



BASIS OF BEARING

BEARINGS AND DISTANCES ARE BASED ON HARNILL ILLINOIS STATE PLANES, WEST ZONE, US FOOT COORDINATES, N89°54'50"W BEING THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 6

OBSERVED SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS WERE NOTED AT THE TIME OF SURVEY

TO THE SURVEYORS KNOWLEDGE AND WITHOUT EXPRESSING A LEGAL OPINION TO OWNERSHIP, AND PROVIDED BASED ON FIELD EVIDENCE AND PROVIDED DOCUMENTATION, VISIBLE IMPROVEMENTS APPEAR TO BE LOCATED WITHIN THE PROJECT BOUNDARY AND ASSOCIATED EASEMENTS. THE VISIBLE IMPROVEMENTS AND THEIR RELATIONSHIP TO THE PROPERTY & EASEMENT LINES ARE NOTED ON THE SURVEY

ZONING INFORMATION

PER SPECIAL USE PERMIT FROM SCHUYLER COUNTY, ILLINOIS SIGNED BY THE CHAIR OF SCHUYLER COUNTY BOARD AND THE CLERK FOR SCHUYLER COUNTY ON JULY 10, 2024:

PROPERTY USE OF CONSTRUCTION AND OPERATION OF A 5.00 MW AC COMMERCIAL SOLAR ENERGY FACILITY IS ALLOWED

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.17169C0425E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 30, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

9 RIGHT OF WAY DATED JULY 19, 1967 AND RECORDED AUGUST 7, 1967 AS DOCUMENT NO. 196350 BY HOMER C. COX, TRUSTEE UNDER THE WILL OF FRED R. CURRY BY THE CENTRAL ILLINOIS PUBLIC SERVICE COMPANY TO CONSTRUCT, LAY, OPERATE, RENEW, ALTER, INSPECT AND MAINTAIN A PIPELINE FOR THE TRANSPORTATION OF GAS UPON, OVER, UNDER AND THROUGH THE LAND. LIES ON SUBJECT PROPERTY - AS SHOWN

10 PERPETUAL EASEMENT DATED FEBRUARY 22, 1988 AND RECORDED AUGUST 2, 1988 AS DOCUMENT NO. 236290 BY AND BETWEEN FRED EDWIN CURRY AND LINDA C. CURRY BY HICKORY-KERTON WATER CO-OP, AN ILLINOIS NOT-FOR-PROFIT CORPORATION TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER MAINS AND APPURTENANCES OVER AND ACROSS THE LAND. DOES NOT LIE ON SUBJECT PROPERTY

11 PERPETUAL EASEMENT DATED MARCH 21, 1988 AND RECORDED AUGUST 2, 1988 AS DOCUMENT NO. 236291 BOOK 27 PAGE 77 BETWEEN FRED CURRY TRUST C/O HOMER COX, TRUSTEE BY HICKORY-KERTON WATER CO-OP, AN ILLINOIS NOT-FOR-PROFIT CORPORATION TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER MAINS AND APPURTENANCES OVER AND ACROSS THE LAND. REFERS TO SUBJECT PROPERTY, NOTHING TO PILOT

12 RIGHT-OF-WAY EASEMENT DATED NOVEMBER 15, 1994 AND RECORDED NOVEMBER 17, 1994 AS DOCUMENT NO. 248746 IN BOOK 189 PAGE 193 TO ELLIOT STATE BANK, AS TRUSTEE FOR THE FRED CURRY TRUST, BY HICKORY-KERTON WATER CO-OP, AN ILLINOIS NOT-FOR-PROFIT CORPORATION DOES GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, IMPROVE AND REMOVE WATER MAINS AND APPURTENANCES OVER, ACROSS AND THROUGH THE LAND, LIES ON SUBJECT PROPERTY - AS SHOWN

13 RIGHT OF WAY GRANT DATED MARCH 27, 2000 AND RECORDED AUGUST 22, 2000 AS DOCUMENT NO. 261125 IN BOOK 233 PAGE 189 BY CENTRAL ILLINOIS PUBLIC SERVICE COMPANY THE RIGHT TO CONSTRUCT, OPERATE, PATROL, AND MAINTAIN A TRANSMISSION LINE, INCLUDING POLES, ANCHORS AND NECESSARY FIXTURES AND WIRES ATTACHED THERETO, OVER AND UPON THE LAND. DOES NOT LIE ON SUBJECT PROPERTY

