









(SPACE RESERVED FOR RECORDER)

SCALE 1" = 100'

BASIS OF BEARING  
ILLINOIS STATE PLANE WEST  
ZONE GRID BEARINGS  
NAD 83



LEGEND

-  IRON PIN FOUND  
 T-POST FOUND  
 IRON PIN SET  
 UTILITY POLE  
 GUY WIRE  
 WATER METER  
50.00'(R) RECORD DISTANCE  
50.00' MEASURED DISTANCE  
 SAME OWNERSHIP  
 EXISTING FENCE

LEGAL DESCRIPTION – TRACT "A"

THAT PART THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 01°35'46" WEST ON THE WEST LINE OF SAID QUARTER QUARTER SECTION, 1339.22 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89°40'07" EAST ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 1327.26 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 01°25'55" EAST ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, 851.06 FEET TO AN IRON PIN FOUND ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO ROBERT C. WAGGONER AND KIMBERLY K. WAGGONER RECORDED AUGUST 5, 1997 IN BOOK 372 PAGE 263 IN THE RECORDER'S OFFICE OF PERRY COUNTY, ILLINOIS; THENCE ON THE NORTH LINE OF SAID WAGGONER TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE SOUTH 89°57'38" WEST, 215.20 FEET TO AN IRON PIN FOUND; 2) THENCE NORTH 00°47'09" WEST, 105.00 FEET TO AN IRON PIN FOUND; 3) THENCE NORTH 89°33'27" WEST, 108.00 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID WAGGONER TRACT; THENCE SOUTH 00°47'09" EAST ON THE WEST LINE OF SAID WAGGONER TRACT, 445.98 FEET TO AN IRON PIN SET AT THE INTERSECTION OF SAID WEST LINE AND THE EASTERLY PROJECTION OF THE NORTH LINE OF A 100 FOOT BY 100 FOOT LEASE AREA DESCRIBED IN MEMORANDUM OF LEASE SUPPLEMENT RECORDED AUGUST 15, 2012 IN DOCUMENT NUMBER 2012-01211 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89°57'00" WEST ON SAID NORTH LINE OF THE LEASE AREA AND EASTERLY PROJECTION THEREOF, 110.00 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LEASE AREA; THENCE SOUTH 00°47'09" EAST ON THE WEST LINE OF SAID LEASE AREA AND SOUTHERLY PROJECTION THEREOF, 142.71 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°49'01" WEST ON SAID SOUTH LINE, 642.41 FEET TO AN IRON PIN SET; THENCE NORTH 00°28'54" WEST, 592.40 FEET TO AN IRON PIN SET; THENCE NORTH 89°31'06" EAST, 90.69 FEET TO AN IRON PIN SET; THENCE NORTH 00°28'54" WEST, 88.00 FEET TO AN IRON PIN SET; THENCE NORTH 89°32'09" EAST, 583.17 FEET TO AN IRON PIN SET; THENCE NORTH 00°28'54" WEST, 232.51 FEET TO AN IRON PIN SET; THENCE SOUTH 89°09'58" WEST, 605.28 FEET TO AN IRON PIN SET; THENCE NORTH 12°16'31" WEST, 93.00 FEET TO AN IRON PIN SET; THENCE SOUTH 89°31'06" WEST, 77.00 FEET TO AN IRON PIN SET; THENCE SOUTH 31°01'47" WEST, 158.00 FEET TO AN IRON PIN SET; THENCE SOUTH 00°28'54" EAST, 175.00 FEET TO AN IRON PIN SET; THENCE NORTH 89°31'06" EAST, 80.00 FEET TO AN IRON PIN SET; THENCE SOUTH 00°28'54" EAST, 690.00 FEET TO AN IRON PIN SET ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°49'01" WEST ON SAID SOUTH LINE, 212.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.43 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF COUNTY HIGHWAY 11 (SHAMROCK ROAD) AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION – TRACT "B"

THAT PART THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°49'01" EAST ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 212.23 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING; THENCE NORTH 00°28'54" WEST, 690.00 FEET TO AN IRON PIN SET; THENCE SOUTH 89°31'06" WEST, 80.00 FEET TO AN IRON PIN SET; THENCE NORTH 00°28'54" WEST, 175.00 FEET TO AN IRON PIN SET; THENCE NORTH 31°01'47" EAST, 158.00 FEET TO AN IRON PIN SET; THENCE NORTH 89°31'06" EAST, 77.00 FEET TO AN IRON PIN SET; THENCE SOUTH 12°16'31" EAST, 93.00 FEET TO AN IRON PIN SET; THENCE NORTH 89°09'58" EAST, 605.28 FEET TO AN IRON PIN SET; THENCE SOUTH 00°28'54" EAST, 232.51 FEET TO AN IRON PIN SET; THENCE SOUTH 89°32'09" WEST, 583.17 FEET TO AN IRON PIN SET; THENCE SOUTH 00°28'54" EAST, 88.00 FEET TO AN IRON PIN SET; THENCE SOUTH 89°31'06" WEST, 90.69 FEET TO AN IRON PIN SET; THENCE SOUTH 00°28'54" EAST, 592.40 FEET TO AN IRON PIN SET ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°49'01" WEST ON SAID SOUTH LINE, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF COUNTY HIGHWAY 11 (SHAMROCK ROAD) AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION – TRACT "C"

