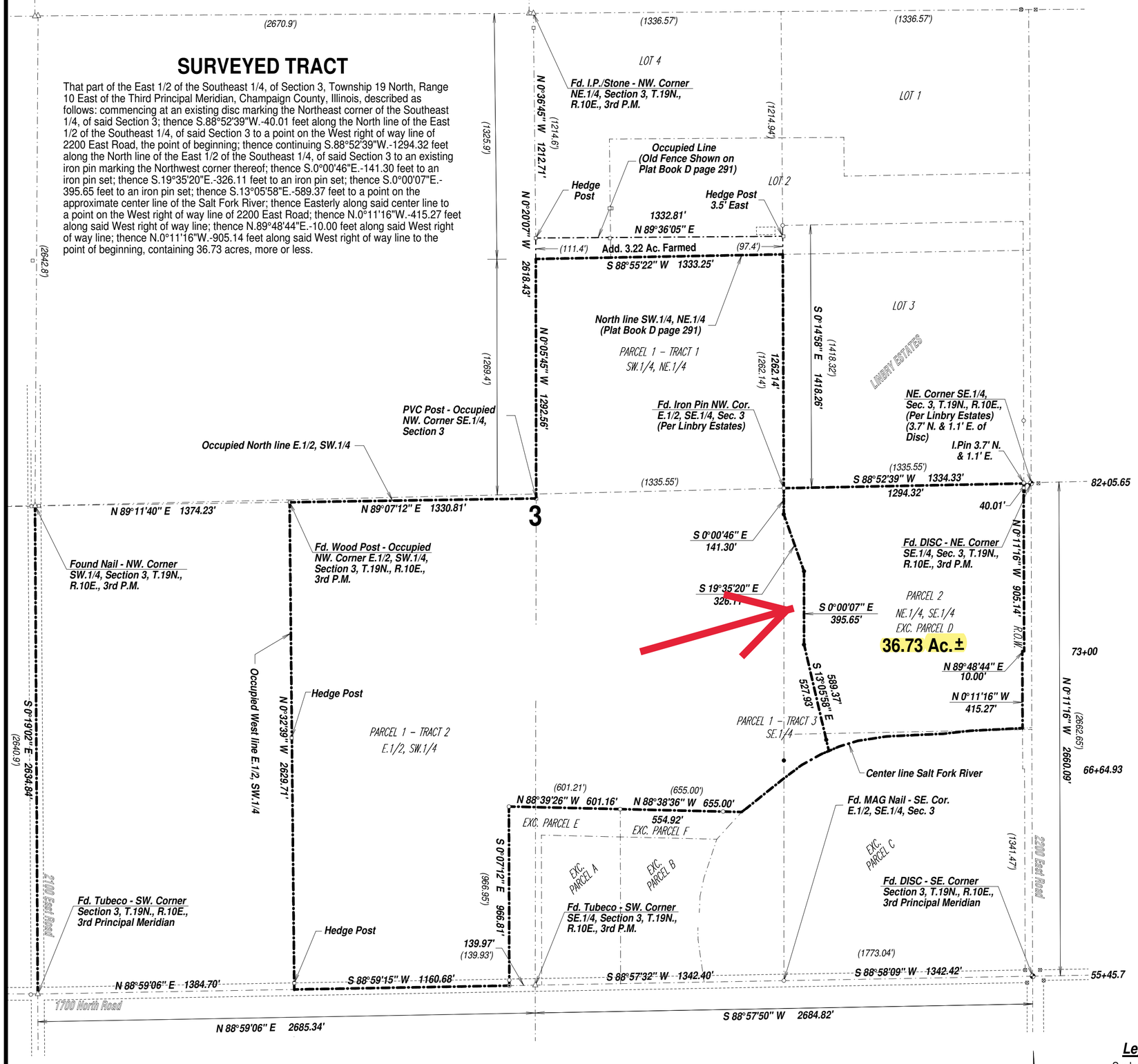
PLAT OF SURVEY

PARENT TRACT - CHICAGO TITLE COMMITMENT NO. 5253-2501849

SURVEYED TRACT

That part of the East 1/2 of the Southeast 1/4, of Section 3, Township 19 North, Range 10 East of the Third Principal Meridian, Champaign County, Illinois, described as follows: commencing at an existing disc marking the Northeast corner of the Southeast 1/4, of said Section 3; thence S.88°52'39"W.-40.01 feet along the North line of the East 1/2 of the Southeast 1/4, of said Section 3 to a point on the West right of way line of 2200 East Road, the point of beginning; thence continuing S.88°52'39"W.-1294.32 feet along the North line of the East 1/2 of the Southeast 1/4, of said Section 3 to an existing iron pin marking the Northwest corner thereof; thence S.0°00'46"E.-141.30 feet to an iron pin set; thence S.19°35'20"E.-326.11 feet to an iron pin set; thence S.0°00'07"E.-395.65 feet to an iron pin set; thence S.13°05'58"E.-589.37 feet to a point on the approximate center line of the Salt Fork River; thence Easterly along said center line to a point on the West right of way line of 2200 East Road; thence N.0°11'16"W.-415.27 feet along said West right of way line; thence N.89°48'44"E.-10.00 feet along said West right of way line; thence N.0°11'16"W.-905.14 feet along said West right of way line to the point of beginning, containing 36.73 acres, more or less.



Legend

Scale: 1" = 400'
○= Iron Pipe or Pin From Prev. Surveys
●= 1/2" Iron Pin Set This Survey
100.00' = Measured Dimension
(100.00') = Record Dimension

Bearings are based on the Illinois State Plane Coordinate System - East Zone.

