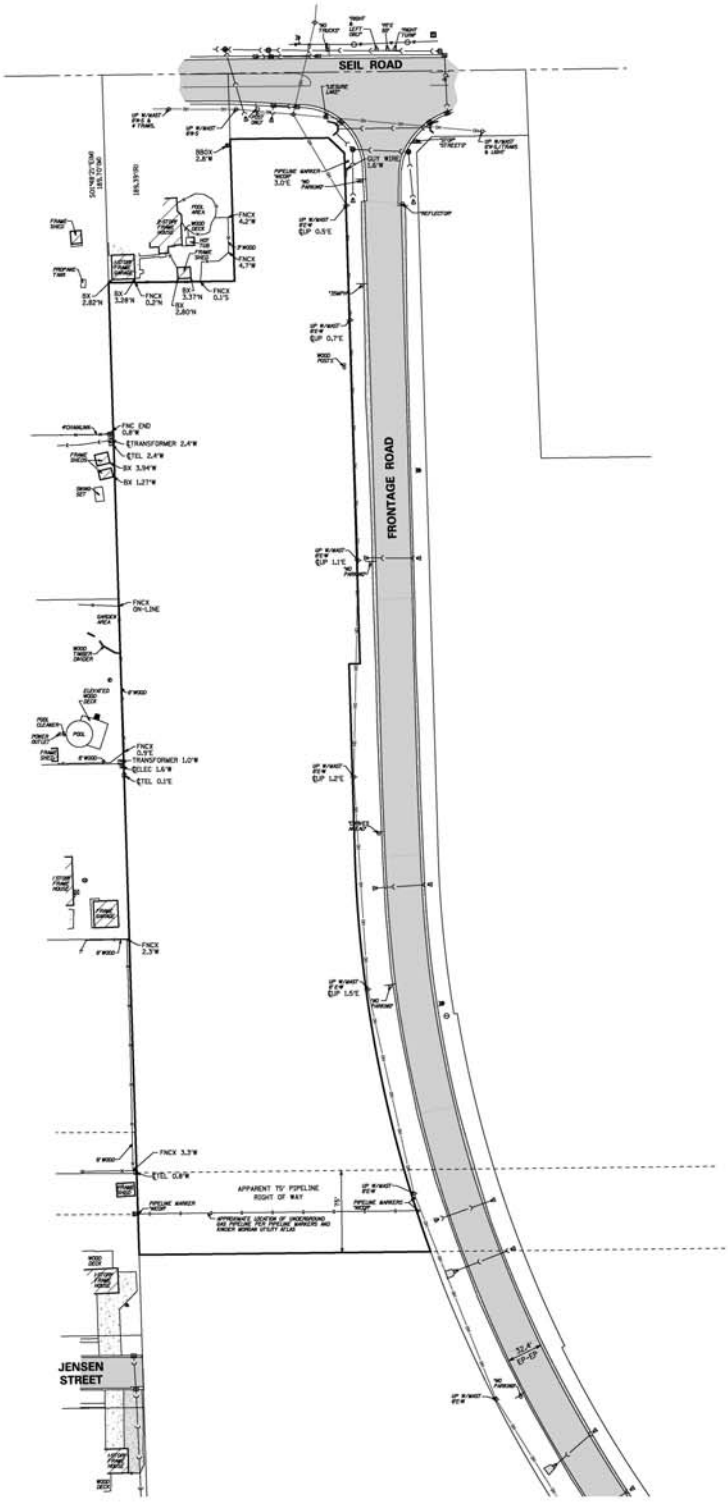
Price: **Parcel 1:** $1,250,000 **Parcel 1:** $1,250,000

Comments: Great location along I55 frontage near the I-55 and I-80 interchange. Projected use as commercial in the Village of Shorewood.

7695 Ashley Rd.
Morris, IL 60450
www.MARQUETTEPROPERTIES.com

PLAT OF SURVEY

P.I.N.:
06-06-21-200-028-0000 (PART OF)



NOTES:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. WJ23012160 WITH A COMMITMENT DATE: SEPTEMBER 1, 2023.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

LAST DATE OF FIELD WORK: MARCH 26, 2018

PROPERTY SURVEYED: 208,851 SQ. FT. OR 4.795 ACRES MORE OF LESS.