14 SUPPLEMENTAL RIGHT OF WAY GRANT DATED JUNE 11, 2018 AND RECORDED JULY 17, 2018 AS DOCUMENT NO. 20180767 BY AND BETWEEN KYAB, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND AMEREN ILLINOIS COMPANY, DB/A AMEREN ILLINOIS, AN ILLINOIS CORPORATION, LIES ON SUBJECT PROPERTY - AS SHOWN

BUILDING AREA

NO BUILDINGS FOUND ON SITE AT THE TIME OF SURVEY

BUILDING HEIGHT

NO BUILDINGS FOUND ON SITE AT THE TIME OF SURVEY

LAND AREA

2,535,393 S.F.
58.20 ACRES

PARKING

NOT IN SCOPE

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A #11 UTILITY LOCATE OR SIMILAR REQUEST

TITLE DESCRIPTION

FOR APN/PARCEL ID(S): 15-06-300-013 AND 15-06-400-011

TRACT 1:
PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.B.I. ROUTE NUMBER 3, SAID POINT BEING SOUTH 1,005.38 FEET AND WEST 64.94 FEET OF THE CENTER OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE SOUTH 36 DEGREES 11'50" EAST 2,025.66 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION SIX (6); THENCE WEST 2,451.35 FEET ALONG SAID SOUTH BOUNDARY; THENCE NORTH 1,072.59 FEET TO A POINT ON THE CENTER OF MESSENGER CEMETERY ROAD; THENCE SOUTH 17 DEGREES 33'50" EAST 232.00 FEET; THENCE NORTH 7 DEGREES 56'10" EAST 207.40 FEET; THENCE NORTH 59 DEGREES 18'10" EAST, 1,018.50 FEET; THENCE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,730 FEET, CHORD BEARING OF SOUTH 37 DEGREES 56'50" EAST, CHORD LENGTH OF 194.50 FEET TO THE POINT OF BEGINNING, CONTAINING 64.29 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST, FOURTH PRINCIPAL MERIDIAN, SAID POINT BEING SOUTH 89 DEGREES 00'30" WEST 2,011.20 FEET OF THE SOUTHEAST CORNER OF SAID SECTION SIX (6); THENCE NORTH 32 DEGREES 11'50" WEST 497.25 FEET; THENCE SOUTH 63 DEGREES 45'05" WEST 293.21 FEET; THENCE SOUTH 3 DEGREES 40'05" WEST 301.19 FEET; THENCE NORTH 89 DEGREES 00'30" EAST 547.28 FEET TO THE POINT OF BEGINNING, CONTAINING 3.65 ACRES, MORE OR LESS, ALL AS SET FORTH IN A PLAT OF SURVEY RECORDED IN THE SCHUYLER COUNTY RECORDER'S OFFICE IN PLAT ENVELOPE 215, DOCUMENT NO. 260289 ON MARCH 27, 2000.

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SAID POINT BEING SOUTH 89 DEGREES 00'30" WEST 1,487.20 FEET OF THE SOUTHEAST CORNER OF SAID SECTION SIX (6); THENCE SOUTH 89 DEGREES 00'30" WEST 524.0 FEET; THENCE NORTH 32 DEGREES 05'35" WEST 497.25 FEET; THENCE NORTH 83 DEGREES 23'00" EAST 442.01 FEET TO A POINT ON THE CENTERLINE OF S.B.I. ROUTE 3 (FORMER ROUTE NO. 67); THENCE SOUTH 37 DEGREES 05'35" EAST 580.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 5.09 ACRES, MORE OR LESS, ALL AS SET FORTH IN PLAT OF SURVEY RECORDED IN THE SCHUYLER COUNTY RECORDER'S OFFICE IN PLAT ENVELOPE 234 ON APRIL 29, 2004.

