

Piatt County, Illinois

FOR SALE

University of Illinois Foundation- Ayre Farm,
4.994 acres ^{+/-} w/ buildings

Monticello, IL



Mailing Address:
P.O. Box 67
Bloomington, IL 61702-0067

Office Location: 2231 West Market Street

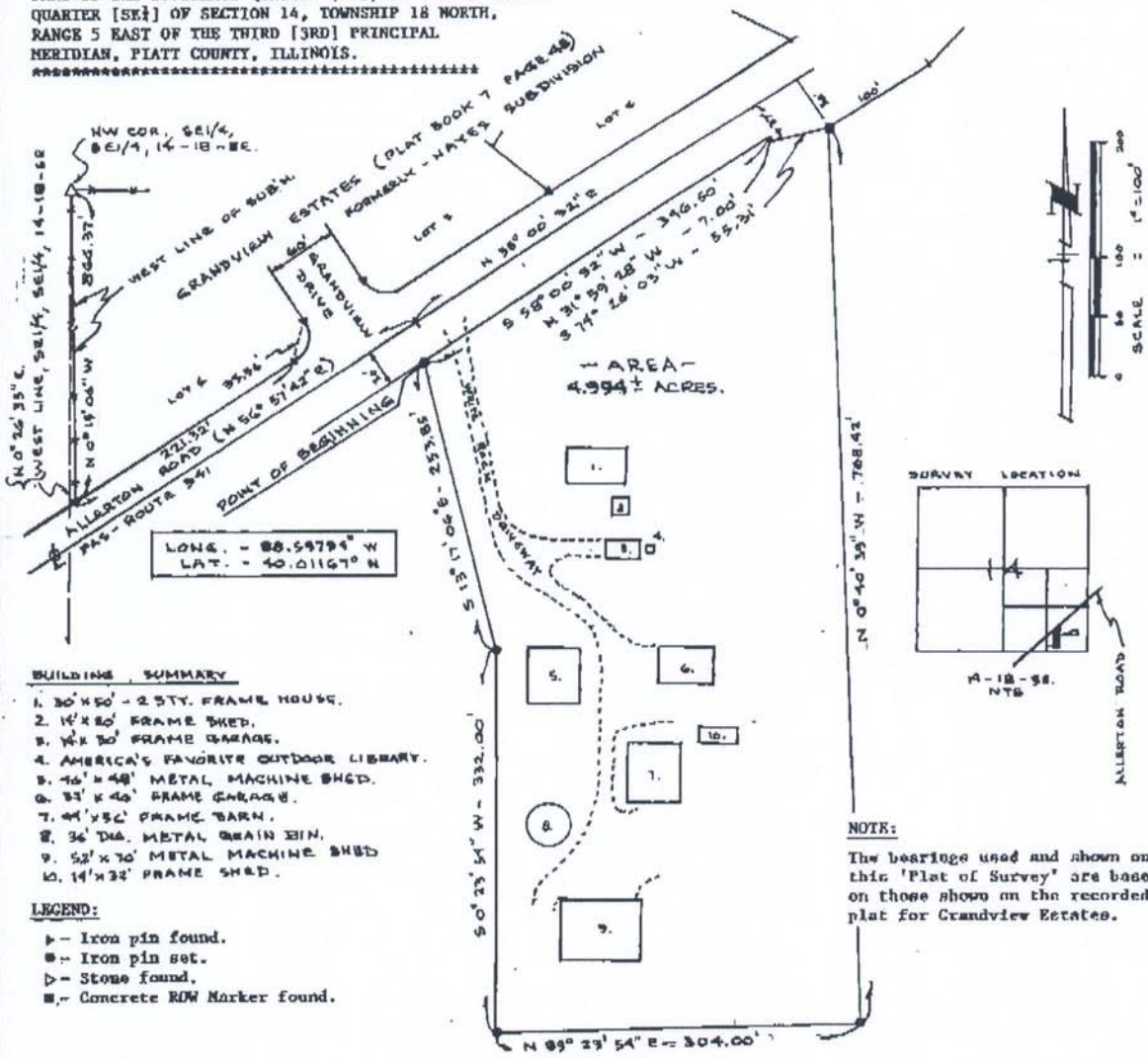
**Contact: Marty Thornton, Broker
Warren Basting, Broker
Tim Woods, Salesperson**

Phone: 309-662-4444 Toll Free: 888-897-2276 Fax: 309-828-2339

www.hbtagservices.com

PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER [SE1] OF THE SOUTHEAST QUARTER [SE1] OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE THIRD [3RD] PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS.



BUILDING SUMMARY

1. 30' x 50' - 2 STY. FRAME HOUSE.
2. 14' x 80' FRAME SHED.
3. 14' x 30' FRAME GARAGE.
4. AMERICA'S FAVORITE OUTDOOR LIBRARY.
5. 16' x 48' METAL MACHINE SHED.
6. 31' x 40' FRAME GARAGE.
7. 41' x 52' FRAME BARN.
8. 36' DIA. METAL GRAIN BIN.
9. 52' x 70' METAL MACHINE SHED.
10. 14' x 28' FRAME SHED.

LEGEND:

- ▶ - Iron pin found.
- - Iron pin set.
- ▷ - Stone found.
- - Concrete ROW Marker found.

NOTE:

The bearings used and shown on this 'Plat of Survey' are based on those shown on the recorded plat for Grandview Estates.

SURVEYOR'S CERTIFICATE

I, William C. Faulkner, P.O. Box 16, Maroa, Illinois, 61756, a duly licensed surveyor, do hereby certify that during the month of January 2009, I did survey and locate the boundaries of a certain tract of land, compute the area thereof, and this PLAT with description correctly represents said survey as directed by Marty Thornton with The Heartland Bank of Bloomington, Illinois, and with the said tract being more particularly described as follows:

Part of the Southeast Quarter [SE1] of the Southeast Quarter [SE1] of Section 14, Township 18 North, Range 5 East of the Third [3rd] Principal Meridian, Piatt County, Illinois, described as beginning at a point on the southerly right-of-way line of Allerton Road [Rte 541], with the said point being 745.50 feet South and 300.67 feet East of the Northwest corner of the Southeast Quarter [SE1] of the Southeast Quarter [SE1] of said Section 14 running thence S 13° 17' 06" E for 253.85 feet; thence S 0° 23' 54" W for 332.00 feet; thence N 89° 23' 54" E for 304.00 feet; thence N 0° 40' 39" W for 768.42 feet to a concrete right-of-way marker on the southerly right-of-way line of Allerton Road; thence S 74° 26' 03" W along the said right-of-way line for 55.31 feet; thence N 31° 59' 28" W along the said right-of-way line for 7.00 feet; thence S 58° 00' 32" W along the said right-of-way line for 346.50 feet to the point of beginning, containing 4.994 acres, more or less, situated in the County of Piatt, State of Illinois.

The property as described is subject to all easements, reservations, restrictions, dedications and zoning ordinances now of record if any, or an same may now be located.

Signed and dated, January 16, 2009.

William C. Faulkner

Illinois Land Surveyor #1940.
License expires, November 30, 2010.

TELEPHONE: 1-217-794-3436.
REVISED: JANUARY 20, 2009.

SPECIAL NOTES:

1. This surveyor has made an investigation or independent search for encroachments of record, encroachments, restrictive covenants, easements, title evidence, or any other facts that so accuracy and without title search may disclose.
2. Subsurface and/or environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead conduits and/or facilities that may affect the use or development of this property as surveyed.
3. The location and/or existence of utility services (power to the property) are surveyed and shown and not shown.
4. The word "certify" and/or "certificates" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

