



Shawnee Professional Services

Engineers ♦ Surveyors ♦ Acquisition ♦ Energy

January 18, 2022

To the Commissioners of Franklin County – a Petition for a Grant of Easement

Re: Requesting permission from the County Board for a small (350 Sq. Ft) easement for Ingress and Egress

For: To serve J & JB Timberlands properties (+/- 1400 acres) across the Karnes Property.

Dear Commisioners,

Shawnee Professional Services is requesting that our client Tim Burton of J and JB Timberlands LLC be granted permission to create and execute a document for recordation being a 350 square foot easement, in the form of a triangle, being located on the accompaing Plat of Survey, and more particularly in the northeast corner of the Karnes property (document 2019-1000), the southwest quarter of the southwest quarter of Section 16, Township 7 South, Range 2 East in the county of Franklin, Illinois.

This easement is needed so that J and JB Timberlands properties (about 1400 acres), which lies north of the Karnes property, can have a written and recorded legal access from Rome road.

This easement would connect the J and JB Timberlands property being the northwest of the southwest quarter and the southeast of the southwest quarter of said Section 16 a legal way to cross, connecting two 40 acre tracts owned by J and JB Timberlands LLC. There is an existing access road being used, which would be prescriptive across this 350 square feet of land.

Existing easements from Rome Road are as follows and as shown on the accompanying Plat of survey, document 89-66 and document 2020-5293. This gains access to the J and JB Timberlands property, being the said southeast quarter of the southwest quarter.

Please consider granting this Petition for J and JB Timberlands LLC the right to proceed with the creation and execution of this referenced easement across the Karnes property as shown upon the accompying Plat of Survey.

Respectfully,

Mitchell R. Garrett, PLS
Shawnee Professional Services
104 S. 4th Street
PO BOX 125
Vienna IL 62995
www.shawneepsi.com
618-658-6065



PLAT OF SURVEY

PART OF THE J & JB TIMBERLANDS, LLC PROPERTY
 THE NW ¼ - SW ¼, AND THE SE ¼ - SW ¼, OF
 SECTION 16, T 7 S, R 2 E OF THE 3RD P.M.,
 FRANKLIN COUNTY, ILLINOIS.

MAIN SOURCE OF REFERENCE: DOC. # 2020-5293

AERIAL PHOTOGRAPH IS SHOWN, AS A SERVICE TO OUR CLIENT, FOR INFORMATION AND GENERAL IDENTIFICATION PURPOSES, ONLY. IT IS NOT INTENDED TO SHOW EXACT LOCATION OF SURVEYED MONUMENTS AND LINES. DUE TO SLIGHT DISTORTION OF THE PHOTOGRAPH, SURVEYED LINES ON THE PHOTOGRAPH MAY APPEAR DIFFERENT THAN THE SURVEYED LINES AS PHYSICALLY MARKED ON THE GROUND.



**** LEGEND ****

- IRON ROD SET PER S.P.S.
- IRON ROD FOUND
- ▲ STONE FOUND
- CONCRETE MONUMENT
- SURVEY POINT NO MONUMENTATION
- P.O.B. POINT OF BEGINNING
- CENTERLINE ROAD/DRIVE
- BOUNDARY LINE
- - - SECTION/DEED LINE

SURVEYOR'S NOTES & REFERENCES

- PURPOSE OF SURVEY - TO MONUMENT THE BOUNDARY LINES AND CORNERS AS SHOWN HEREIN.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- REFERENCE IS MADE TO ALIGNMENT RECORDS BY COUNTY, P.L.S. 3074, RECORDED AS DOCUMENT # 257-2427 AT THE FRANKLIN COUNTY COURTHOUSE.

DESCRIPTION OF PROPOSED EASEMENT/PROPOSED CONVEYANCE
 0.207 ACRES - PART OF THE JOHN KARNES PROPERTY

AN EASEMENT/CONVEYANCE BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASEMENT/CONVEYANCE BEING DESCRIBED AND RECORDED IN DOCUMENT NO. 2018-1020 IN THE NAME OF JOHN KARNES IN THE FRANKLIN COUNTY COURT HOUSE. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 20 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO A POINT; THENCE NORTHWESTERLY 40 FEET, MORE OR LESS, TO A POINT BEING 28 FEET WEST OF SAID NORTHEAST CORNER ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION THENCE EAST 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 SAID EASEMENT BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE, ALL SITUATED IN THE COUNTY OF FRANKLIN, STATE OF ILLINOIS.

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS
 COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF TIM BURTON, L MITCHELL R. GARRETT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH DAY OF JANUARY, 2022 AT VIENNA, ILLINOIS

(Signature)
 MITCHELL R. GARRETT, IL PROFESSIONAL LAND SURVEYOR NO. 3055
 LICENSE EXPIRES: 11/30/2022
 FIELDWORK COMPLETED: 06/13/2021
 PFL LICENSE #: 184-02244

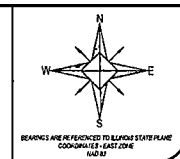


Requested By:	Drawn by:	MSC
	Printed Manager:	MSC
	Date:	4/18/2022
	Reviewed by:	MSD
	Scale:	1" = 200'
	Job Number:	2021-130
	Sheet:	1 OF 1
	Drawing Status:	<input type="checkbox"/> Preliminary Drawing <input checked="" type="checkbox"/> Final Drawing

PLAT OF SURVEY
 PART OF THE J & JB TIMBERLANDS, LLC PROPERTY
 THE NW ¼ - SW ¼, AND THE SE ¼ - SW ¼, OF
 SECTION 16, T 7 S, R 2 E OF THE 3RD P.M.,
 FRANKLIN COUNTY, ILLINOIS.