P.I.N: 06-06-21-200-028-0000 (PART OF)

NOTES FROM TITLE COMMITMENT:

D. IL ORDINANCE NO. 18-1908 RECORDED DECEMBER 20, 2018 AS DOCUMENT NO. R2018089507 MADE BY (WHEN THE VILLAGE OF SHOREWOOD AND HALEY FARM, LLC, HARRIETT E HALEY AS TRUSTEE UNDER THE HARRIETT E HALEY REVOCABLE TRUST DATED JANUARY 24, 2014, JAMES Y HALEY SR, ROBERT A HALEY JR AND SAYLE M HALEY, JOHN HALEY SR, KATHRYN ANN MCGEE AND RESTORATION CHRISTIAN CHUCH FOR THE EXECUTION OF AN ANNEXATION AGREEMENT. (SURVEYOR'S NOTE: CONTAINS NO PLOTTABLE ITEMS)

E. IL STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS PROPOSED HIGHWAY PLANS RECORDED AS DOCUMENT NO. R2019029842. (SURVEYOR'S NOTE: FRONTAGE ROAD RIGHT OF WAY SHOWN HEREON)

F. 12. EASEMENT MADE BY ANGELINE HALEY AND ROBERT HALEY TO NORTHERN ILLINOIS GAS COMPANY FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND AN NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS RECORDED AS DOCUMENT NO. RTI-24935. (SURVEYOR'S NOTE: DESCRIBED AS BEING THE WEST HALF OF I-55 FRONTAGE ROAD IN 1970)

G. 13. RIGHT OF WAY OPTION MADE BY F. RUTHENBECK, TO CONTINENTAL CONSTRUCTION CORPORATION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, RENEW, OPERATE, MAINTAIN, INSPECT, ALTER, REPAIR AND REMOVE A PIPE LINE OR PIPE LINES, FOR THE TRANSPORTATION OF GAS (OR ANY OF ITS PRODUCTS) AND SUCH DROPS, VALVES, FITTINGS, METERS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARYFOR CONVENIENT FOR SUCH OPERATIONS, OVER AND THROUGH THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 DATED MARCH 10, 1931 AS DOCUMENT NO. 449030. (SURVEYOR'S NOTE: DOCUMENT CALLS FOR A STRIP 49.5' WIDE. LOCATION IS NOT DESCRIBED IN RECORD DOCUMENT AND CANNOT BE SHOWN.)

H. 14. RIGHT OF WAY AGREEMENT MADE BY WILLIAM J HALEY, A SINGLEMAN, MARTIN P HALEY AND MARY A HALEY, HIS WIFE, ANGELINE HALEY, A SPINSTER, ROBERT A HALEY AND HARRIET HALEY, HIS WIFE TO NATURAL GAS PIPELINE COMPANY OF AMERICA, ITS SUCCESORS AND ASSIGNS, A RIGHT OF WAY AND EASEMENT TO CONSTRUCTION, RECONSTRUCT, OPERATE, REPAIR, ALTER, REPLACE, MOVE AND REMOVE A PIPELINE FOR THE TRANSPORTATION OF NATURAL GAS UNDER, UPON, OVER, THROUGHT AND ACROSS THE PROPERTY DATED JULY 23, 1962 AS DOCUMENT NO. 760880 AND JUNE 25, 1963 AS DOCUMENT NO. 771-20388. (SURVEYOR'S NOTE: EASEMENT DESCRIBED IN DOCUMENT 760880 CONTAINS NO PLOTTABLE EASEMENT, EXACT LOCATION IS NOT GIVEN. APPARENT LOCATION SHOWN HEREON. EASEMENT DESCRIBED IN DOCUMENT 771-20388 IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.)

I. 15. EASEMENT MADE BY EMERY SEIL AND MARGUERITE SEIL, HIS WIFE TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS FOR SAID PURPOSES, IN UPON, UNDER, ALONG AND ACROSS THE SOUTH HALF OF THE PUBLIC HIGHWAY KNOWN AS BEITH ROAD WHICH EXTENDS ALONG THE NORTH SIDE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS RECORDED DECEMBER 26, 1967 AS DOCUMENT NO. R67-20389. (SURVEYOR'S NOTE: FALLS IN THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21. SURVEYED PROPERTY IS IN THE EAST HALF OF THE NORTHEAST QUARTER. IS NOT ON OR DOES NOT DOES NO TOUCH THE SURVEYED PROPERTY.)

