

PLAT OF SURVEY
LOTS 11, 12, 13 AND 14 OF BLOCK 25 OF THE PLAT OF LEBANON "LEBANON DEPOT"
BEING PART OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF LEBANON, ST. CLAIR COUNTY, IL
PLAT BOOK A PAGE 3



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**THOUVENOT, WADE
 & MOERCHEN, INC.**

SWANSEA OFFICE
 4940 OLD COLLINSVILLE RD.
 SWANSEA, ILLINOIS
 62226-2025
 TEL (618) 624-4488
 WWW.TWM-INC.COM

L02-220591

PROJECT: LOTS 11, 12, 13 AND 14
 OF BLK 25 OF THE PLAT OF
 LEBANON "LEBANON DEPOT" BEING
 PT OF THE NE 1/4 OF SEC. 30, T. 2 N.,
 R. 6 W. OF THE 3RD P.M., CITY OF
 LEBANON, ST. CLAIR COUNTY, IL

TITLE:

PLAT OF SURVEY

SHEET 1 OF 1

THIS IS TO CERTIFY THAT THOUVENOT, WADE, & MOERCHEN, INC., HAS DURING THE MONTH OF MAY 2022, AT THE REQUEST OF CHARLES BENNETT PERFORMED A BOUNDARY SURVEY OF THE TRACT SHOWN HEREON AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

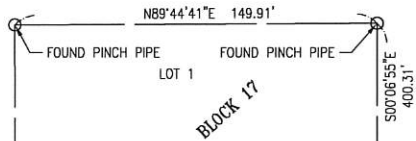
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF PLAT OR MAP: JUNE 3, 2022.

JOSEPH W. MOERCHEN DATE:
 LICENSE NUMBER: 035-003639
 EXPIRATION DATE: NOVEMBER 30, 2022



UNION STREET 60' WIDE



LEGEND

- FOUND IRON PIN/PIPE (UNLESS OTHERWISE NOTED)
- 1/2"x24" IRON PIN SET WITH CAP (UNLESS OTHERWISE NOTED)
- N/F NOW OR FORMERLY OWNED BY (XXX.XX')
- (XXX.XX') RECORD DIMENSION
- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - DEED LOT LINE
- - - PLATTED LOT LINE
- ▨ BUILDING



GENERAL NOTES:

- 1.) THIS SURVEY IS ONLY VALID TO THOSE WHO IT IS ORIGINALLY CERTIFIED TO. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, WITHOUT WRITTEN AUTHORIZATION FROM THOUVENOT, WADE AND MOERCHEN INC.
- 2.) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- 3.) BASIS OF BEARINGS AND COORDINATES: ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND (GRID SCALED) VALUES AND REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE.

LINEAR UNIT: US SURVEY FEET (SFT)
 GEODETIC DATUM: NAD 83 (2011)
 VERTICAL DATUM: NAVD 88 (GEOID 18)
 PROJECT LOCATION:
 LATITUDE: 38°35'41.75271"N NORTHING: 702320.702 SFT
 LONGITUDE: 89°48'05.96911"W EASTING: 2400904.158 SFT
 HEIGHT: 341.96 FT ELEV: 442.56 FT
 CM SCALE FACTOR: 1.0000627005

FIELD WORK COMPLETED ON MAY 26, 2022.

LEGAL DESCRIPTION

PARCEL 1:

LOTS NO. 13 AND 14 IN BLOCK NO. 25 OF "LEBANON DEPOT"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS "A" ON PAGES 3 AND 4.

EXCEPT THE COAL UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL.

SITUATED IN ST. CLAIR COUNTY, ILLINOIS.

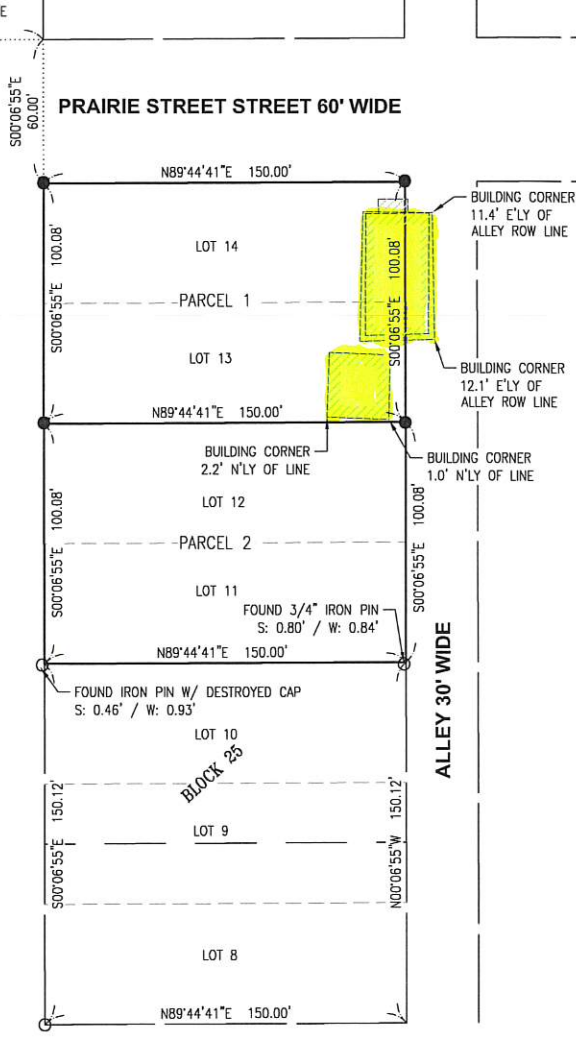
PARCEL 2:

LOTS NO. 11 AND 12 IN BLOCK NO. 25 OF "LEBANON DEPOT"; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, IN BOOK OF PLATS "A" ON PAGES 3 AND 4.

EXCEPT THE COAL UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL.

SITUATED IN ST. CLAIR COUNTY, ILLINOIS.

PLUMB STREET 60' WIDE



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