

SURVEY PLAT  
DETROIT TWP.

# PLAT OF SURVEY

PART OF THE NORTHWEST 1/4, SECTION 33 & PART  
SOUTHWEST 1/4, SECTION 28, ALL IN TOWNSHIP 5  
SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL  
MERIDIAN, PIKE COUNTY, ILLINOIS.

1 PIN SET @ NW COR. IN ROADWAY;  
PUBLIC ROADWAY MAINTENANCE APPEARS  
TO END NORTH OF THE NW CORNER.

OWNER: ELIZABETH LACY

AS MADE FOR:  
Tyler Sellens - Illinois Team Leader  
Agent, Land Specialist | Serving  
Western Illinois  
Accredited Land Consultant  
Whitetail Properties Real Estate, LLC  
217-440-4624 (Mobile)  
217-285-9000 (Office)  
P.O. Box 251 Pittsfield, IL  
[www.whitetailproperties.com](http://www.whitetailproperties.com)

RECORDING:

NOTES:  
FIELD WORK COMPLETED 11-25-2025.

NO INDEPENDENT SEARCH WAS PERFORMED BY THE  
SURVEYOR FOR THIS SURVEY WHICH MAY DISCLOSE ANY  
RECORDS OF EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES,  
OR OTHER FACTS RELATED TO THIS PROPERTY.

BASIS OF BEARINGS IS ILL STATE PLANE WEST ZONE(1202),  
NAD83(2011)(EPOCH:2010), OPUS DERIVED;  
ORTHO-NAVD88(GEIOD18).

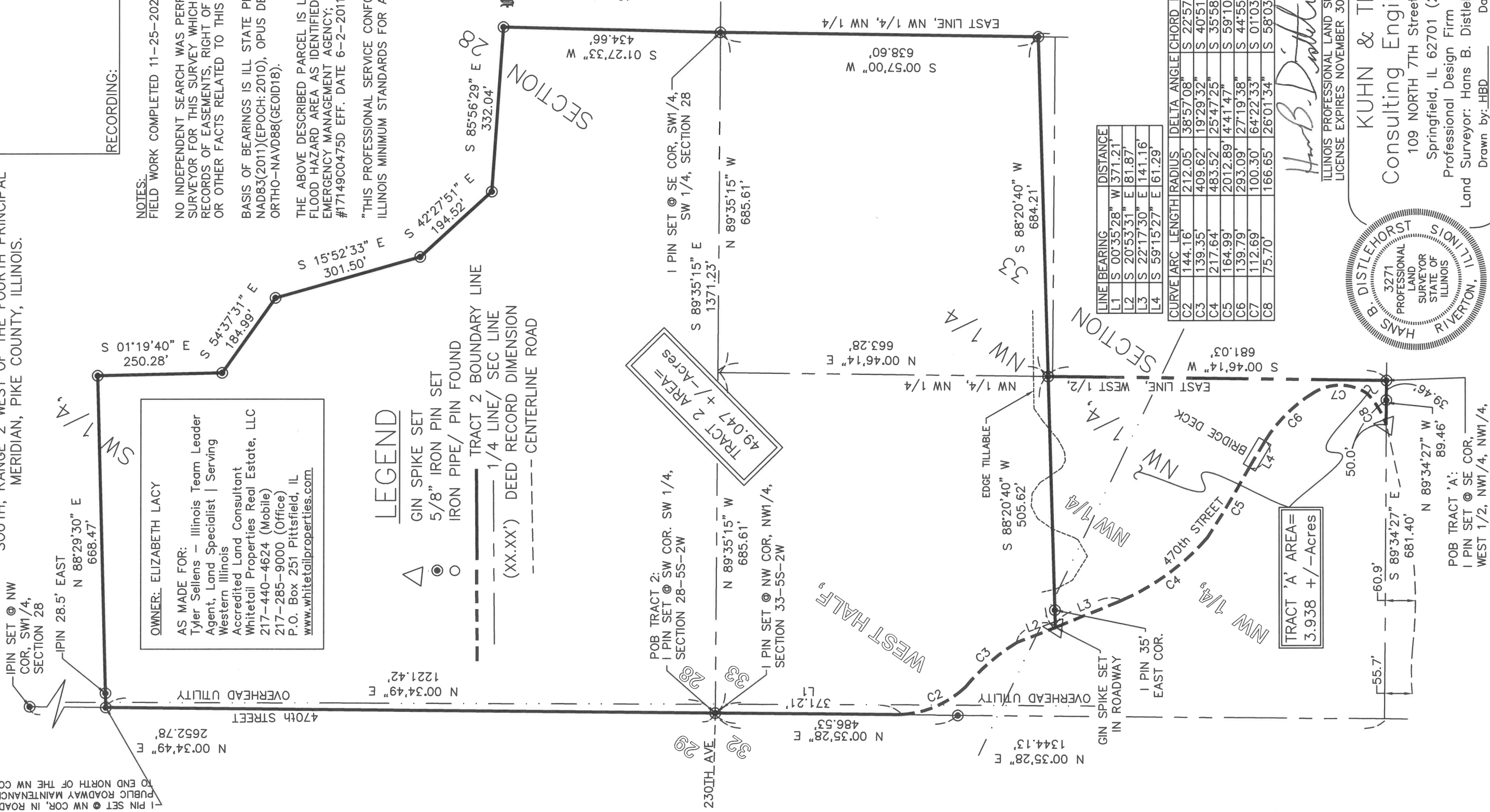
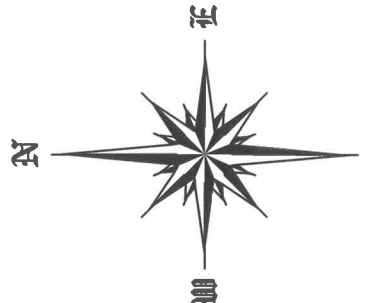
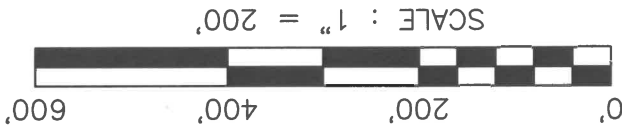
THE ABOVE DESCRIBED PARCEL IS LOCATED IN ZONE X  
FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY; AS PER MAP  
#17149C0475D EFF. DATE 6-2-2011.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY".

