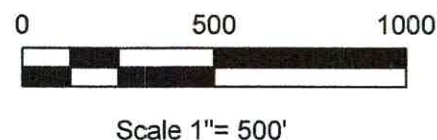




RICKY R. COX  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
1102 N. 5TH ST.  
VANDALIA, IL 62471  
(618) 283-2637



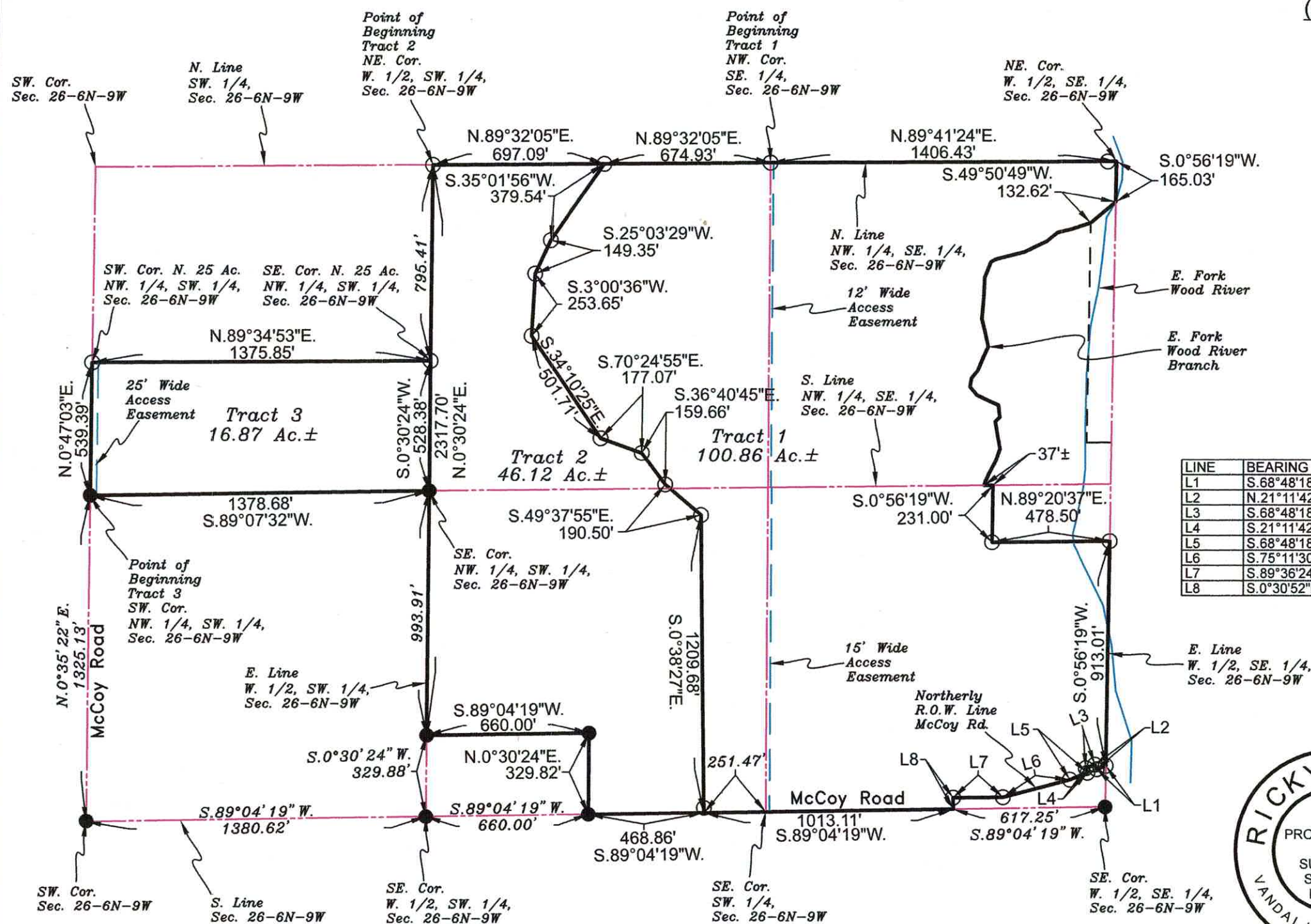
## LEGEND

- Iron Pin or Mag Spike (set)
- Iron Pin (found)

