

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, IL 62454

Phone: (618) 544-8605 - FAX: (618) 544-9335

Email: ccre@crawford-county.com ** www.crawford-county.com (web site)



Owners Name & Address: Deer Field Estates Subdivision

Thomas E. Titsworth

Paul C. Titsworth

Location or Directions to Property: Take Highland Ave. east to 1200th St., turn north, 3rd, 4th & 5th building lot on east side of road.

LOT 1:	<u>0.93</u>	Total acres	<u> </u>	Tillable	<u> </u>	Road	<u> </u>	Timber	<u> </u>	Pasture	<u> </u>
LOT 2:	<u>0.93</u>	Total acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture	<u> </u>
LOT 3:	<u>0.93</u>	Total acres	<u> </u>	Tillable	<u> </u>	Brush	<u> </u>	Timber	<u> </u>	Pasture	<u> </u>

Property I.D. # 05-1-26-000-002-001 - 3 lots are not split out of farm land yet

Mineral Rights: none

Ponds: none Other Water Supply: city water available

Fencing: none Buildings: none

Tenants: none Tenant notified: Yes No

Possession: at closing Utilities available: city water, electric & gas

Easements/Right of Ways: utility easements Other (specify)

School District: Robinson Taxes: to be determined when sold

Types of Soils: N/A Growing Crops: none at present 4/15

Remarks: Nice building lots east of Quail Creek Country Club.