0 400 800
Scale in Feet

North

PARCEL 1:
TRACT 1:
THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THREE (3) TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.
TRACT 2:
THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS
TRACT 3:
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THOSE PARTS OF SAID SOUTHEAST QUARTER CONVEYED TO THE STATE OF ILLINOIS BY DEEDS RECORDED AS DOCUMENT NOS. 73R01436 AND 73R01439; AND ALSO EXCEPTING THEREFROM THE FOLLOWING FOUR PARCELS OF REAL ESTATE:
PARCEL A:
A TRACT OFLAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3), PROCEED ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00'00" EAST 35.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56'00" EAST 809.41 FEET; THENCE SOUTH 87 DEGREES 36'49" EAST 426.50 FEET; THENCE SOUTH 00 DEGREES 56'00" WEST 791.65 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3); THENCE SOUTH 90 DEGREES 00'00" WEST 426.42 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING, ENCOMPASSING 7.836 ACRES IN CHAMPAIGN COUNTY, ILLINOIS.
PARCEL B:
A TRACT OFLAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3), PROCEED ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00'00" EAST 461.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56'00" EAST 791.65 FEET; THENCE SOUTH 87 DEGREES 36'49" EAST 520.56 FEET TO THE CENTERLINE OF THE SALT FORK RIVER, THENCE SOUTH-WESTERLY 787.42 FEET ALONG THE CENTERLINE OF THE SALT FORK RIVER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3); THENCE SOUTH 90 DEGREES 00'00" WEST 450.30 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING, ENCOMPASSING 8.000 ACRES IN CHAMPAIGN COUNTY, ILLINOIS.
PARCEL C:
A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, THE BOUDARY OF WHICH IS DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3) LYING SOUTH AND EAST OF THE CENTERLINE OF THE SALT FORK RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3), PROCEED ON AN ASSUMED BEARING OF NORTH 00 DEGREES 52'15" EAST 1341.47 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3) TO THE CENTERLINE OF THE SALT FORK RIVER; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE CENTERLINE OF THE SALT FORK RIVER ON THE FOLLOWING CALCULATED COURSES: SOUTH 88 DEGREES 05'18" WEST 335.02 FEET; SOUTH 84 DEGREES 50'19" WEST 146.14 FEET; SOUTH 88 DEGREES 19'52" WEST 303.51 FEET; SOUTH 82 DEGREES 24'46" WEST 156.12 FEET; SOUTH 74 DEGREES 09'40" WEST 107.56 FEET; SOUTH 67 DEGREES 45'25" WEST 109.13 FEET; SOUTH 61 DEGREES 58' 11" WEST 115.22 FEET; SOUTH 53 DEGREES 56'33" WEST 138.68 FEET; SOUTH 52 DEGREES 18'48" WEST 236.11 FEET; SOUTH 45 DEGREES 01'42" WEST 236.11 FEET; SOUTH 19 DEGREES 25'43" WEST 218.79 FEET; SOUTH 13 DEGREES 04'47" WEST 102.61 FEET; SOUTH 03 DEGREES 40'50" WEST 88.05 FEET; SOUTH 06 DEGREES 24'07" WEST 81.90 FEET; SOUTH 00 DEGREES 1215" WEST 63.76 FEET; SOUTH 06 DEGREES 59'56" EAST 232.31 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION THREE (3); THENCE SOUTH 90 DEGREES OO'OO" EAST 1773.04 FEET ALONG SAID SOUTH LINE OF THE POINT OF BEGINNING. ENCOMPASSING 48.73 ACRES IN CHAMPAIGN COUNTY, ILLINOIS.
PARCEL D:
THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.
AND ALSO EXCEPTING THE FOLLOWING TWO PARCELS OF REAL ESTATE:
PARCEL E:
