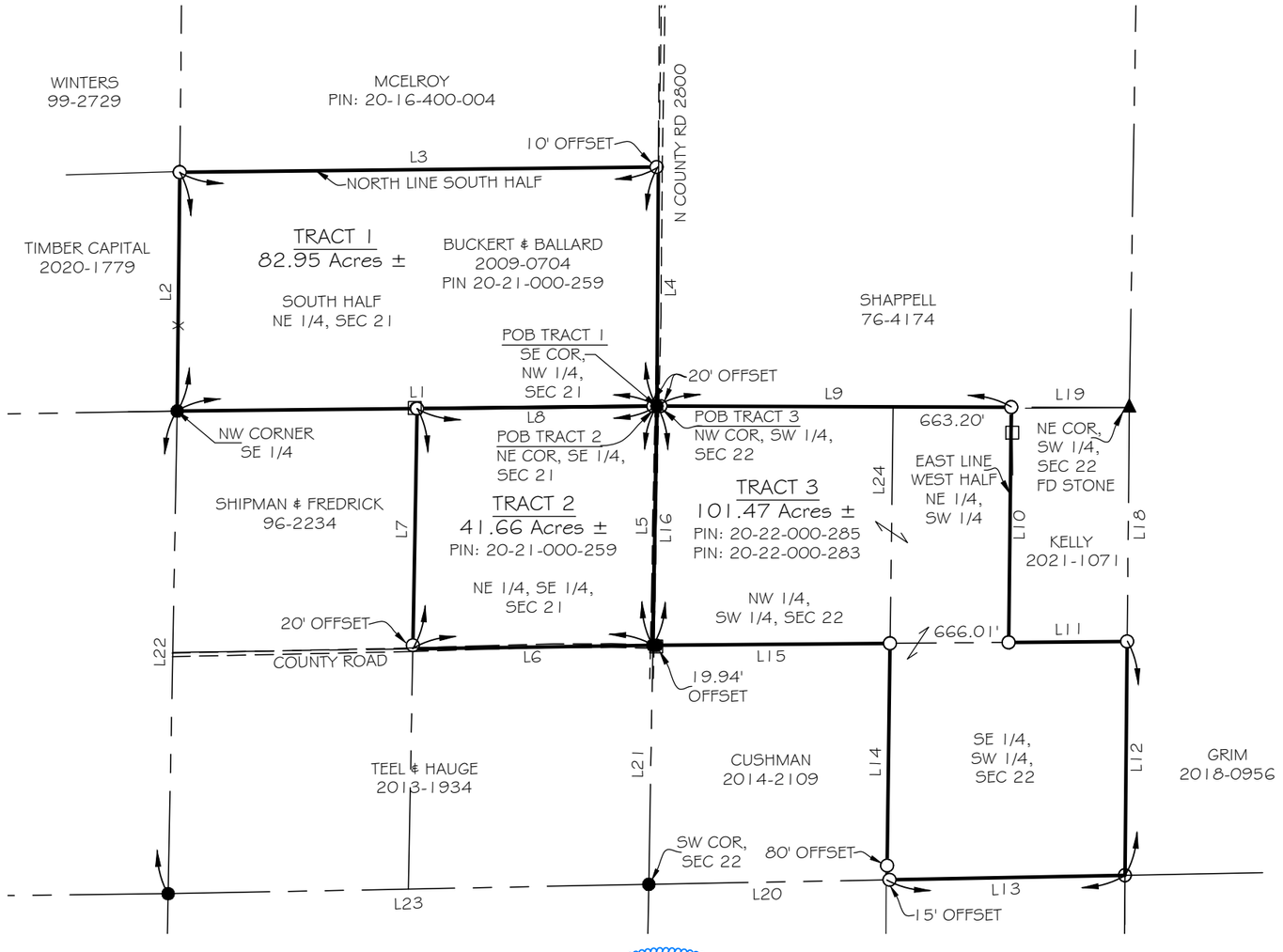
PLAT OF SURVEY

THREE TRACTS BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, AND PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND PART OF THE SOUTHWEST QUARTER OF SECTION 22, AND OF THE TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS



1" = 800'
GRAPHIC SCALE
0 400 800 1600

N

Legend

- #5 REBAR SET
- IRON PIN/PIPE FOUND
- STONE
- POST

TPOB TRUE POINT OF BEGINNING
(M) DISTANCE MEASURED THIS SURVEY
(PR) DISTANCE PER PLAT RECORD
(DR) DISTANCE PER DEED RECORD

