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**2023-3502**

09/06/2023 08:26 AM

STATE OF ILLINOIS

COUNTY OF FRANKLIN

KEVIN WILSON

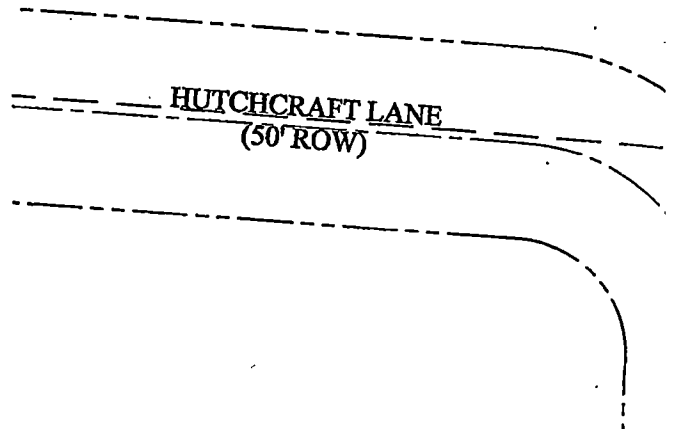
REC FEE: 91.00

RHSP SURCHARGE: 18.00

LEGAL APPROVAL: 25.00

# PLAT OF SURVEY

# PLAT 01



SCALE 1" = 50'

- = SET #4 REBAR
- = SURVEY POINT
- ⊗ = SET GIN SPIKE

EXPIRES 11-30-2024

### LEGAL DESCRIPTION FOR TRACT 1:

A part of the North One-Half of the East One-Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 4 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Beginning at a #4 rebar set at the Northeast corner of the Southwest Quarter of said Section 24; thence South 00 degrees 47 minutes 52 seconds West along the East line of said Southwest Quarter, a distance of 100.41 feet to a #4 rebar set; thence North 83 degrees 57 minutes 44 seconds West a distance of 374.65 feet to a gin spike set in the centerline of Hutchcraft Lane; thence on a curve to the Right along the centerline of Hutchcraft Lane, with a radius of 406.15', a chord length of 34.61', and a chord bearing of North 00 degrees 58 minutes 11 seconds East to a point; thence North 04 degrees 48 minutes 33 seconds East a distance of 57.95 feet to a #4 rebar set on the North line of said Southwest Quarter; thence South 85 degrees 08 minutes 13 seconds East along said North line, a distance of 369.85 feet to the said Point of Beginning. Tract 1 contains 0.82 Acres, more or less.

### LEGAL DESCRIPTION FOR TRACT 2:

A part of the North One-Half of the East One-Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 4 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a #4 rebar set at the Northeast corner of the Southwest Quarter of said Section 24; thence South 00 degrees 47 minutes 52 seconds West along the East line of said Southwest Quarter, a distance of 100.41 feet to a #4 rebar set at the Point of Beginning; thence North 83 degrees 57 minutes 44 seconds West a distance of 374.65 feet to a gin spike set in the centerline of Hutchcraft Lane; thence on a curve to the Left along the centerline of Hutchcraft Lane, with a radius of 406.15', a chord length of 125.03, and a chord bearing of South 10 degrees 19 minutes 34 seconds East to a gin spike set; thence South 83 degrees 57 minutes 44 seconds East a distance of 350.42 feet to a #4 rebar set on the East line of said Southwest Quarter; thence North 04 degrees 47 minutes 52 seconds East along said East line, a distance of 120.47 feet to the said Point of Beginning. Tract 2 contains 1.01 Acres, more or less.

### SURVEYORS STATEMENT:

No search was made for easements or utilities.  
This Plat of Survey is not for scaling purposes.  
Basis of Bearings are State Plane Coordinates NAD 1927, IL, East Zone  
This Plat of Survey meets the minimum standards of practice for Boundary Surveys in the State of Illinois.

I, Timothy N. Bullard, Illinois Professional Land Surveyor number 3992, Surveyed the above Legal Description at the request of Brandon Hutchcraft, on July 20th, 2023 (REVISED JULY 25th 2023).

Frontage Va

Timothy N. Bullard, Illinois Professional Land Surveyor Number 3992.

# PLAT OF SURVEY

HUTCHCRAFT LANE  
(50' ROW)

NORTH LINE OF THE SW 1/4, SEC. 24, T5S, R4E,  
S 85°08'13" E - 369.85'

N 04°48'33" E  
57.95'

C - 34.61'  
R - 406.15'  
CB - N 00°58'11" E

HOUSE

TRA  
0.82 A

CARPORT  
SHED

*Pl of 04-*  
TRACT

N 83°57'44" W  
374.65'

TRACT 2  
1.01 ACRES

*Pl of 04-24-300-00*  
TRACT INDEX #

CB - S 10°19'34" E  
R - 406.15'  
C - 125.03'

S 83°57'44" E - 350.42'  
LINE 50 FEET SOUTH OF AN EXISTING FE

END OF HUTCHCRAFT LANE  
AS DEFINED BY FRANKLIN  
HIGHWAY DEPARTMENT

PRIVATE DRIVE

**SURVEYOR'S**

Right-of-Way for Hutchcraft Lane was  
reported as documented in the Franklin

Southwest Quarter of Section 24,  
County, Illinois. Further described

Section 24; thence South 00 degrees  
of 100.41 feet to a #4 rebar set;  
gin spike set in the centerline of  
ne, with a radius of 406.15', a chord  
to a point; thence North 04 degrees  
e of said Southwest Quarter; thence  
369.85 feet to the said Point of  
is.