(AS DESCRIBED IN DOCUMENT NUMBER 2019R14031 RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE): PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 88 DEGREES 58 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 139.93 FEET TO A MAG SPIKE; THENCE NORTH 00 DEGREES 07 MINUTES 19 SECONDS WEST, PARALLEL WITH THE WEST LINE OF A 7.83 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2010R10094 RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, A DISTANCE OF 966.95 FEET TO AN IRON PIPE; THENCE SOUTH 88 DEGREES 38 MINUTES 35 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 601.21 FEET TO AN IRON PIPE; THENCE SOUTH 00 DEGREES 07 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE EXTENDED OF SAID TRACT, A DISTANCE OF 150.05 FEET TO A REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 426.15 FEET TO A REBAR AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 07 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 809.62 FEET TO A MAG SPIKE SITUATED ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 57 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 35.09 FEET TO THE POINT OF BEGINNING. SITUATED IN CHAMPAIGN COUNTY, ILLINOIS
PARCEL F:
(AS DESCRIBED IN DOCUMENT NUMBER 2019R14048 RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE): PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 461.15 FEET TO THE SOUTHWEST CORNER OF AN 8.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2018R11784 RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 07 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 791.84 FEET TO A REBAR AT THE NORTHWEST CORNER OF SAID TRACT AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE EXTENDED OF SAID TRACT, A DISTANCE OF 150.05 FEET TO AN IRON PIPE; THENCE SOUTH 88 DEGREES 38 MINUTES 35 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 655.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SALT FORK RIVER; THENCE SOUTH 42 DEGREES 20 MINUTES 43 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 198.72 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 520.79 FEET TO THE POINT OF BEGINNING. SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.
PARCEL 2:
THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

Surveyor's Certificate

I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of September 2025, in accordance with state statutes governing survey work in the State of Illinois.

October 14, 2025

Robert M. Cox
IL. Professional Land Surveyor No. 3779
(License Expires November 30, 2026

Survey Notes:
1.) The field and office procedures were performed by me, or under my direct supervision in the month of October 2025.
2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
3.) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the course of this survey.
4.) The boundary of this property was determined by the physical location of existing monumentation in Section 3 and the surrounding Sections.
5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Survey Solutions, LLC
111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 217.521.0612
▪ ALTA Surveys Boundary Surveys
▪ Construction Staking Subdivisions
Illinois Professional Design Firm # 184005964

(The Loranda Group)
Project No. 0190-25
P.C.S. File No. 25

PROFESSIONAL LAND SURVEYOR
ROBERT M. COX
MT. ZION, ILLINOIS
NO. 3779
STATE OF ILLINOIS

LICENSE EXPIRES 11/30/2026