

**PLAT OF SURVEY**

Part of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Twenty-three (23) North, Range Nine (9) East of the Fourth (4th) Principal Meridian, Ogle County, Illinois, described as follows:

**TRACT 2**

Beginning at the southwest corner of the said Southwest Quarter (SW 1/4) of Section Twenty-eight (28); thence North 0 degree 47 minutes 06 seconds East, along the west line of the said Southwest Quarter (SW 1/4), a distance of 2633.92 feet to the north line of the said Southwest Quarter (SW 1/4); thence North 89 degrees 36 minutes 37 seconds East, along said north line, a distance of 1310.17 feet; thence South 0 degree 53 minutes 40 seconds West, a distance of 1314.73 feet; thence North 89 degrees 49 minutes 37 seconds East, to the east line of the said Southwest Quarter (SW 1/4), a distance of 1309.26 feet; thence South 1 degree 01 minutes 40 seconds West, along said east line, a distance of 1305.82 feet, to the south line of the said Southwest Quarter (SW 1/4); thence South 89 degrees 25 minutes 19 seconds West, along said south line, a distance of 1305.84 feet; thence North 0 degree 34 minutes 41 seconds West, a distance of 132.00 feet; thence South 89 degrees 25 minutes 19 seconds West, a distance of 165.00 feet; thence South 0 degree 34 minutes 41 seconds East, a distance of 132.00 feet, to the south line of the said Southwest Quarter (SW 1/4); thence South 89 degrees 25 minutes 19 seconds West, along said south line, a distance of 1140.63 feet, to the Point of Beginning, containing 117.821 acres, more or less.

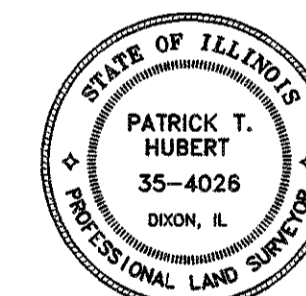
**SURVEYORS STATEMENT**

This plat and the survey it represents was made under my direct supervision in accordance with the minimum standards of practice pertaining to boundary surveys in the State of Illinois; all monuments and markers exist as shown hereon; all dimensional and geodetic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. Bearings or angles, distances and areas shown hereon are based upon grid coordinates using the Illinois State Plane Coordinate System (West Zone-2011 adjustment). No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown hereon, and also no warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes. This Professionals Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated this 18 day of FEBRUARY, A.D., 2026, Dixon, Illinois.

*Patrick T. Hubert*  
 Patrick T. Hubert  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 NO. 35-4026

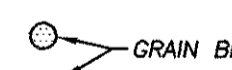
My license expires November 30, 2026.



PENN CORNER ROAD

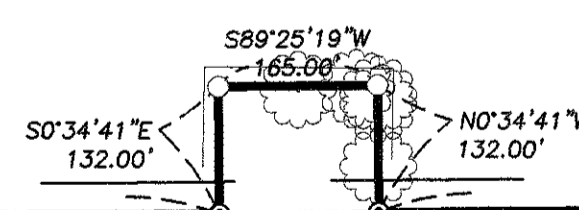


ANTERIER ROAD

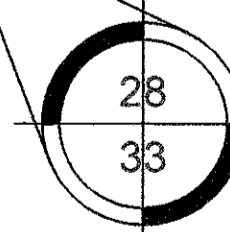


P.O.B. PARCEL C

SOUTH LINE OF THE SW 1/4



NW 1/4



**LEGEND**

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- STONE FOUND
- SET SURVEY NAIL
- 5/8" STEEL PIN SET
- + CHISELED "X"
- ⊗ R.O.W. MARKER
- △ P.K. NAIL
- SECTION LINE
- - - RIGHT OF WAY LINE
- - - FENCE LINE
- - - BUILDING SETBACK (BSL)
- - - UTILITY EASEMENT (UE)
- (101.26') RECORD DIMENSION
- (90°01'25") RECORD ANGLE
- (N89°12'22"E) RECORD BEARING



**WILLETT HOFMANN & ASSOCIATES, INC.**  
 ENGINEERING ARCHITECTURE LAND SURVEYING  
 Illinois Professional Design Firm No. 184-000918-0015  
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DATE:	02/18/2026
JOB NO.:	1079D26
SURVEYED BY:	MRK
BOOK NO.:	FILE
DRAWN BY:	DJV
DRAWING NAME:	1079D26_Merit
REVISIONS:	

**PLAT OF SURVEY**  
 FOR  
**MERIT AUCTIONS**