SCALE 1" = 50'

0 50 100

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD NONUTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
MUNICIPAL LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
MISCELLANEOUS VALVE
GAS VALVE
GUARD POLE
STREET LIGHT
UTILITY POLE
SIGN POST
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
CONTOUR
SPOT ELEVATION
POINT OF NAV MONUMENT
DOC
PEN / STEEL ROD
IRON PIPE
CUT CROSS
PK / NAIL NAIL
RAILROAD SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL

ABBREVIATIONS

FNCX = FENCE CORNER
FNC = FENCE
BX = BUILDING CORNER
UP = UTILITY POLE
TEL = TELEPHONE UPRIGHT
ELEC = ELECTRIC UPRIGHT
CATV = CABLE TV UPRIGHT
EP = EDGE OF PAVEMENT
ECX = EDGE OF CONCRETE CORNER
CB = CATCH BASIN
FES = FLARED END SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF GRUNDY)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 16TH DAY OF OCTOBER, 2023 IN MORRIS, ILLINOIS.

KEVIN W. DONOVAN, L.P.L.S. No. 035-3781
LICENSE EXPIRES 11-30-2024
kdonovan@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

KEVIN W. DONOVAN
3781
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, ILLINOIS

PREPARED FOR:
MARQUETTE PROPERTIES, INC.
7695 ASHLEY RD.
MORRIS, IL 60450

REVISIONS:
09/19/2023

SPACECO INC.

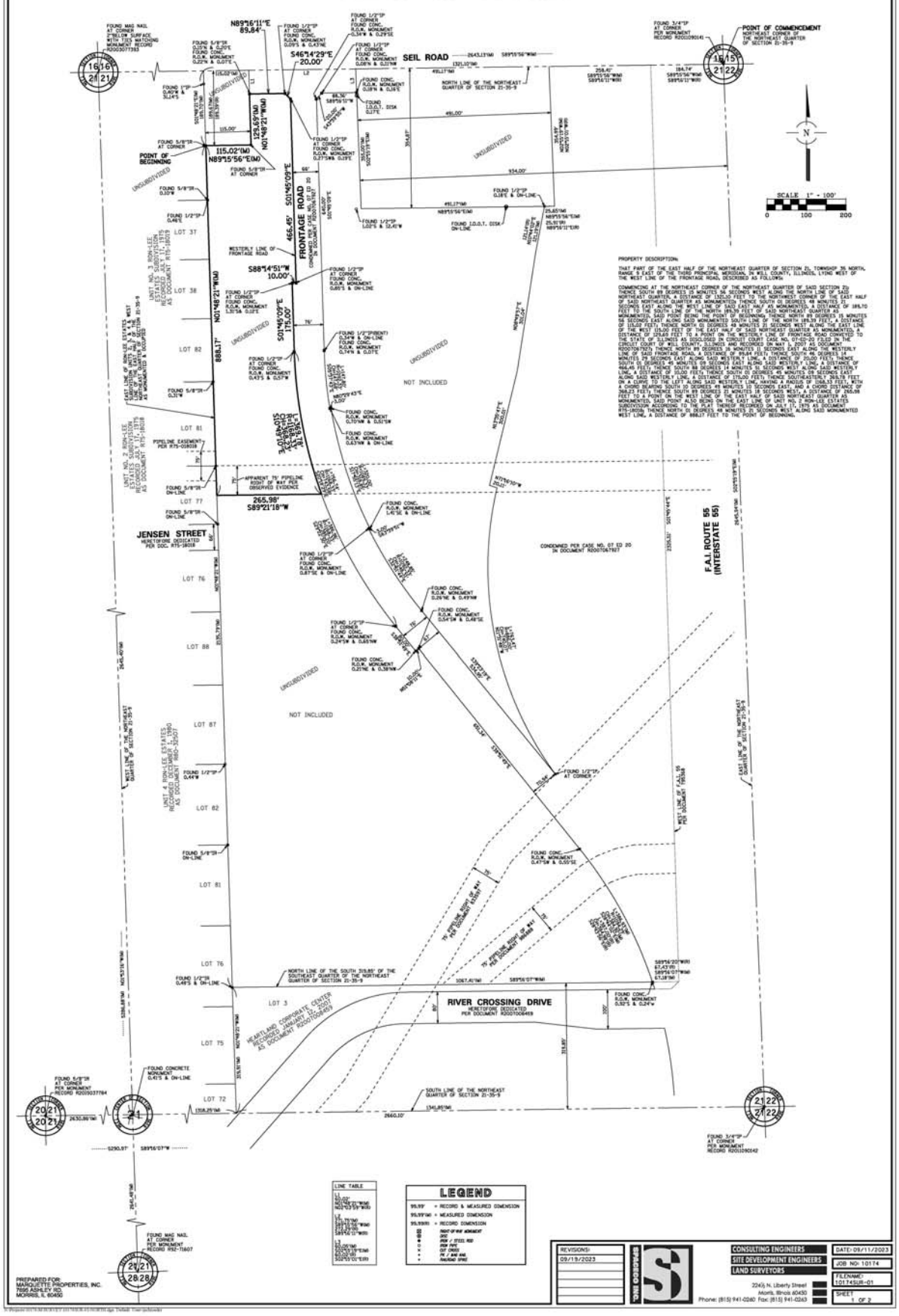
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