LINE	BEARING	DISTANCE
L1	S 89°24'25" W	2694.78'
L2	N 00°36'17" E	1341.72'
L3	N 89°21'51" E	2688.45'
L4	S 00°19'59" W	1343.61'
L5	S 00°59'05" W	1343.64'
L6	S 89°08'55" W	1348.68'
L7	N 01°01'55" E	1349.76'
L8	N 89°24'25" E	1347.39'
L9	S 89°50'03" E	1989.61'
L10	S 00°38'18" W	1321.53'
L11	N 89°32'03" E	666.01'
L12	S 00°31'13" W	1314.16'
L13	S 88°54'34" W	1337.80'
L14	N 00°45'18" E	1328.86'
L15	S 89°32'03" W	1332.02'
L16	N 00°59'05" E	1343.64'
L18	N 00°31'13" E	1314.16'
L19	S 89°50'03" E	663.20'
L20	N 88°54'34" E	1337.80'
L21	S 00°58'51" W	1343.57'
L22	N 01°04'43" E	2711.75'
L23	N 88°53'21" E	2700.01'
L24	N 00°45'18" E	1328.89'

RECORDER'S USE ONLY

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING OCTOBER 2026, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

Norman D Ellubrock 10/30/2026

NORMAN D. ELLERBROCK
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3159
LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044

PROFESSIONAL LAND SURVEYOR
NORMAN D. ELLERBROCK
No. 35-3159
HANNIBAL, MISSOURI
STATE OF ILLINOIS

FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
9104 HIGHWAY W
HANNIBAL, MO. 63401
573-406-5533
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006044

CHECKED NDE
DRAWN XGP
FIELD RLL
DRAWING NAME 260216
PROJECT NO. 26-0216
SHEET NO. 1 OF 2
BOUNDARY SURVEY

PREPARED FOR:
KAREN BUCKERT &
REBECCA BALLARD

PLAT OF SURVEY

THREE TRACTS BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, AND PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND PART OF THE SOUTHWEST QUARTER OF SECTION 22, AND OF THE TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

SURVEY DESCRIPTION
TRACT 1 - 82.95 ACRES

A TRACT OF LAND BEING THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A #5 REBAR SET AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 24 MINUTES 25 SECONDS WEST A DISTANCE OF 2694.78 FEET TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID SOUTH HALF; THENCE NORTH 00 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 1341.72 FEET TO A #5 REBAR SET AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST A DISTANCE OF 2688.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF FROM WHICH A #5 REBAR SET AS A REFERENCE MARKER BEARS SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST A DISTANCE OF 10 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 1343.61 FEET TO THE POINT OF BEGINNING, CONTAINING 82.95 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES.

TRACT 2 - 41.66 ACRES

A TRACT OF LAND BEING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 59 MINUTES 05 SECONDS WEST A DISTANCE OF 1343.64 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 08 MINUTES 55 SECONDS WEST A DISTANCE OF 1348.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER FROM WHICH A #5 REBAR SET AS A REFERENCE MARKER BEARS NORTH 01 DEGREES 01 MINUTES 55 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 55 SECONDS EAST A DISTANCE OF 1349.76 FEET TO A #5 REBAR SET AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS EAST A DISTANCE OF 1347.39 FEET TO THE POINT OF BEGINNING, CONTAINING 41.66 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES.

TRACT 3 - 101.47 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 50 MINUTES 03 SECONDS EAST A DISTANCE OF 1989.61 FEET TO A #5 REBAR SET AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 38 MINUTES 18 SECONDS WEST A DISTANCE OF 1321.53 FEET TO A #5 REBAR SET AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST A DISTANCE OF 666.01 FEET TO A #5 REBAR SET AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 31 MINUTES 13 SECONDS WEST A DISTANCE OF 1314.16 FEET TO A #5 REBAR SET AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 1337.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS EAST A DISTANCE OF 1328.86 FEET TO A #5 REBAR SET AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 1332.02 FEET TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 59 MINUTES 05 SECONDS EAST A DISTANCE OF 1343.64 FEET TO THE POINT OF BEGINNING, CONTAINING 101.47 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES.

SURVEYORS NOTES:
1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

3) BASIS OF BEARINGS IS BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, XXX ZONE.

4) THE FIELD WORK WAS COMPLETED ON MONTH DAY, YEAR

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING OCTOBER 2026, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

Norman D Ellbrock 10/30/2026

NORMAN D. ELLERBROCK
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HANNIBAL, MO. 63401
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N E W S

FIELD	DRAWN	CHECKED
RLL	XGP	NDE

DRAWING NAME	PROJECT NO.	SHEET NO.
260216	26-0216	2 OF 2

BOUNDARY SURVEY

PREPARED FOR:
KAREN BUCKERT &
REBECCA BALLARD