PLAT OF SURVEY

OF PART OF THE S 1/2 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 IN SECTION 34, T16N, R2W OF THE 4TH P.M., BOWLING TOWNSHIP, ROCK ISLAND COUNTY, ILLINOIS.

DISTANCES ARE FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
(PL) INDICATES PLATTED DISTANCES (M) INDICATES DISTANCES MEASURED IN THE FIELD ALL OTHER BEARINGS AND DISTANCES ARE CALCULATED

NOTES:
- INDICATES A FOUND PIPE
- INDICATES A CONCRETE MONUMENT
- INDICATES A SECTION COR
- INDICATES IRON MARKER FOUND
- INDICATES 5/8" X 24" IRON PIN SET
- INDICATES STONE FOUND
- INDICATES FOUND PK NAIL
- INDICATES SET PK NAIL
- INDICATES FENCE POST
- INDICATES FENCE LINE
- INDICATES RIGHT OF WAY (R.O.W.)
- INDICATES CENTERLINE
- INDICATES OTHER OUTSIDE BOUNDARY

SURVEYOR'S REPORT ROBERT JOHNSTON, VICTORIA JOHNSON & SUSAN ORWIG

I, Martin J. Herman, an Illinois Professional Land Surveyor, Number 35-3328, do hereby state that at the request of and for the benefit of ROBERT JOHNSTON, VICTORIA JOHNSON & SUSAN ORWIG, I have surveyed Part of the South Half of the Northwest Quarter and Part of the Northwest Quarter of the Southwest Quarter, in Section 34, Township 16 North, Range 2 West of the 4th P.M., Bowling Township, Rock Island County, Illinois, more particularly described as follows, to-wit:

TRACT 1: Commencing at an iron pin found at the West Quarter Corner of Section 34, thence North 01 degrees - 28 minutes - 01 seconds East along the West Line of the Northwest Quarter of Section 34, a distance of 195.36' to a point, said point being the Point of Beginning of Tract 1, thence South 86 degrees - 47 minutes - 54 seconds East along the North Line of a Survey by Herman, a distance of 319.70' to an iron pin found, thence South 01 degrees - 28 minutes - 24 seconds West along an Easterly Line of said Survey by Herman, a distance of 53.17' to an iron pin found, thence North 86 degrees - 44 minutes - 14 seconds West along a line by Herman, a distance of 61.34' to an iron pin found, thence South 01 degrees - 28 minutes - 35 seconds West along an Easterly Line of a Survey by Herman, a distance of 207.15' to an iron pin set on the South Line of the South Half of the Northwest Quarter of Section 34, thence South 88 degrees - 34 minutes - 44 seconds East, a distance of 2406.81' to an iron pin found at the center of Section 34, thence North 01 degrees - 04 minutes - 06 seconds East along the East Line of said Northwest Quarter, a distance of 1337.08' to a point on the North Line of the South Half of the Northwest Quarter of Section 34, thence North 88 degrees - 44 minutes - 20 seconds West along said North Line, a distance of 2655.61' to a point on the West Line of the Northwest Quarter of Section 34, thence South 01 degrees - 28 minutes - 01 seconds West along said West Line, a distance of 1134.36' to the Point of Beginning of Tract 1, containing 80.23 acres, more or less, 0.51 acres of which is of apparent right-of-way, SUBJECT TO a 30' Access Easement over Tract 1, and in favor of Tract 2, as shown on the Plat and also in favor of the Northeast Quarter of the Southwest Quarter of Section 34, and a 20' Access Easement as per Document 2023-06214, as shown on the Plat and an additional 10' Access Easement, as shown on the Plat.

TRACT 2: Commencing at an iron pin found at the West Quarter Corner of Section 34, thence South 01 degrees - 28 minutes - 20 seconds West along the West Line of the Southwest Quarter of Section 34, a distance of 87.46' to a point, said point being the Point of Beginning of Tract 2, thence continuing South 01 degrees - 28 minutes - 20 seconds West along said West Line, a distance of 1240.24' to a point on the South Line of the Northwest Quarter of the Southwest Quarter of Section 34, thence South 88 degrees - 29 minutes - 59 seconds East along said South Line, a distance of 1326.44' to an iron pin set, thence North 01 degrees - 43 minutes - 57 seconds East along the East Line of the Northwest Quarter of the Southwest Quarter of said Section 34, a distance of 1329.58' to an iron pin set, thence North 88 degrees - 34 minutes - 44 seconds West along said North Line, a distance of 1074.29' to a an iron pin set, thence South 01 degrees - 28 minutes - 35 seconds West, a distance of 72.92' to an iron pin found, thence South 88 degrees - 11 minutes - 54 seconds West along the South Line of a Survey by Herman, a distance of 258.61' to the Point of Beginning of Tract 2, containing 40.07 acres, more or less. 0.33 acres of which are of apparent right-of-way, A 30' Access Easement as shown on the Plat over Tract 1 and in favor of Tract 2, and also in favor of the Northeast Quarter of the Southwest Quarter of Section 34, and also a 20' Easement as shown on Document 2023-06214- and a additional 10' Access Easement as shown on the Plat, ALSO SUB JECT to a Well Easement and an Overhead Electrical Easement, as shown on Document 2023-06214.

I further certify that this professional service conforms to the current minimum standards of practice applicable to Illinois boundary surveys.

FEMA STATEMENT: The above parcel is in Zone " X " as rated on Map Parcel Number 17161C0475F dated April 5, 2010.