2243 N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 09/11/2023
JOB NO: 10174
FILENAME: 10174SUR-01
SHEET 2 OF 2

PLAT OF SURVEY

P.I.N.: 05-06-21-200-028-0000 (PART OF)



LINE TABLE
L1 115.02' N89°15'56"W(M) N89°15'56"W(R) N89°15'56"W(E)
L2 79.79'(M) S46°14'29"W(M) S46°14'29"W(R) S46°14'29"W(E)
L3 125.69'(M) N01°48'21"W(M) N01°48'21"W(R) N02°03'02"E(R)

LEGEND

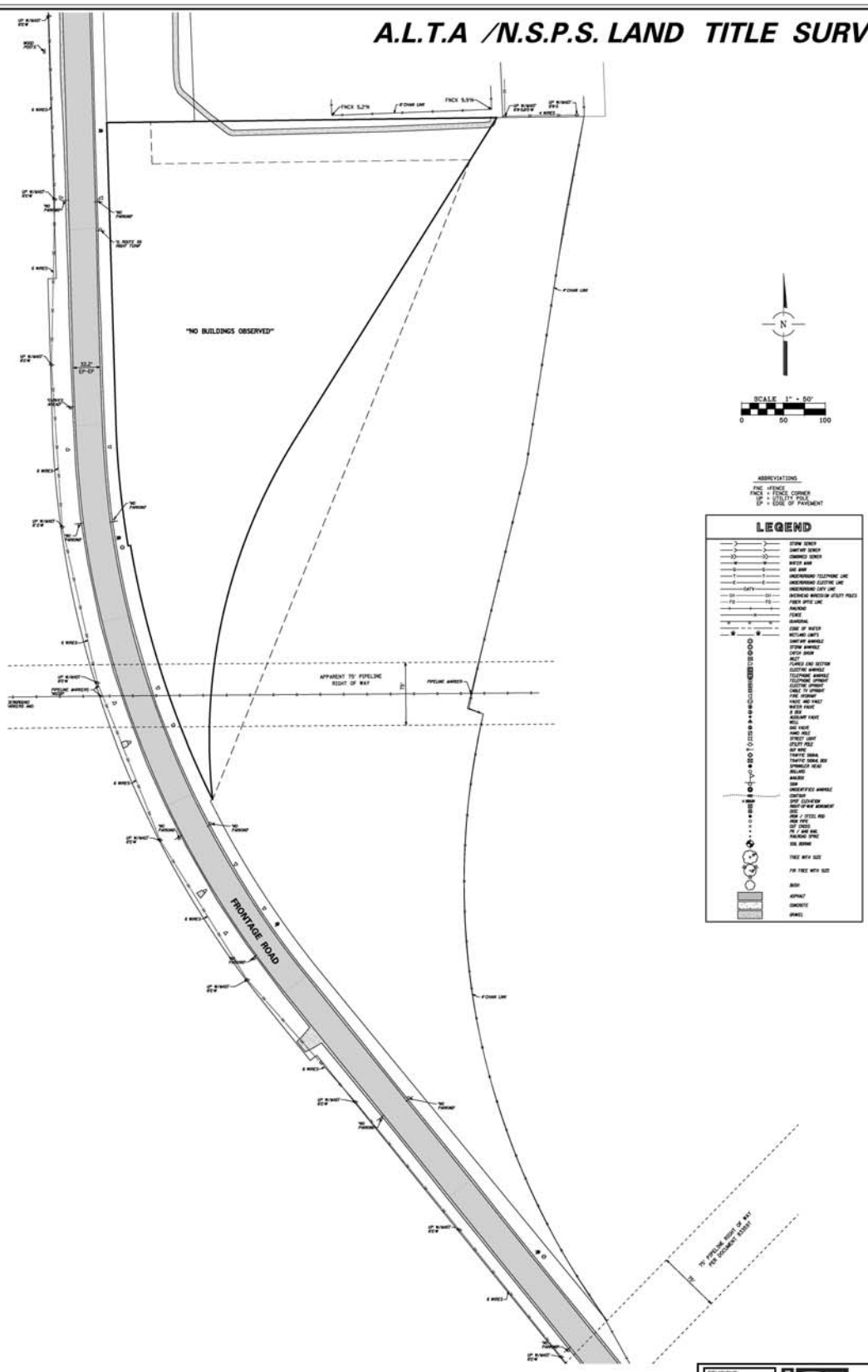
95.99'	= RECORD & MEASURED DIMENSION
95.99'(M)	= MEASURED DIMENSION
95.99'(R)	= RECORD DIMENSION
⊠	RIGHT-OF-WAY MONUMENT
●	SPIKE
●	IRON / STEEL ROD
○	IRON PIPE
+	CUT CROSS
+	PK / NAIL AND WASH.
+	RAILROAD SPIKE