Price per lot: ~~\$34,000~~ \$32,000

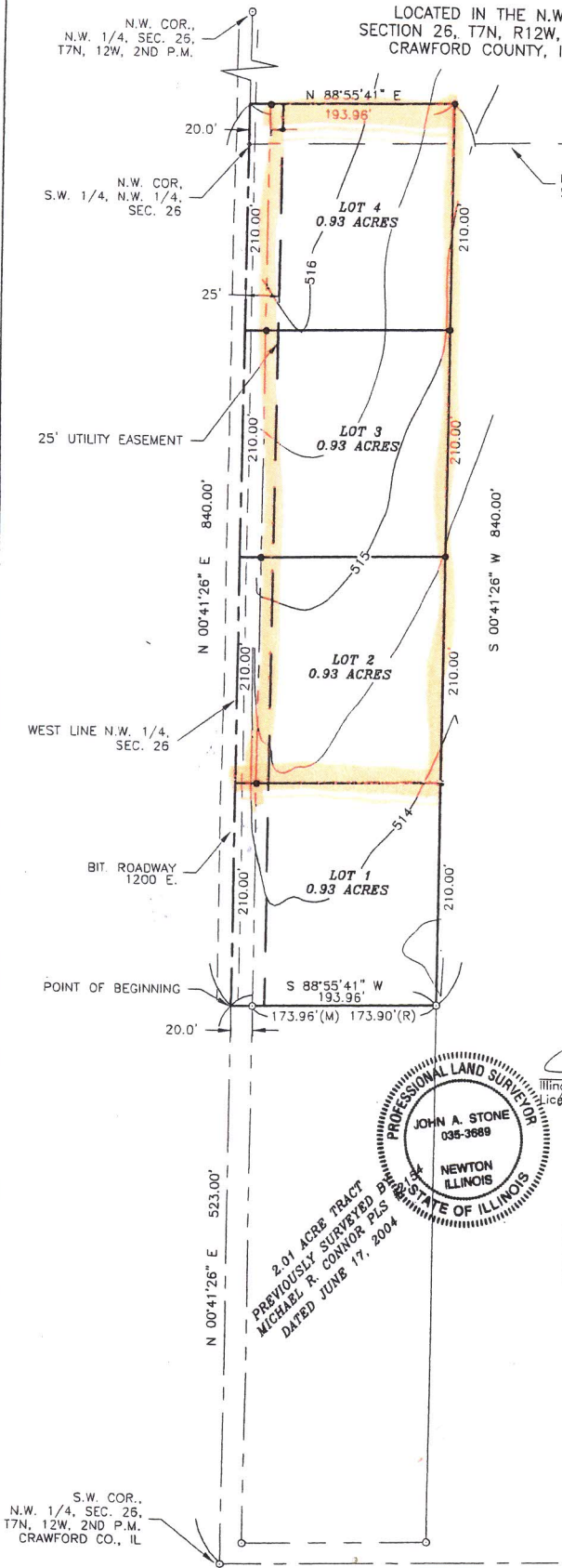
Listed by: Barbara Newlin

This information, although believed accurate, is not guaranteed. It is the responsibility of the purchaser to verify.

DEER FIELD ESTATES SUBDIVISION

LOCATED IN THE N.W. 1/4,
SECTION 26, T7N, R12W, 2ND P.M.,
CRAWFORD COUNTY, ILLINOIS

PATRICIA 'PATTY' LYCAN
CRAWFORD COUNTY
CLERK & RECORDER
RECORDED ON
08/25/2014 02:50:31PM
REC FEE: 30.00
STATE RHSPS FEE: 9.00
CD RHSPS FEE: 1.00
PAGES: 8



LEGAL DESCRIPTION

Commencing at the S.W. Corner, N.W. 1/4, Section 26, T7N, R12W, 2nd P.M. Crawford County, Illinois, thence N-00°-41'-26"-E 523.00 feet along the West line of the N.W. 1/4, of said Section 26 to the Point of Beginning, thence N-00°-41'-26"-E 840.00 feet along said West Section line to a point, thence N-88°-55'-41"-E 193.96 feet to an iron pin set, thence S-00°-41'-26"-W 840.00 feet to the an existing iron pin, said point being the N.E. corner of a 2.01 acre tract previously surveyed by Michael R. Connor, dated June 17, 2004, thence S-88°-55'-41"-W 193.96 feet to the Point of Beginning, containing 3.72 Acres more or less.

The above described real estate is not located in the Special Flood Hazard Area identified for Crawford County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 140 of 375 dated June 6, 2011.

The described real estate is not within any incorporated city, town or village, but is within 1 1/2 miles of the corporate limits of the City of Robinson which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

The dimensions of the Lots are as shown on the margins thereof and the number and acreage of each Lot is placed near its center.

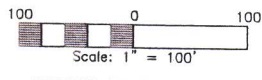
I further certify that the surface water drainage characteristics will not be changed by the development of Deer Field Estates Subdivision. Adequate provisions are to be taken to drain the surface water in the same direction as it traveled before the development of Deer Field Estates Subdivision.

I further certify that the described real estate does not lie within 500 feet of any surface drain or water course serving a tributary area of 640 acres or more.

I, John A. Stone, Illinois Professional Land Surveyor No. 3689 of the County of Jasper and State of Illinois, do hereby certify that the above survey, plat and description were made and completed by me or under my direction on August 11, 2014, and that this professional service conforms to the current Illinois minimum standards for a boundary survey.



John A. Stone
Illinois Professional Land Surveyor No. 3689
License Expires November 30, 2014
Date 08/11/2014



LEGEND
○ EXISTING IRON PIN
● IRON PIN SET

CONTOUR INTERVAL = 0.50'
CONTOUR ELEVATIONS SHOWN
ARE EXISTING ELEVATIONS
ZONING "AG"

FIELD WORK COMPLETED
MAY 2014

NOTE: THE BEARINGS USED ON THIS
PLAT AND THROUGHOUT THE
DESCRIPTION ARE BASED ON
AN ASSUMED MERIDIAN

SEE ATTACHMENT "A" FOR
CERTIFICATIONS AND COVENANTS

CONNOR & CONNOR, Inc.
CONSULTING ENGINEERS
210 East Locust Street
ROBINSON, ILLINOIS 62454
Phone 618-541-9623 Fax 618-541-3812
Licensed Engineers Licensed Surveyors