PLAT OF SURVEY

MORRISON SURVEYING CO., INC.
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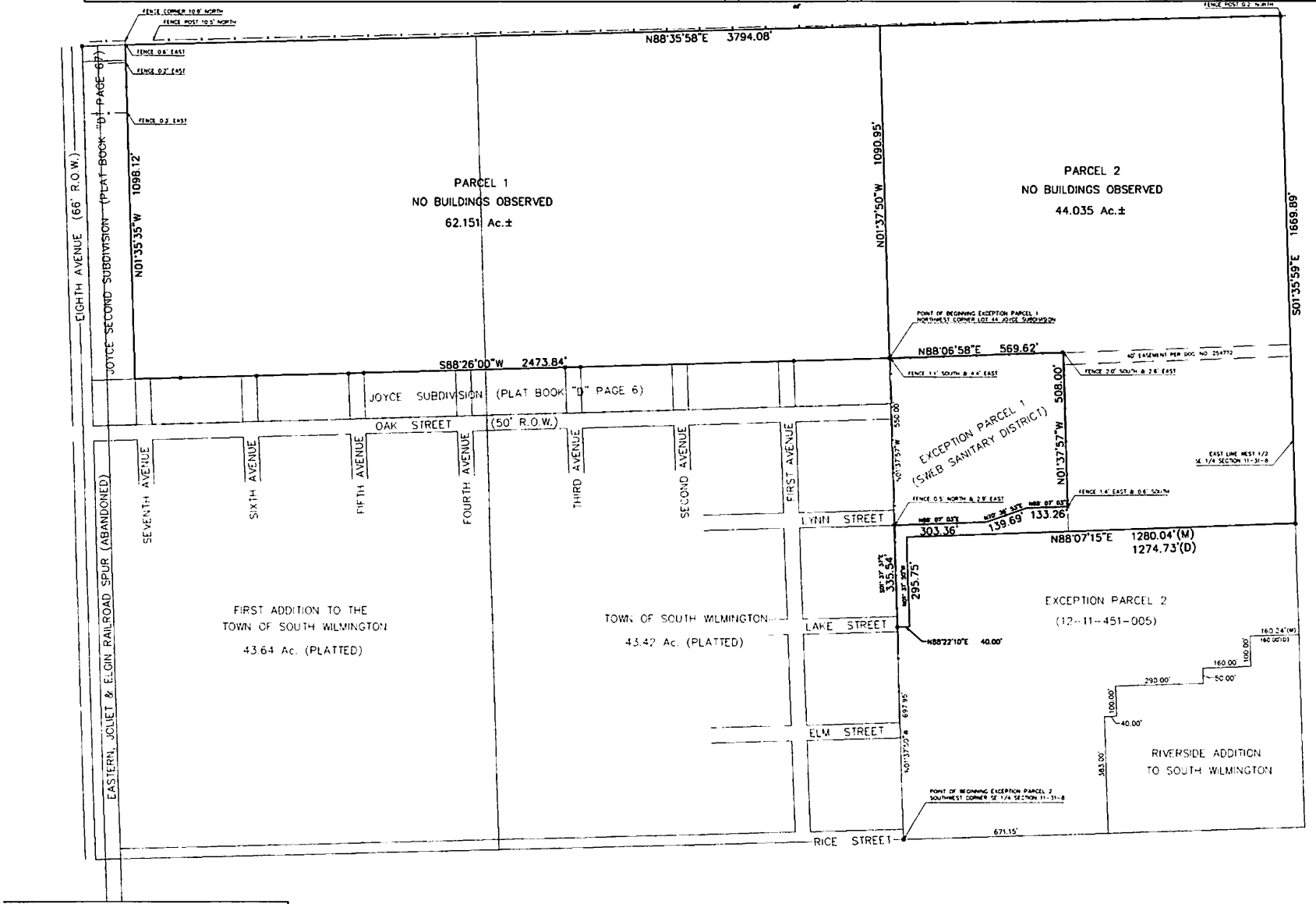

