

# PLAT OF SURVEY

## THE MILLER PROPERTY

PART OF THE SE 1/4 OF SECTION 24,  
T 12 S, R 5 E OF THE THIRD P.M., POPE COUNTY, ILLINOIS.

MAIN SOURCE OF REFERENCE: BOOK 337, PAGE 163

### DESCRIPTION OF SURVEY

108.714 ACRES - THE MILLER PROPERTY

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL IS INTENDED TO BE THE PROPERTY DESCRIBED AND RECORDED IN DEED BOOK 337, PAGE 168 IN THE POPE COUNTY COURT HOUSE, IN THE NAME OF EDWARD W. MILLER, SR. AS TRUSTEE UNDER THE EDWARD W. MILLER, SR. DECLARATION OF TRUST, DATED JUNE 21ST, 2016. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S. FOREST SERVICE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°45'16"W 2276.31 FEET ALONG THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO AN IRON ROD SET AT A CORNER OF THE CUNNINGHAM PROPERTY (BK 309, PG 100); THENCE N01°16'22"E 1310.94 FEET ALONG THE EAST LINE OF SAID CUNNINGHAM PROPERTY TO AN IRON ROD SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°43'03"E 966.16 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°37'42"E 1344.17 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°43'43"E 1299.11 FEET TO A MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°42'21"W 2663.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 108.714 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3536, DATED 05/10/2024.

SAID PARCEL BEING SUBJECT TO THE RIGHTS-OF-WAY OF NOVELL ROAD, BERT ROAD, HAZEL ROAD AND OTHER RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF POPE COUNTY, STATE OF ILLINOIS.

### SURVEYOR'S NOTES & REFERENCES

- PURPOSE OF SURVEY - TO LOCATE AND MONUMENT THE MILLER PROPERTY AS SHOWN HEREIN.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- REFERENCE IS MADE TO A MONUMENT RECORD FOR SECTION 25 BY LANGE, IPLS 2805, IN BOOK 1, P. 1, THE POPE COUNTY COURTHOUSE, DATED 08/12/1988.
- REFERENCE IS MADE TO A MONUMENT RECORD FOR SECTION 24 BY REEDER, IPLS 2546, IN BOOK 2, THE POPE COUNTY COURTHOUSE, DATED 05/09/1988.
- REFERENCE IS MADE TO A MONUMENT RECORD FOR SECTION 25 BY REEDER, IPLS 2546, IN BOOK 2, THE POPE COUNTY COURTHOUSE, DATED 05/09/1988.
- REFERENCE IS MADE TO A MONUMENT RECORD FOR SECTION 24 BY ERICKSON, IPLS 2897, IN BOOK 1, IN THE POPE COUNTY COURTHOUSE, DATED 02/27/1989.
- REFERENCE IS MADE TO A MONUMENT RECORD FOR SECTION 13 BY MCGEE, IPLS 2771, IN BOOK 2, THE POPE COUNTY COURTHOUSE, DATED 05/31/1991.
- THE RIGHT-OF-WAY OF NOVELL ROAD, HAZEL ROAD AND BERT ROAD ARE ESTABLISHED IN ACCORDANCE WITH THE STATE OF ILLINOIS STATUTE (605 ILCS 5/6-301) OF 40 FEET, 20 FEET EITHER SIDE OF THE CENTERLINE.
- IRON RODS SET PER S.P.S. SURVEY ARE 24" LONG, 1/2" DIAMETER REBAR WITH A SURVEY KAP UNLESS OTHERWISE NOTED.

### \*\* LEGEND \*\*

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|----------------------------------|---------------------------|
| ● IRON ROD SET PER S.P.S.        | P.O.B. POINT OF BEGINNING |
| ○ IRON ROD FOUND                 | --- RIGHT-OF-WAY LINE     |
| ⊗ IRON PIPE FOUND                | --- CENTERLINE ROAD/DRIVE |
| ⊠ RIGHT-OF-WAY MARKER FOUND      | --- EXISTING FENCE LINE   |
| ■ WOOD POST                      | --- BOUNDARY LINE         |
| ● U.S.F.S. MONUMENT FOUND        | --- SECTION/DEED LINE     |
| ● SURVEY POINT NO. MONUMENTATION | ■ BUILDING/STRUCTURE      |

### SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS  
COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF ED MILLER, I, BILLY J. ABERNATHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 10TH DAY OF MAY, 2024 AT VIENNA, ILLINOIS

*Billy J. Abernathy*

BILLY J. ABERNATHY - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3536  
LICENSE EXPIRES: 11/30/2024  
FIELDWORK COMPLETED: 04/24/2024  
FIRM LICENSE #: 184-002344