# Plat of Survey

Parts of the South Half of Section 26,  
Township 6 North, Range 9 West of the  
Third Principal Meridian,  
Madison County, Illinois

(SEE ATTACHED SHEETS FOR DESCRIPTIONS)



LINE	BEARING	DISTANCE
L1	S.68°48'18"W.	39.50'
L2	N.21°11'42"W.	20.00'
L3	S.68°48'18"W.	40.00'
L4	S.21°11'42"E.	20.00'
L5	S.68°48'18"W.	77.69'
L6	S.75°11'30"W.	281.01'
L7	S.89°36'24"W.	202.09'
L8	S.0°30'52"E.	46.87'

### Notes:

Basis of Bearings Per Illinois State Plane Coordinate System, Zone West, NAD83

Job No. : 2025-03-23 (Patricia A. Augsburger Family Irrevocable Trust Survey)

Subject to any and all Easements, Restrictions and Right of Ways of Record and/or of existence if any.

Reproduction or use of this plat in any manner is strictly prohibited unless written permission is obtained from Ricky R. Cox Land Surveying, unless this plat is recorded at the proper recording agency, and becomes of public record.

This plat does not guarantee title or ownership. If questions of title or ownership should arise. A title report should be obtained.

### Surveyor's Certificate

I, Ricky R. Cox, an Illinois Professional Land Surveyor Number 035-3031, do hereby certify that this Plat correctly represents a survey performed by me on April 29, 2025, and the results are heron shown to the best of my knowledge and belief and conform to the current Illinois Minimum Standards for Boundary Surveys.

Ricky R. Cox  
Illinois Professional Land Surveyor #035-3031  
License Expires: Nov. 30, 2026  
Date: April 30, 2025





## **Property Description**

### ***Part of the South Half of Section 26, Township 6 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois***

#### **Tract "1"**

Beginning at an Iron Pin (set) marking the Northwest corner of the Southeast Quarter of said Section 26, Thence N.89°41'24"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Northwest Quarter of the Southeast Quarter of said Section 26, a distance of 1406.43 feet to the Northeast Corner of the West Half of the Southeast Quarter of said Section 26, Thence S.0°56'19"W., along the East line of the West Half of the Southeast Quarter of said Section 26, a distance of 165.03 feet to the centerline of the East Fork of Wood River, Thence S.49°50'49"W., a distance of 132.62 feet, Thence Southwesterly along the meandering branch of the East Fork of Wood River to its intersection with the South line of the Northwest Quarter of the Southeast Quarter of said Section 26, Thence N.89°20'37"E., along the South line of the Northwest Quarter of the Southeast Quarter of said Section 26, a distance of 37 feet more or less, Thence S.0°56'19"W., parallel with the East line of the West Half of the Southeast Quarter of said Section 26, a distance of 231.00 feet to an Iron Pin (set), Thence N.89°20'37"E., parallel with the South line of the Northwest Quarter of the Southeast Quarter of said Section 26, a distance of 478.50 feet to an Iron Pin (set) on the East line of the West Half of the Southeast Quarter of said Section 26, Thence S.0°56'19"W., along the East line of the West Half of the Southeast Quarter of said Section 26, a distance of 913.01 feet to an Iron Pin (set) on the Northerly right of way line of McCoy Road, The following 8 calls are along said right of way line; Thence S.68°48'18"W., a distance of 39.50 feet to an Iron Pin (set), Thence N.21°11'42"W., a distance of 20.00 feet to an Iron Pin (set), Thence S.68°48'18"W., a distance of 40.00 feet to an Iron Pin (set), Thence S.21°11'42"E., a distance of 20.00 feet to an Iron Pin (set), Thence S.68°48'18"W., a distance of 77.69 feet to an Iron Pin (set), Thence S.75°11'30"W., a distance of 281.01 feet to an Iron Pin (set), Thence S.89°36'24"W., a distance of 202.09 feet to an Iron Pin (set), Thence S.0°30'52"E., a distance of 46.87 feet to the South line of said Section 26, Thence S.89°04'19"W., along the South line of said Section 26, a distance of 1013.11 feet, Thence N.0°38'27"W., a distance of 1209.68 feet to an Iron Pin (set), Thence N.49°37'55"W., a distance of 190.50 feet to an Iron Pin (set), Thence N.36°40'45"W., a distance of 159.66 feet to an Iron Pin (set), Thence N.70°24'55"W., a distance of 177.07 feet to an Iron Pin (set), Thence