PARCEL 1:
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, EXCEPT THE SOUTH 43.42 ACRES THEREOF, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, EXCEPT THE SOUTH 43.64 ACRES THEREOF, AND EXCEPT RAILROAD RIGHT-OF-WAY; ALSO EXCEPT BEGINNING AT A POINT 1433 FEET NORTH AND 83 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 11 AND RUNNING NORTH 150 FEET; THENCE EAST 2565.4 FEET; THENCE SOUTH 150 FEET; THENCE WEST 2566.2 FEET TO THE PLACE OF BEGINNING, AS SHOWN BY THE PLAT OF JOYCE SUBDIVISION, RECORDED IN PLAT BOOK D AT PAGE 6; ALSO EXCEPT JOYCE SECOND SUBDIVISION, RECORDED MAY 11, 1956 AS DOCUMENT No. 204196 IN PLAT BOOK D AT PAGE 67; IN TOWNSHIP 31 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:
THAT PART OF WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE COAL, OIL AND OTHER MINERAL SUBSTANCES IN OR UNDERLYING THE SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME);

AND

EXCEPT: THE CHICAGO, WILMINGTON & VERMILLION COAL COMPANY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING RIVERSIDE ADDITION TO SOUTH WILMINGTON, GRUNDY COUNTY, ILLINOIS.

AND

EXCEPT: COMMENCING AT THE NORTHEAST CORNER OF LOT 44 IN JOYCE SUBDIVISION, BEING A SUBDIVISION IN THE VILLAGE OF SOUTH WILMINGTON, COUNTY OF GRUNDY, AND STATE OF ILLINOIS, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 569.62 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 508.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 133.28 FEET; THENCE SOUTH 72 DEGREES 14 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 139.69 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 303.36 FEET TO A POINT WHICH FALLS ON THE EAST LINE OF THE ORIGINAL TOWN OF SOUTH WILMINGTON; THENCE DUE NORTH ALONG THE SAID EAST LINE FOR A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING, ALL LOCATED IN SECTION 11, TOWNSHIP 31 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF GRUNDY, STATE OF ILLINOIS;

AND

EXCEPT: THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, AND RUNNING; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 697.95 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 11 SECONDS EAST, PERPENDICULAR TO SAID WEST LINE, 40.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 295.75 FEET TO A POINT 40 FEET SOUTH FROM THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO THE SWEB SANITARY DISTRICT BY WARRANTY DEED RECORDED AS DOCUMENT NO. 254775; THENCE NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID CONVEYANCE, 1274.73 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, ALONG SAID EAST LINE, 365.97 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 2 OF RIVERSIDE ADDITION TO THE TOWN OF SOUTH WILMINGTON; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 1, 158.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF ADAMS STREET IN SAID RIVERSIDE ADDITION, 100.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF BLOCK 1 IN SAID ADDITION, 160.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF THE ALLEY IN SAID BLOCK 1, 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF ELM STREET IN SAID ADDITION, 290.00 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 08 SECONDS EAST 100.00 FEET TO SAID NORTH LINE OF ELM STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG SAID NORTH LINE OF ELM STREET, 40.00 FEET TO THE WEST LINE OF SAID ADDITION; THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS EAST, ALONG SAID WEST LINE OF SAID ADDITION 383.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, AND THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE, 671.15 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

LEGEND

(D)	DEED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
×	CROSS CUT IN CONCRETE
⊕	SET IRON ROD
●	FOUND BRASS MONUMENT
●	FOUND IRON PIPE
○	FOUND IRON ROD
——x——	FENCE LINE

BEARINGS ARE REFERENCED TO NAD83 ILLINOIS STATE PLANE, EAST ZONE (1201)

150 0 150 300 450

Scale 1" = 150'

State of Illinois
County of Grundy } ss

We, MORRISON SURVEYING CO INC., (PDF License #184-003815) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn, and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot, and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Distances are marked to the nearest hundredth of a foot unless otherwise noted.

Date: 12/07/2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3730 License Expires 11/30/24

MATTHEW JAMES MORRISON
35-3730
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building Lines, Easements and other restrictions not shown hereon refer to your Deed, Title Policy, Zoning ordinances, Etc.

ORDERED BY: DON BLACK

SCALE: 1" = 150' ORDER NO. 8322