TRACT 2:
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD MARKING THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, NORTH 89 DEGREES 53 MINUTES 53 SECONDS WEST, 1487.20 FEET TO THE CENTERLINE OF MARKER (PUBLIC) STREET; THENCE ALONG SAID CENTERLINE, NORTH 35 DEGREES 55 MINUTES 51 SECONDS WEST, 33.39 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

FROM THE POINT BEGINNING; THENCE LEAVING SAID CENTERLINE, ROUTE 89 DEGREES 53 MINUTES 53 SECONDS WEST, 379.27 FEET TO A SET IRON ROD; THENCE NORTH 61 DEGREES 13 MINUTES 33 SECONDS WEST, 53.26 FEET TO A SET IRON ROD; THENCE NORTH 45 DEGREES 33 MINUTES 29 SECONDS WEST, 46.68 FEET TO A SET IRON ROD; THENCE NORTH 37 DEGREES 05 MINUTES 04 SECONDS WEST, 181.64 FEET TO A SET IRON ROD; THENCE NORTH 53 DEGREES 46 MINUTES 20 SECONDS WEST, 32.46 FEET TO A SET IRON ROD; THENCE NORTH 84 DEGREES 50 MINUTES 21 SECONDS WEST, 76.00 FEET TO A SET IRON ROD; THENCE NORTH 37 DEGREES 37 MINUTES 09 SECONDS WEST, 154.64 FEET TO A SET IRON ROD; THENCE SOUTH 78 DEGREES 25 MINUTES 40 SECONDS WEST, 45.16 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, 45.84 FEET TO A SET IRON ROD; THENCE NORTH 62 DEGREES 20 MINUTES 32 SECONDS WEST, 19.30 FEET TO A SET IRON ROD; THENCE NORTH 64 DEGREES 19 MINUTES 49 SECONDS EAST, 118.66 FEET TO A FOUND IRON ROD; THENCE NORTH 83 DEGREES 51 MINUTES 23 SECONDS EAST, 441.87 FEET TO THE AFOREMENTIONED CENTERLINE OF MARKET (PUBLIC) STREET; THENCE ALONG SAID CENTERLINE, SOUTH 35 DEGREES 55 MINUTES 51 SECONDS EAST, 555.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 4.52 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF MARCH, 2013 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, RECORDED AS INSTRUMENT #20130672 ON MAY 8, 2013, AT 11:11 A.M. IN PLAT ENVELOPE 266 IN THE RECORDER'S OFFICE OF SCHUYLER COUNTY, ILLINOIS.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT OF THE FOLLOWING DESCRIPTION:
A (33.39 FEET BY 80.00 FEET) INGRESS/EGRESS EASEMENT OVER AND ACROSS THE SOUTHEAST CORNER OF TRACT 2 DESCRIBED AND SHOWN THEREON AS INSTRUMENT 20130672 RECORDED ON MAY 8, 2013 AT 11:11 A.M. IN PLAT ENVELOPE 266 IN THE RECORDER'S OFFICE OF SCHUYLER COUNTY, ILLINOIS, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS.

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FCHI2201023LD, UPDATE 1, ISSUED JUNE 4, 2024.

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FCHI2201023LD, UPDATE 1, ISSUED JUNE 4, 2024.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ADAMS ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON CREATES A MATHEMATICALLY CLOSED FIGURE.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- WETLAND LOCATIONS AS SHOWN HEREON WERE PROVIDED TO THE SURVEYOR AND WAS NOT FIELD VERIFIED.
- PURSUANT TO A MAY 7, 2024 LETTER THE USACE STATES NO PERMITS ARE REQUIRED ON THE PROPERTY.
- THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), ILLINOIS WEST ZONE. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

BM#1
NORTHING: 246652.8200
EASTING: 217873.5160
ELEVATION: 670.32
DESCRIPTION: SET MAG NAIL

BM#2
NORTHING: 1245596.1660
EASTING: 2220026.1640
ELEVATION: 667.58
DESCRIPTION: SET IRON ROD

16. A COMBINATION OF UAV AND FIELD SURVEY DATA WAS USE TO CREATE CONTOURS.

2021 ALTA/NSPS LAND TITLE SURVEY

CEMETERY
SITE ADDRESS

SW OF MARKET ST AND NW OF BOSTON LANE
FREDERICK, IL 62639
SCHUYLER COUNTY

PARTNER PROJECT NUMBER: 23-412787.2

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 388-213-7479
ALTA@partneresi.com
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DATE	REVISIONS	DRAWN BY: KJM	DRAWING SCALE: 1"= 120'
7/30/2024	UPDATE TITLE	CHECKED BY: BCH	JOB NO.: 234738
9/16/2024	ADD SOLAR PANELS	FILENAME:	
12/10/2024	UPDATE ENCROACH. NOTE		
01/31/2025	MOVED TEXT		

SURVEYED BY

XCEL Consultants

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

**SHEET 1
OF 3**