REVISIONS:
09/19/2023

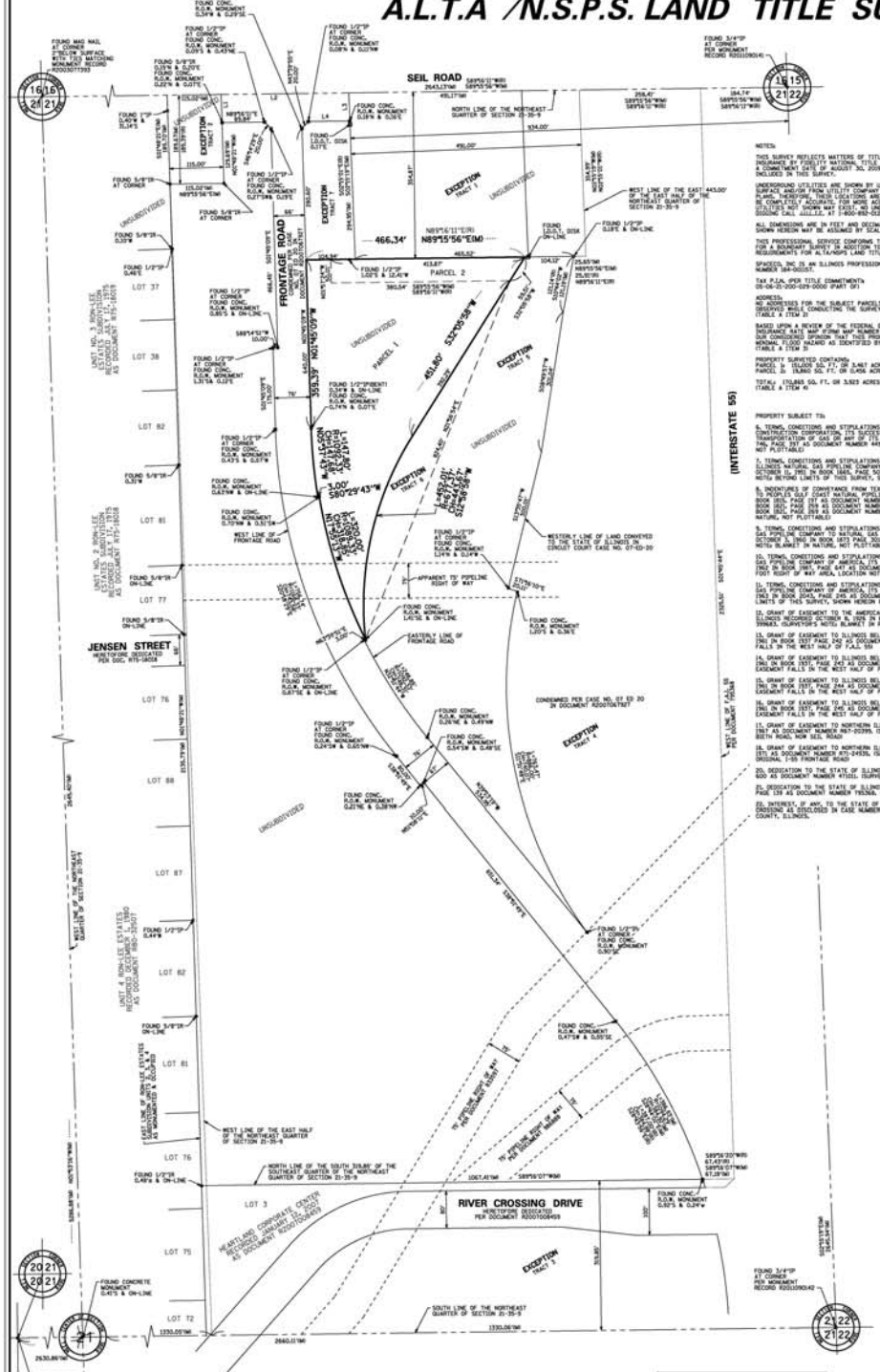
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
224½ N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0240 Fax: (815) 941-0243

