



0 100' 200' 400'

SCALE: 1"=200'

TOTAL AREA
78.336 ACRES

P.I.N. 11-01-300-002

31382 HOLLY ROAD
STERLING IL 61081

PLAT OF SURVEY

Of Property Described As: Part of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 1 in Township 21 North (T21N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Whiteside County, Illinois, bounded and described as follows, to wit:

Beginning at the monumented Southwest corner of said Southwest Quarter (SW 1/4) of Section 1; thence South 89 Degrees 47 Minutes 55 Seconds East, along the South line thereof, a distance of 1,291.20 feet; thence North 00 Degrees 43 Minutes 12 Seconds East, a distance of 284.31 feet; thence South 89 Degrees 39 Minutes 44 Seconds East, a distance of 432.85 feet; thence South 27 Degrees 34 Minutes 52 Seconds East, a distance of 18.77 feet; thence North 89 Degrees 54 Minutes 58 Seconds East, a distance of 169.67 feet; thence South 00 Degrees 03 Minutes 15 Seconds East, a distance of 267.51 feet; thence South 89 Degrees 47 Minutes 55 Seconds East, a distance of 540.37 feet to the Southwest corner of the property described on the deed recorded as Document No. 2019-02435 in the Office of the Whiteside County Recorder; thence North 00 Degrees 04 Minutes 31 Seconds West, along the West line thereof, a distance of 240.00 feet (240 feet deeded); thence South 89 Degrees 47 Minutes 55 Seconds East, along the North line thereof, a distance of 181.50 feet (181.5 feet deeded) to the East line of said Southwest Quarter (SW 1/4) of Section 1; thence North 00 Degrees 04 Minutes 31 Seconds West, along said East line, a distance of 1,079.80 feet to the Northeast corner of said South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 1; thence North 89 Degrees 48 Minutes 41 Seconds West, along the North line thereof, a distance of 2,610.04 feet to the West line of said Southwest Quarter (SW 1/4) of Section 1; thence South 00 Degrees 42 Minutes 35 Seconds West, along said West line, a distance of 1,319.26 feet to the Point of Beginning;

Containing 74.408 acres, more or less.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Pete Harkness of Sterling, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes.

Dated this 18th day of November, 2022 C.E.

William E. Holt
Illinois Professional Land Surveyor
No. 35-2584
License RENEWS November 30, 2022 C.E.



LEGEND

- BOUNDARY OF SURVEY
 - ▲ MONUMENT FOUND
 - STONE FOUND
 - + SET IRON PIN W/CAP
 - CHISELED "X"
 - SECTION LINE
 - RIGHT OF WAY LINE
 - FENCE LINE
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - () DEED/PLAT DIMENSION
- NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY
MORRISON, ILLINOIS 61270
PHONE (815) 772-7179
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2023

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 11-17-22	JOB NO. 2022279	DRAWN BY WEH
BOOK NO. 265-11	PLAT NO. 2022279	DRAWING NAME 2003058	DRAWING DATE 18 NOV 22
REVISION DATES	CHECKED BY	SCALE 1"=200'	

PROJECT: **FARM PARCEL SURVEY**

TITLE: **PETER J. HARKNESS**

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