## LEGEND

- GIN SPIKE SET
- 5/8" IRON PIN SET
- IRON PIPE/ PIN FOUND
- TRACT 2 BOUNDARY LINE
- 1/4 LINE/ SEC LINE
- (XX.XX') DEED RECORD DIMENSION
- CENTERLINE ROAD

SCALE : 1" = 200'

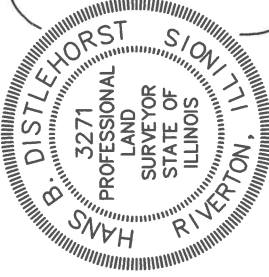


LINE	BEARING	DISTANCE
L1	S 00°35'28" W	371.21'
L2	S 20°53'31" E	81.87'
L3	S 22°17'30" E	141.16'
L4	S 59°15'27" E	61.29'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C2	144.16'	212.05'	38°57'08"	S 22°57'56"	E	141.40'
C3	139.35'	409.62'	19°29'32"	S 40°51'44"	E	138.68'
C4	217.64'	483.52'	25°47'25"	S 35°58'54"	E	215.81'
C5	164.99'	2012.89'	4°41'47"	S 59°10'19"	E	164.95'
C6	139.79'	293.09'	27°19'38"	S 44°55'25"	E	138.47'
C7	112.69'	100.30'	64°22'33"	S 01°03'27"	W	106.86'
C8	75.70'	166.65'	26°01'34"	S 58°03'08"	W	75.05'

*Hans B. Distlehorst*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3271  
LICENSE EXPIRES NOVEMBER 30, 2026



KUHN & TRELLO  
Consulting Engineers, LLC

109 NORTH 7TH Street, 3RD FLOOR

Springfield, IL 62701 (217)679-0044

Professional Design Firm No. 184-006516

Land Surveyor: Hans B. Distlehorst 217-652-6772

Drawn by: HBD

Date: 12-2-2025

Job No.: 25100.080

Sheet 1 of 2

POB TRACT 'A':  
1 PIN SET @ SE COR.  
WEST 1/2, NW1/4, NW1/4,  
SEC 33-5-2

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PLAT OF SURVEY

SURVEY PLAT  
DETROIT TWP.

PART OF THE NORTHWEST 1/4, SECTION  
33 & PART SOUTHWEST 1/4, SECTION 28,  
ALL IN TOWNSHIP 5 SOUTH, RANGE 2  
WEST OF THE FOURTH PRINCIPAL  
MERIDIAN, PIKE COUNTY, ILLINOIS.