**N.34°10'25"W., a distance of 501.71 feet to an Iron Pin (set), Thence N.3°00'36"E., a distance of 253.65 feet to an Iron Pin (set), Thence N.25°03'29"E., a distance of 149.35 feet to an Iron Pin (set), Thence N.35°01'56"E., a distance of 379.54 feet to an Iron Pin (set) on the North line of the Southwest Quarter of said Section 26, Thence N.89°32'05"E., along the North line of the Southwest Quarter of said Section 26, a distance of 674.93 feet to the Point of Beginning. The herein described tract contains an area of 100.86 acres more or less.**

**Subject to a 12 foot wide access easement being described as the West 12 feet of the Northwest Quarter of the Southeast Quarter of said Section 26 and a 15 foot wide access easement being described as the West 15 feet of the Southwest Quarter of the Southeast Quarter of said Section 26.**

**And subject to right of way requirements for McCoy Road along the South line of the property.**

**And also subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.**



## **Property Description**

### ***Part of the East Half of the Southwest Quarter of Section 26, Township 6 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois***

#### **Tract "2"**

Beginning at an Iron Pin (set) marking the Northeast corner of the West Half of the Southwest Quarter of said Section 26, Thence N.89°32'05"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the Southwest Quarter of said Section 26, a distance of 697.09 feet to an Iron Pin (set), Thence S.35°01'56"W., a distance of 379.54 feet to an Iron Pin (set), Thence S.25°03'29"W., a distance of 149.35 feet to an Iron Pin (set), Thence S.3°00'36"W., a distance of 253.65 feet to an Iron Pin (set), Thence S.34°10'25"E., a distance of 501.71 feet to an Iron Pin (set), Thence S.70°24'55"E., a distance of 177.07 feet to an Iron Pin (set), Thence S.36°40'45"E., a distance of 159.66 feet to an Iron Pin (set), Thence S.49°37'55"E., a distance of 190.50 feet to an Iron Pin (set), Thence S.0°38'27"E., a distance of 1209.68 feet to the South line of said Section 26, Thence S.89°04'19"W., along the South line of said Section 26, a distance of 468.86 feet, Thence N.0°30'24"E., parallel with the East line of the West Half of the Southwest Quarter of said Section 26, a distance of 329.82 feet to an Iron Pin (found), Thence S.89°04'19"W., a distance of 660.00 feet to an Iron Pin (found) on the East line of the West Half of the Southwest Quarter of said Section 26, Thence N.0°30'24"E., along the East line of the West Half of the Southwest Quarter of said Section 26, a distance of 2317.70 feet to the Point of Beginning. The herein described tract contains an area of 46.12 acres more or less.

Subject to right of way requirements for McCoy Road along the South side of property.

And subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

## **Property Description**

### ***Part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 6 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois***

#### **Tract "3"**

Beginning at an Iron Pin (found) marking the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26, Thence N.0°47'03"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the West line of the Northwest Quarter of the Southwest Quarter of said Section 26, a distance of 539.39 feet to an Iron Pin (set) marking the Southwest corner of the North 25 acres of the Northwest Quarter of the Southwest Quarter of said Section 26, Thence N.89°34'53"E., along the South line of the North 25 acres of the Northwest Quarter of the Southwest Quarter of said Section 26, a distance of 1375.85 feet to an Iron Pin (set) marking the Southeast corner of the North 25 acres of the Northwest Quarter of the Southwest Quarter of said Section 26, Thence S.0°30'24"W., along the East line of the West Half of the Southwest Quarter of said Section 26, a distance of 528.38 feet to an Iron Pin (found) marking the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 26, Thence S.89°07'32"W., along the South line of the Northwest Quarter of the Southwest Quarter of said Section 26, a distance of 1378.68 feet to the Point of Beginning. The herein described tract contains an area of 16.87 acres more or less.

Subject to a 25 foot wide access easement over the West 25 feet of the above described tract.

And subject to right of way requirements for McCoy Road by the Southwest corner of the above described tract.

And also subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.