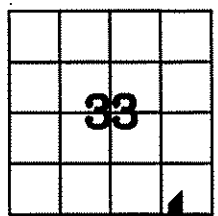


PLAT OF SURVEY

BASED UPON FIELD SURVEYS COMPLETED 8-23-2024
FOR TROY FUNDERBURK
PART OF THE S.E. 1/4 OF SEC. 33, T. 5 N., R. 4 W.
OF THE 3RD P.M., BOND COUNTY, ILLINOIS

LEGEND

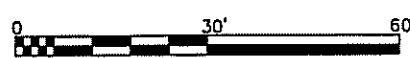
- IRON PIN OR PIPE FND.
- IRON PIN SET
- CONC. MON. FND.
- CONC. MON. SET
- ▲ STONE FOUND
- ☆ IRON PIN W/ CAP SET
- ★ IRON PIN W/ CAP FND.



LOCATION



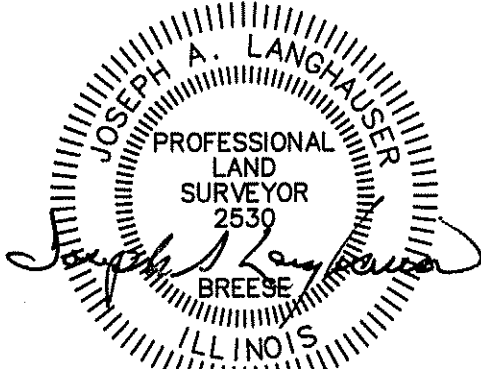
SCALE: 1" = 30'



IF UNDERGROUND UTILITIES ARE SHOWN ON THIS DOCUMENT, THE INFORMATION OFFERED AS TO THE SIZE, LOCATION, CONDITION, OWNERSHIP AND USE IS TENTATIVE AND SHOULD BE VERIFIED. IF A JULIE LOCATION NUMBER IS NOTED, THE LOCATIONS OF THE VARIOUS UTILITIES ARE SHOWN USING THE DATA AS MARKED IN THE FIELD.

IT IS NOT WARRANTED THAT THIS DOCUMENT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, BUILDING LINES OR OTHER ENCUMBRANCES. FOR MORE INFORMATION, A TITLE OPINION OR COMMITMENT SHOULD BE OBTAINED.

I, THE UNDERSIGNED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED. THE AREA WITHIN THE BOLD LINES IS PARTIALLY SITUATED WITHIN AN INCORPORATED MUNICIPALITY AND MAY BE SITUATED WITHIN 1.5 MILES OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE. THIS AREA IS NOT BORDERED BY OR PART OF ANY PUBLIC WATERS OF THE STATE OF ILLINOIS. THIS AREA IS NOT SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALL INFORMATION OFFERED ON THIS DOCUMENT, OR IN THIS FILE, AS THE CASE MAY BE, IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED. ANY UNAUTHORIZED USE, COPY, OR FACSIMILE OF ANY OR ALL OF THE INFORMATION OFFERED, IN ANY MANNER, VOIDS ANY CERTIFICATION OR DECLARATION. THIS PROFESSIONAL SERVICE, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ILLINOIS, EFFECTIVE 11-10-04.



DATE: 9-27-2024
LICENSE RENEWAL DATE: 12/01/24

Joseph A. Langhauser
#BACUS PROFESSIONAL SERVICES
BY JOSEPH A. LANGHAUSER
ILLINOIS PROFESSIONAL LAND SURVEYOR #2530

REFERENCES:

PLAT OF SURVEY BY
PATRICK R. NETEMEYER
RECORDED IN PLAT
CABINET "D", SLIDE 90

I.D.O.T. R.O.W. FOR
U.S. ROUTE 40 RECORDED
IN PLAT RECORD "4", PAGE 17

I.D.O.T. R.O.W. FOR
INTERSTATE 70 RECORDED
IN PLAT RECORD "5", PAGE 67

INTERSTATE 70

NORTHEAST CORNER OF
WEST PARKING LOT IS
0.4' WEST OF BOLD LINE

EXISTING
RIGHT-OF-WAY
FENCE

N 31°05' W

WEST EDGE OF EAST
PARKING LOT

STORAGE
CONTAINER

CONCRETE
PAD

SOUTHEAST CORNER OF
WEST PARKING LOT IS
0.9' EAST OF BOLD LINE

1.84 ACRES+/-
P.I.N. 08-09-33-405-001
(WITHIN VILLAGE LIMITS)

WEST LINE OF TRACT NO. 31
AND THE EAST LINE OF TRACT
NO. 30 AS SHOWN ON SHEET
1 OF 10 OF THE RIGHT-OF-WAY
PLANS FOR F.A.I. 70, RECORDED
IN PLAT RECORD 5, PAGE 67

1.23 ACRES+/-
P.I.N. 08-09-33-416-001
(OUTSIDE OF
VILLAGE LIMITS)

WOOD POST
(TYPICAL)

EAST EDGE OF
PARKING LOT

N 88°28'06" W
58.76' (M) 63.37' (R)

CENTERLINE OF
RIGHT-OF-WAY

S.E. COR.
SEC. 33-5-4

F.A. ROUTE 12 (a.k.a. OLD U.S. ROUTE 40
AND/OR JOHNSON STREET)
(BITUMINOUS PAVEMENT)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°31'12"	39.68'	4372.30' (M)(R)	N 87°59'17" W	39.68' (M) 36.80' (R)
C2	2°46'42"	212.02'	4372.30' (M)(R)	N 89°38'14" W	212.00' (M) 212.39' (R)



ABACUS
PROFESSIONAL SERVICES
LAND SURVEYING AND CONSULTING
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE # 184-002806

1155 N. 4TH, P.O. BOX #5
BREESE, IL 62230
(618) 526-4277
abacuspros@yahoo.com

8-23-2024 DLW/JAL 6055-S-24