Also subject to covenants, conditions and restrictions, if any, and easements, either apparent or of record; all applicable Zoning Laws; any and all dedications and/or uses for public or private road purposes, and all utility lines and easements, either above or below ground, of record or not, and all existing fences as now located; and all right-of-ways for drainage ditches, drain tiles, feeders and laterals, if any, also subject to all EPA (Environmental Protection Agency) and OSHA (Occupational Safety Hazard Act) rules, regulations and/or statements. This survey is also subject to any facts that may be disclosed by a full and accurate title search.

I, Martin J. Herman, an Illinois Professional Land Surveyor, do hereby certify that this Plat is a true and correct representation of a Survey made by me or under my direct personal supervision, of the above-described property.

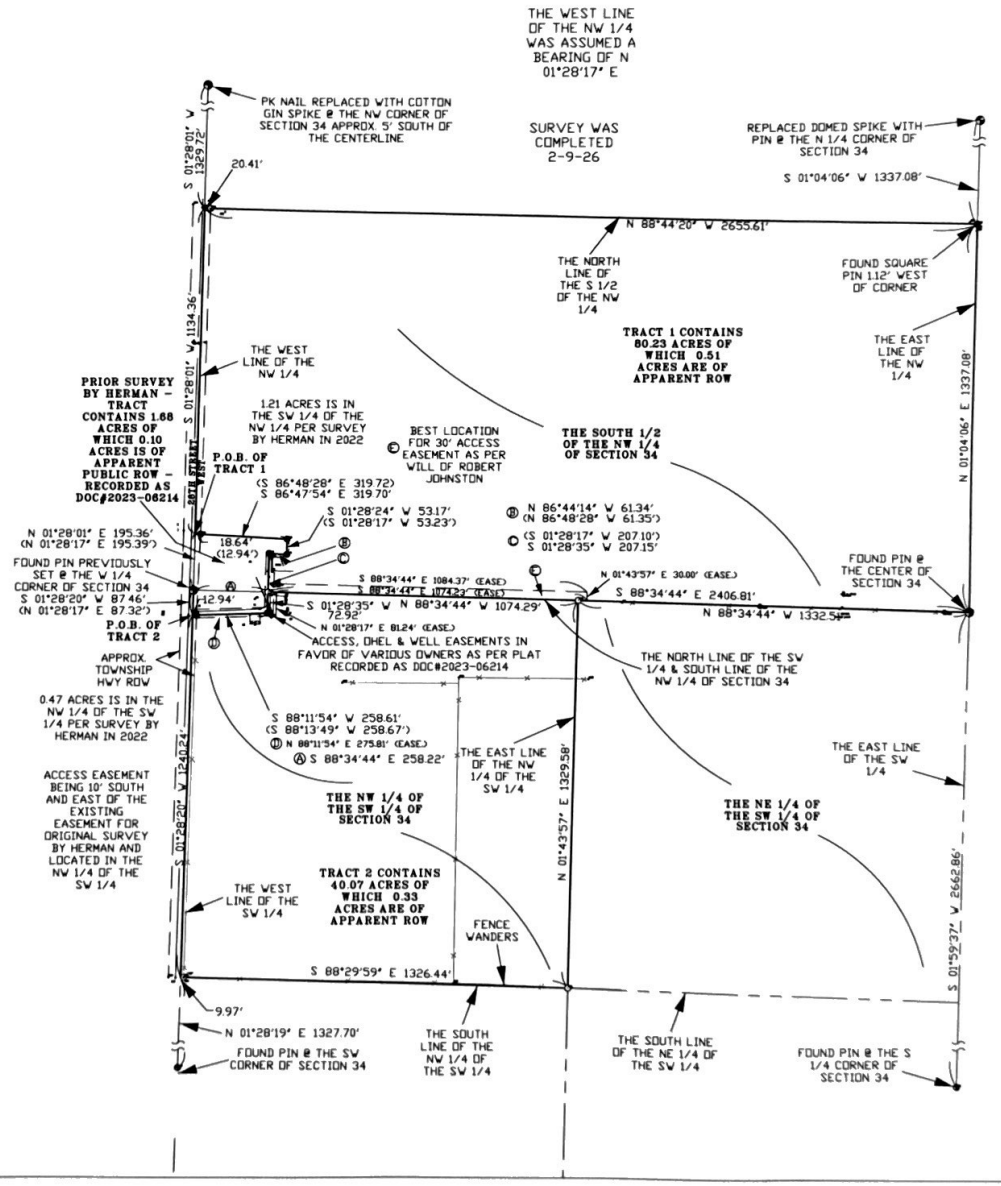
_____ _____
Martin J. Herman I.P.L.S. No. 35-3328 DATE
Professional Design Firm No. 184-002380
Aledo, Illinois
License Renewal/Exp. Date: 11/30/26

Parcel: 23-34-100-008
Parcel Address: Farm Ground

COPY

APPROVED ON BEHALF OF THE ROCK ISLAND COUNTY BOARD THIS ___ DAY OF _____ 2026 A.D.

_____
ROCK ISLAND COUNTY PLAT OFFICER



MJH ENGINEERING & SURVEYING
PO BOX 36 ALEDO, IL 61231
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DATE: 1-19-26
REVISED: 2-9-26
DRAWN BY: MJH
CHECKED BY: LJM
JOB NO. 2600RJ

SURVEY FOR:

JOHNSTON, JOHNSTON & ORWIG

300' 0 300'

MY LICENSE RENEWAL/EXPIRATION DATE: 11-30-26
MARTIN J. HERMAN I.P.L.S.# 35-3328 P.D.# 184-002380

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