DATE: 09/11/2023	
JOB NO: 10174	
FILENAME: 10174SUR-01	
SHEET 1 OF 2	

A.L.T.A /N.S.P.S. LAND TITLE SURVEY



A.L.T.A /N.S.P.S. LAND TITLE SURVEY



NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 2020R0001337 WITH A COMMITMENT DATE OF AUGUST 30, 2019. SAID TITLE CONTAINS ADDITIONAL LAND NOT INCLUDED IN THIS SURVEY.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER DESIGNS MAY BE REQUIRED. CALL JULIE FOR ADDITIONAL UTILITIES WORK LOCATES, BEFORE DIGGING CALL JULIE, AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THE CURRENT 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-000107.

TAX P.I.N. (PER TITLE COMMITMENT)
05-06-01-200-029-0000 (PART OF)

ADDRESS:
NO ADDRESSES FOR THE SUBJECT PARCELS WERE DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.
ITABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0176E DATED FEBRUARY 26, 2009, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED - AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED BY SAID F.I.R.M. MAP.
ITABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS:
PARCEL 1: 151,003 SQ. FT. OR 3.467 ACRES MORE OF LESS.
PARCEL 2: 101,600 SQ. FT. OR 0.433 ACRES MORE OF LESS.

TOTAL: 252,603 SQ. FT. OR 3.923 ACRES MORE OF LESS.
ITABLE A ITEM 4)

PROPERTY SUBJECT TO:

5. TERMS, CONDITIONS AND STIPULATIONS OF RIGHT OF WAY OPTION TO CONTINENTAL CONSTRUCTION CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PIPELINE, FOR TRANSPORTATION OF GAS AND ITS PRODUCTS RECORDED MARCH 30, 1970 IN BOOK 746, PAGE 297 AS DOCUMENT NUMBER 4496301, (SURVEYOR'S NOTE: BLANKET IN NATURE, NOT PLOTTABLE)

7. TERMS, CONDITIONS AND STIPULATIONS OF RIGHT OF WAY AGREEMENT TO TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 15, 1962 IN BOOK 1885, PAGE 505 AS DOCUMENT NUMBER 833047, (SURVEYOR'S NOTE: BEYOND LIMITS OF THIS SURVEY, SHOWN HEREON FOR REFERENCE PURPOSES)

8. INDENTURES OF CONVEYANCE FROM TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY TO PEOPLES GULF COAST NATURAL PIPELINE COMPANY RECORDED DECEMBER 11, 1969 IN BOOK 2810, PAGE 197 AS DOCUMENT NUMBER 8937786 RECORDED DECEMBER 11, 1969 IN BOOK 2810, PAGE 294 AS DOCUMENT NUMBER 8937787 AND RECORDED DECEMBER 17, 1969 IN BOOK 2812, PAGE 289 AS DOCUMENT NUMBER 8937788, (SURVEYOR'S NOTE: BLANKET IN NATURE, NOT PLOTTABLE)