TRACT 2:

A TRACT OF LAND LYING IN A BEING A PART OF THE NORTHWEST QUARTER OF THE OF THE  
NORTHWEST QUARTER OF SECTION 33 AND ALSO A PART OF THE SOUTHWEST QUARTER OF SECTION 28,  
ALL IN TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF  
SAID SECTION 28; THENCE NORTH 00°34'49" EAST IN 470th STREET AND ON THE SECTION LINE, 1221.42  
FEET TO A SET IRON PIN; THENCE NORTH 88°29'30" EAST, 668.47 FEET TO A SET IRON PIN; THENCE  
SOUTH 01°19'40" EAST, 250.28 FEET TO A SET IRON PIN; THENCE SOUTH 54°37'31" EAST, 184.99 FEET  
TO A SET IRON PIN; THENCE SOUTH 15°52'33" EAST, 301.50 FEET TO A SET IRON PIN; THENCE SOUTH  
42°27'51" EAST, 194.52 FEET TO A SET IRON PIN; THENCE SOUTH 85°56'29" EAST, 332.04 FEET TO A  
SET IRON PIN; THENCE SOUTH 01°27'33" WEST, 434.66 FEET TO A SET IRON PIN MARKING THE  
SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, SECTION 28; THENCE  
SOUTH 00°57'00" WEST ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER  
SAID SECTION 33, 638.60 FEET TO A SET IRON PIN; THENCE SOUTH 88°20'40" WEST, 684.21 FEET TO A  
SET IRON PIN ON THE EAST LINE OF THE WEST HALF OF SAID QUARTER QUARTER SECTION; THENCE  
CONTINUING SOUTH 88°20'40" WEST, 505.62 FEET TO A SET GIN SPIKE ON THE CENTERLINE OF 470th  
STREET; THENCE NORTH 20°53'31" WEST ON SAID CENTERLINE, 81.87 FEET; THENCE CONTINUING  
NORTHWESTERLY ON THE MEANDERING CENTERLINE OF SAID 470th STREET A DISTANCE OF 283.51 FEET  
TO THE POINT OF INTERSECTION ON WEST LINE OF SAID NORTHWEST QUARTER SECTION 33; THENCE  
NORTH 00°35'28" EAST ON SAID 470th STREET AND THE WEST LINE OF SAID WEST HALF, 371.21 FEET  
TO THE POINT OF BEGINNING, CONTAINING 49.047 ACRES MORE OR LESS, WITH THE ABOVE DESCRIBED  
SUBJECT TO THAT PORTION NOW BEING USED FOR OF PUBLIC ROADWAY PURPOSES (230th AVE & 470th  
STREET), ALL AS PER SURVEY IN NOVEMBER OF 2025 OF HANS B. DISTLEHORST, ILLINOIS PROFESSIONAL  
LAND SURVEYOR #035-3271.

TRACT A:

A TRACT OF LAND LYING IN A BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF  
THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE FOURTH  
PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE  
NORTH 89°34'27" WEST ON THE SOUTH LINE OF SAID WEST HALF, 89.46 FEET TO A SET GIN SPIKE ON  
CENTERLINE 470th STREET; THENCE MEANDERING NORTHEASTERLY & NORTHWESTERLY ON THE  
CENTERLINE OF SAID 470th STREET A TOTAL DISTANCE OF 328.18 FEET TO A POINT ON THE CENTERLINE  
OF THE SOUTHEAST BACK ABUTMENT OF A BRIDGE DECK OVER LITTLE BLUE CREEK; THENCE NORTH  
59°15'27" WEST ON SAID CENTERLINE DECK, 61.29 FEET TO THE NORTHWEST BACK ABUTMENT OF SAID  
BRIDGE DECK; THENCE NORTHWESTERLY ON THE MEANDERING CENTERLINE OF SAID 470th STREET A  
TOTAL DISTANCE OF 523.79 FEET TO A SET GIN SPIKE; THENCE LEAVING SAID CENTERLINE NORTH  
88°20'40" EAST, 505.62 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID WEST HALF; THENCE  
SOUTH 00°46'14' WEST ON SAID WEST LINE, 681.03 FEET TO THE POINT OF BEGINNING, CONTAINING 3.938  
ACRES MORE OR LESS, WITH THE ABOVE DESCRIBED SUBJECT TO THAT PORTION NOW BEING USED FOR  
OF PUBLIC ROADWAY PURPOSES (470th STREET), ALL AS PER SURVEY IN NOVEMBER OF 2025 OF HANS  
B. DISTLEHORST, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-3271.

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Drawn by: HBD Date: 12-2-2025  
Job No.: 25100.080 Sheet 2 of 2

SURVEY PLAT  
DETROIT TWP.

OWNER: ELIZABETH LACY

AS MADE FOR:  
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NOTES:  
FIELD WORK COMPLETED  
11-25-2025.

NO INDEPENDENT SEARCH WAS  
PERFORMED BY THE SURVEYOR FOR  
THIS SURVEY WHICH MAY DISCLOSE  
ANY RECORDS OF EASEMENTS, RIGHT  
OF WAYS, ENCUMBRANCES, OR  
OTHER FACTS RELATED TO THIS  
PROPERTY.

BASIS OF BEARINGS IS ILL STATE  
PLANE WEST ZONE(1202),  
NAD83(2011)(EPOCH:2010), OPUS  
DERIVED; ORTHO-NAVD88(GEOID18).