THAT PART THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, PERRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°49'01" WEST ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 328.67 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO ROBERT C. WAGGONER AND KIMBERLY K. WAGONER RECORDED AUGUST 5, 1997 IN BOOK 372 PAGE 263 IN THE RECORDER'S OFFICE OF PERRY COUNTY, ILLINOIS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°49'01" WEST ON SAID SOUTH LINE, 110.01 FEET TO AN IRON PIN SET AT THE INTERSECTION OF SAID SOUTH LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF A 100 FOOT BY 100 FOOT LEASE AREA DESCRIBED IN MEMORANDUM OF LEASE SUPPLEMENT RECORDED AUGUST 15, 2012 IN DOCUMENT NUMBER 2012-01211 IN SAID RECORDER'S OFFICE; THENCE NORTH 00°47'09" WEST ON SAID WEST LINE OF THE LEASE AREA AND SOUTHERLY PROJECTION THEREOF, 142.71 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LEASE AREA; THENCE NORTH 89°57'00" EAST ON THE NORTH LINE OF SAID LEASE AREA AND EASTERLY PROJECTION THEREOF, 110.00 FEET TO AN IRON PIN SET OF THE WEST LINE OF SAID WAGONER TRACT; THENCE SOUTH 00°47'09" EAST ON SAID WEST LINE, 143.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.36 ACRE, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF COUNTY HIGHWAY 11 (SHAMROCK ROAD) AND IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

## CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEFF HEIL ON BEHALF OF GARY NICKENS, I HAVE SURVEYED, DIVIDED AND PLATTED THE PROPERTY DESCRIBED AND SHOWN HEREON AND DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF. SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

*Jack A. Gelso* 5/15/2025  
 JACK A. GELSO DATE  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3786  
 (LICENSE EXPIRATION/RENEWAL DATE: 11-30-26)

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

FIELD WORK COMPLETED MAY 9, 2025.

SURVEYOR'S NOTE:

TRACTS "B" & "C" SHOWN HEREON TO  
BE RETAINED BY OWNER.

API Survey LLC

1145 N. Mockingbird Road  
Suite A  
P.O. Box 333  
Nashville, Illinois 62263  
Ph. 618-478-9000  
E-mail: [gary@apisurvey.com](mailto:gary@apisurvey.com)

DRAWN: JAG	SURVEY: DP, CW
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DWG NAME: 25-044 PLAT | JOB NO.: 25-04

*TRACT "A"*

SEE PLAT OF SURVEY BY PLS #3536  
DATED 5/25/2011

TRACT "B"  
5.00 ACRES

SE 1/4, NW 1/4  
SECT. 29, T4S, R1W  
TAX NO.: 1-41-0320-110  
GARY E. NICKENS  
(BK 685 PG 329)

Tract 7      TRACT "A"  
31.43 ACRES

Tract 8      TRACT "C"  
0.36 ACRE

DETAIL  
"NOT TO SCALE"

RECORDS REFERENCED:

DEEDS AS LISTED HEREON

MONUMENT RECORD AS LISTED HEREON

PLAT OF SURVEY BY PLS #2134  
FOR GERALD SCHUBERT, DATED 8/16/1985  
(PB "D" PG 134)

PLAT OF SURVEY BY PLS #2331  
FOR FURLOW, DATED 10/24/1999  
(SURVEY CABINET FOLDER 133)

PLAT OF SURVEY BY PLS #2331  
FOR FURLOW & BRONKE, DATED 10/24/1999  
(SURVEY CABINET FOLDER 622)

RECORDS REFERENCED:

PLATS OF SURVEY BY PLS #2331  
FOR KUBERSKI, DATED 6/10/2006  
(SURVEY CABINET FOLDERS 301 & 307)

PLAT OF SURVEY BY PLS #3536  
FOR GARY NICKENS, DATED 5/25/2011

PLAT OF SURVEY BY PLS #2605  
FOR HAYLENE OVERLEY, DATED 10/10/2017  
(SURVEY CABINET FOLDER 809)

CH 11/SHAMROCK RD. (FAS 866)  
RIGHT OF WAY PLANS