9. TERMS, CONDITIONS AND STIPULATIONS OF DEED FROM PEOPLES GULF COAST NATURAL GAS PIPELINE COMPANY TO NATURAL GAS PIPELINE COMPANY OF AMERICA RECORDED OCTOBER 3, 1962 IN BOOK 1873 PAGE 201 AS DOCUMENT NUMBER 913558, (SURVEYOR'S NOTE: BLANKET IN NATURE, NOT PLOTTABLE)

10. TERMS, CONDITIONS AND STIPULATIONS OF RIGHT OF WAY AGREEMENT TO NATURAL GAS PIPELINE COMPANY OF AMERICA, ITS SUCCESSORS AND ASSIGNS, RECORDED JULY 24, 1968 IN BOOK 2661, PAGE 447 AS DOCUMENT NUMBER 8610810, (SURVEYOR'S NOTE: 75 FOOT RIGHT OF WAY AREA, LOCATION NOT DESCRIBED IN DOCUMENT, NOT PLOTTABLE)

11. TERMS, CONDITIONS AND STIPULATIONS OF RIGHT OF WAY AGREEMENT TO NATURAL GAS PIPELINE COMPANY OF AMERICA, ITS SUCCESSORS AND ASSIGNS, RECORDED JUNE 27, 1963 IN BOOK 2143, PAGE 245 AS DOCUMENT NUMBER 988888, (SURVEYOR'S NOTE: BEYOND LIMITS OF THIS SURVEY, SHOWN HEREON FOR REFERENCE PURPOSES)

12. GRANT OF EASEMENT TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF ILLINOIS RECORDED OCTOBER 8, 1926 IN BOOK 990, PAGE 264 AS DOCUMENT NUMBER 399865. (SURVEYOR'S NOTE: BLANKET IN ROADWAY OF SEIL ROAD)

13. GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1961 IN BOOK 1937 PAGE 246 AS DOCUMENT NUMBER 5399945. (SURVEYOR'S NOTE: EASEMENT FALLS IN THE WEST HALF OF F.A.I. 55)

14. GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1961 IN BOOK 1937, PAGE 243 AS DOCUMENT NUMBER 5399931. (SURVEYOR'S NOTE: EASEMENT FALLS IN THE WEST HALF OF F.A.I. 55)

15. GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1961 IN BOOK 1937, PAGE 244 AS DOCUMENT NUMBER 5399951. (SURVEYOR'S NOTE: EASEMENT FALLS IN THE WEST HALF OF F.A.I. 55)

16. GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1961 IN BOOK 1937, PAGE 240 AS DOCUMENT NUMBER 5399932. (SURVEYOR'S NOTE: EASEMENT FALLS IN THE WEST HALF OF F.A.I. 55)

17. GRANT OF EASEMENT TO NORTHERN ILLINOIS GAS COMPANY RECORDED DECEMBER 28, 1971 AS DOCUMENT NUMBER R71-24936. (SURVEYOR'S NOTE: FALLS IN SOUTH HALF OF SEETH ROAD, NOW SEIL ROAD

18. GRANT OF EASEMENT TO NORTHERN ILLINOIS GAS COMPANY RECORDED OCTOBER 12, 1971 AS DOCUMENT NUMBER R71-24936. (SURVEYOR'S NOTE: FALLS IN THE WEST HALF OF ORIGINAL I-55 FRONTAGE ROAD

20. DEDICATION TO THE STATE OF ILLINOIS RECORDED JUNE 16, 1934 IN BOOK 775, PAGE 600 AS DOCUMENT NUMBER 411011. (SURVEYOR'S NOTE: FALLS WITHIN F.A.I. ROUTE 55)

21. DEDICATION TO THE STATE OF ILLINOIS RECORDED MARCH 27, 1956 IN BOOK 1585 PAGE 139 AS DOCUMENT NUMBER 1163636. (SURVEYOR'S NOTE: FALLS WITHIN F.A.I. 55)

22. INTEREST, IF ANY, TO THE STATE OF ILLINOIS FOR EASEMENTS OF ACCESS OR CROSSING AS DISCLOSED IN CASE NUMBER 07-CD-20 FILED IN CIRCUIT COURT OF WILL COUNTY, ILLINOIS.