THE ABOVE DESCRIBED PARCEL IS  
LOCATED IN ZONE X FLOOD HAZARD  
AREA AS IDENTIFIED BY THE  
FEDERAL EMERGENCY MANAGEMENT  
AGENCY; AS PER MAP  
#17149C0475D EFF. DATE 6-2-2011.

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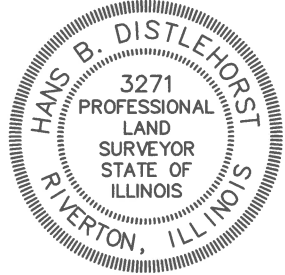
TRACT 3:

A TRACT OF LAND LYING IN A BEING A PART OF THE PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 AND ALSO A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°35'28" WEST IN 470th STREET AND ON THE SECTION LINE, 371.21 FEET; THENCE SOUTHEASTERLY ON THE MEANDERING CENTERLINE OF SAID 470th STREET A TOTAL DISTANCE OF 889.17 FEET TO A POINT ON THE CENTERLINE OF THE NORTHWEST BACK ABUTMENT OF A BRIDGE DECK OVER LITTLE BLUE CREEK; THENCE SOUTH 59°15'27" EAST ON SAID CENTERLINE DECK, 61.29 FEET TO THE SOUTHEAST BACK ABUTMENT OF SAID BRIDGE DECK; THENCE MEANDERING SOUTHEASTERLY & SOUTHWESTERLY ON THE CENTERLINE OF SAID 470th STREET A TOTAL DISTANCE OF 328.18 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, NORTHWEST QUARTER; THENCE NORTH 89°34'27" WEST ON SAID SOUTH LINE, 591.94 FEET TO A SET IRON PIN MARKING THE SOUTHWEST CORNER OF SAID WEST HALF OF SAID NORTHWEST QUARTER, NORTHWEST QUARTER; THENCE NORTH 00°35'28" EAST ON SAID WEST LINE OF SAID WEST HALF, 364.07 FEET TO A SET IRON PIN; THENCE NORTH 88°35'43" WEST ON THE SOUTH LINE OF THE NORTH 30 ACRES MORE OR LESS, AS FENCED AND OCCUPIED, A DISTANCE OF 1387.59 FEET TO A SET IRON PIN; THENCE NORTH 00°59'03" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 989.99 FEET TO A SET IRON PIN MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 32; THENCE SOUTH 88°10'50" EAST ON THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1380.98 FEET TO THE POINT OF BEGINNING, CONTAINING 38.451 ACRES MORE OR LESS, WITH THE ABOVE DESCRIBED SUBJECT TO THAT PORTION NOW BEING USED FOR OF PUBLIC ROADWAY PURPOSES (230th AVE & 470th STREET), ALL AS PER SURVEY IN NOVEMBER OF 2025 OF HANS B. DISTLEHORST, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-3271.

PLAT OF SURVEY

PART OF THE WEST 1/2, NORTHWEST 1/4,  
NORTHWEST 1/4, SECTION 33 & PART NORTHEAST  
1/4, NORTHEAST 1/4, SECTION 32, ALL IN TOWNSHIP  
5 SOUTH, RANGE 2 WEST OF THE FOURTH PRINCIPAL  
MERIDIAN, PIKE COUNTY, ILLINOIS.



RECORDING:

*Hans B. Distlehorst*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3271  
LICENSE EXPIRES NOVEMBER 30, 2026

LINE	BEARING	DISTANCE
L1	S 00°35'28" W	371.21'
L2	S 20°53'31" E	81.87'
L3	S 22°17'30" E	141.16'
L4	S 59°15'27" E	61.29'

284.32' + 994.32' = 1278.64'

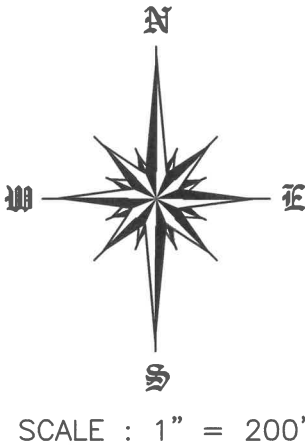
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C7	112.69'	100.30'	64°22'33"	S 01°03'27" W	106.86'
C8	75.70'	166.65'	26°01'34"	S 58°03'08" W	75.05'

NORTH 30 ACRES +/-,  
NE 1/4, NE1/4,  
SECTION 32-5-2  
31.299 +/-Acres

LEGEND

- GIN SPIKE SET
- 5/8" IRON PIN SET
- IRON PIPE/ PIN FOUND
- TRACT 3 BOUNDARY LINE
- 1/4 LINE/ SEC LINE (XX.XX')
- DEED RECORD DIMENSION
- CENTERLINE ROAD
- FENCE LINE

TRACT 3 AREA=  
38.451 +/-Acres



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