**T 2:**

Southwest Quarter of Section 24, Township 5  
County, Illinois. Further described as follows:

f said Section 24; thence South 00 degrees 47  
of 100.41 feet to a #4 rebar set at the Point of  
4.65 feet to a gin spike set in the centerline of  
ane, with a radius of 406.15', a chord length of  
a gin spike set; thence South 83 degrees 57  
e of said Southwest Quarter; thence North 00  
to the said Point of Beginning. Tract 2 contains

State of Illinois.

ove Legal  
5th 2023).

Frontage Variance approved by Franklin County Board on

*8/21/23.*

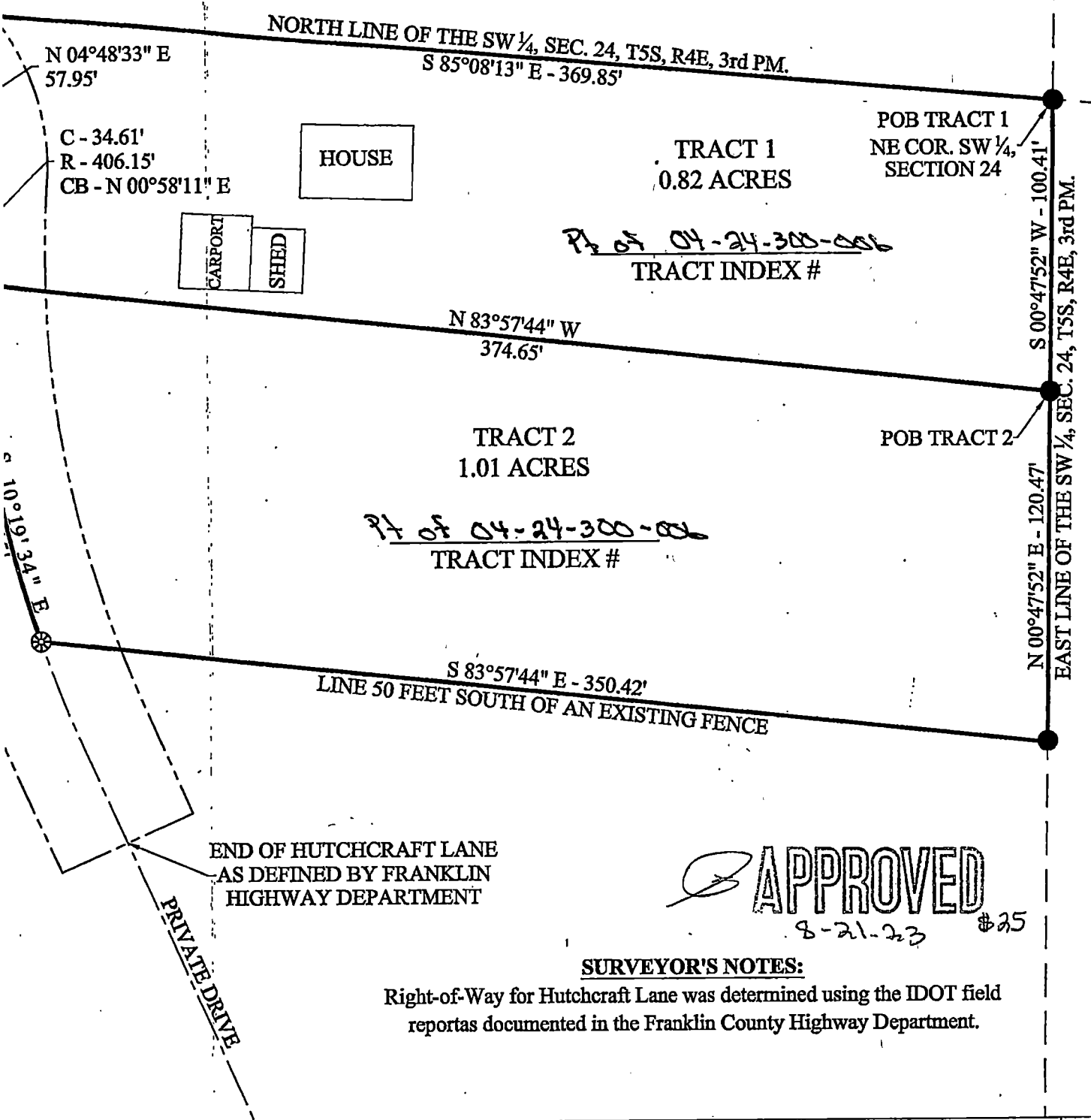
*[Signature]*  
Franklin County Board Chair

Donald L. Bu  
Land Survey

Bran

SW 1/4, Section 24, T5S,

# SURVEY



Approved by Franklin County Board on  
8/21/23  
  
 Franklin County Board Chair

**Donald L. Bullard** 21214 Corinth Rd.  
 Land Surveyor Thompsonville IL. 62890  
 (618) 982-2002

**Brandon Hutchcraft**

SW 1/4, Section 24, T5S, R4E, 3rd PM. Franklin County, Illinois

Date: July 25th, 2023.	Design By:
	TB
	Drawn By:
	TB
Check By:	
DB	

**SURVEYOR'S NOTES:**  
 Right-of-Way for Hutchcraft Lane was determined using the IDOT field report as documented in the Franklin County Highway Department.