PROPERTY DESCRIPTION:

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED REAL ESTATE LYING EAST OF THE EAST LINE OF THE FRONTAGE ROAD.

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 7 TRACTS:

TRACT 1: THE WEST 481.0 FEET OF THE EAST 934.0 FEET OF THE NORTH 354.87 FEET MEASURED AT RIGHT ANGLES OF THE EAST HALF OF THE EAST NORTHEAST QUARTER, THEREOF.

TRACT 2: THE WEST 105.0 FEET OF THE NORTH 189.39 FEET OF THE EAST HALF OF THE SAID NORTHEAST QUARTER, THEREOF.

TRACT 3: THE SOUTH 319.85 FEET OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER, THEREOF.

TRACT 4: A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS AS DISCLOSED IN CIRCUIT COURT CASE NO. 07-CD-20 FILED IN THE CIRCUIT COURT OF WILL COUNTY, ILLINOIS AND DESCRIBED AS: THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS WEST, 1334.06 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, 184.74 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE WEST LINE OF THE EAST HALF OF THE EAST 934.00 FEET OF SAID SECTION 21 DEDICATED BY DOCUMENT NUMBER R90-24 FOR THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 44 MINUTES 29 SECONDS WEST, 354.87 FEET ON SAID WEST LINE; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, 481.00 FEET ON THE NORTH LINE OF THE SOUTH 354.87 FEET OF THE EAST HALF OF THE EAST NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, 61.43 FEET ON SAID NORTH LINE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,094.29 FEET, THE CHORD OF SAID CURVE BEARS NORTH 28 DEGREES 43 MINUTES 58 SECONDS WEST, 264.96 FEET; THENCE NORTH 35 DEGREES 53 MINUTES 49 SECONDS WEST, 69.04 FEET; THENCE SOUTH 10 DEGREES 04 MINUTES 11 SECONDS WEST, 10.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,084.29 FEET, THE CHORD OF SAID CURVE BEARS NORTH 28 DEGREES 43 MINUTES 58 SECONDS WEST, 264.96 FEET; THENCE NORTH 35 DEGREES 53 MINUTES 49 SECONDS WEST, 69.04 FEET; THENCE NORTH 10 DEGREES 04 MINUTES 11 SECONDS WEST, 10.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,094.29 FEET, THE CHORD OF SAID CURVE BEARS NORTH 28 DEGREES 43 MINUTES 58 SECONDS WEST, 264.96 FEET; THENCE NORTH 35 DEGREES 53 MINUTES 49 SECONDS WEST, 69.04 FEET; THENCE NORTH 10 DEGREES 04 MINUTES 11 SECONDS WEST, 10.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,084.29 FEET, THE CHORD OF SAID CURVE BEARS NORTH 28 DEGREES 43 MINUTES 58 SECONDS WEST, 262.57 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 09 SECONDS WEST, 60.02 FEET ON SAID EAST LINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS EAST, 272.29 FEET ON SAID NORTH LINE TO THE WEST LINE OF THE EAST 934.00 FEET OF THE EAST HALF OF THE EAST NORTHEAST QUARTER; THENCE SOUTH 1 DEGREE 44 MINUTES 29 SECONDS WEST, 1,334.02 FEET ON SAID WEST LINE; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, 89.34 FEET; THENCE SOUTH 43 DEGREES 39 MINUTES 55 SECONDS WEST, 50.00 FEET; THENCE SOUTH 1 DEGREE 45 MINUTES 55 SECONDS WEST, 40.00 FEET; THENCE SOUTHERLY, 147.60 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,030.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 5 DEGREES 43 MINUTES 49 SECONDS EAST, 147.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 100.00 FEET; THENCE SOUTHERLY, 147.60 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,030.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 5 DEGREES 43 MINUTES 49 SECONDS EAST, 147.48 FEET; THENCE SOUTH 1 DEGREE 45 MINUTES 55 SECONDS EAST, 100.00 FEET; THENCE SOUTHERLY, 147.60 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,030.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 5 DEGREES 43 MINUTES 49 SECONDS EAST, 147.48 FEET; THENCE SOUTH 9 DEGREES 41 MINUTES 43