104 SOUTH 4TH STREET
 VIENNA, ILLINOIS 62995
 (618) 658-8665

601 NORTH DuQUOIN STREET
 P.O. DRAWER 130
 BENTON, ILLINOIS 62812
 (618) 433-9447

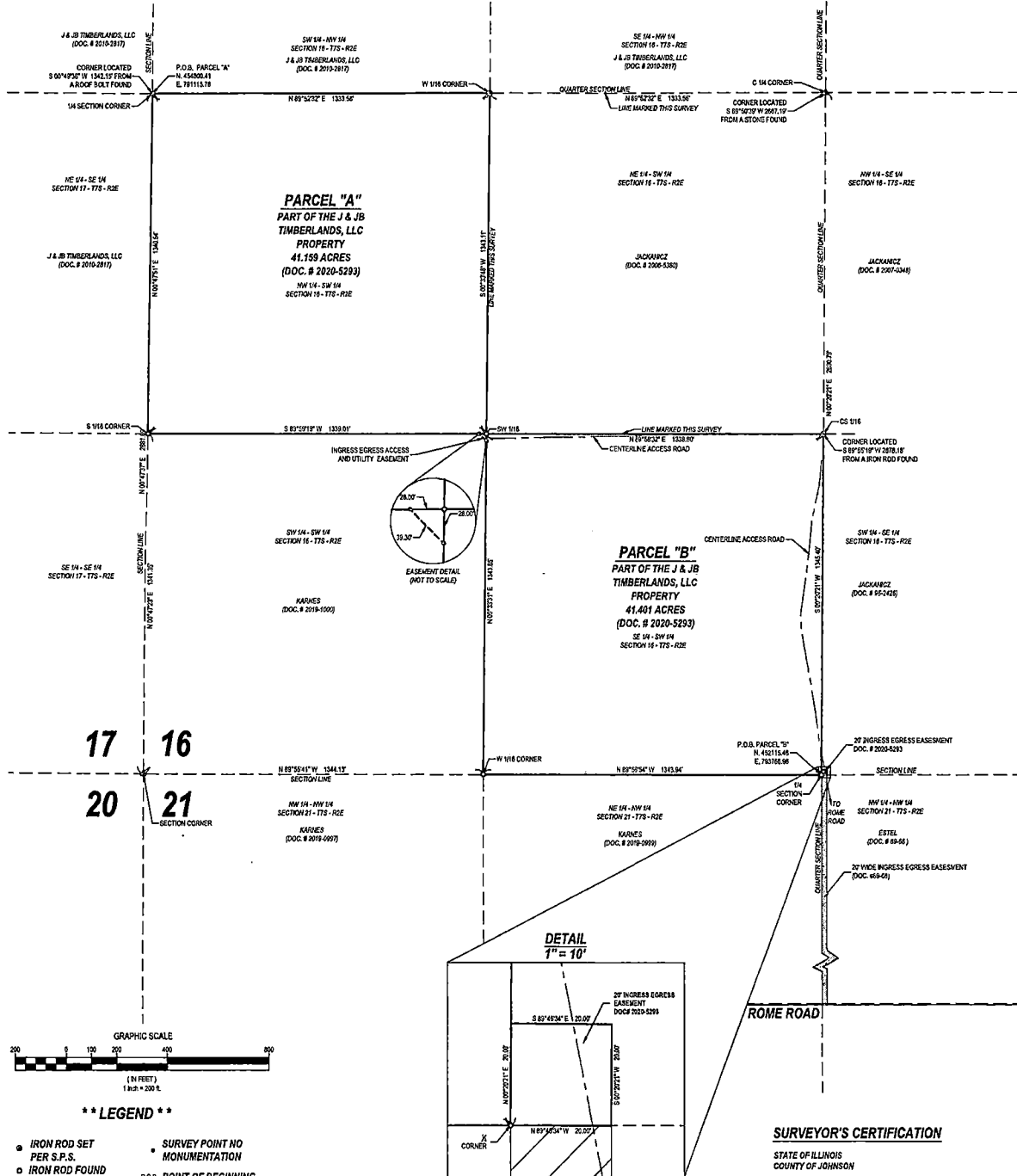


BEARINGS ARE RE-REFERENCED TO ILLINOIS STATE PLAT
 COORDINATE EAST ONE
 AND 87

PLAT OF SURVEY

PART OF THE J & JB TIMBERLANDS, LLC PROPERTY
 THE NW ¼ - SW ¼, AND THE SE ¼ - SW ¼, OF
 SECTION 16, T 7 S, R 2 E OF THE 3RD P.M.,
 FRANKLIN COUNTY, ILLINOIS.

MAIN SOURCE OF REFERENCE: DOC. # 2020-5293



**** LEGEND ****

- IRON ROD SET PER S.P.S.
- IRON ROD FOUND
- ▲ STONE FOUND
- CONCRETE MONUMENT
- SURVEY POINT NO MONUMENTATION
- P.O.B. POINT OF BEGINNING
- CENTERLINE ROAD/DRIVE
- BOUNDARY LINE
- - - SECTION/DEED LINE

SURVEYOR'S NOTES & REFERENCES

- PURPOSE OF SURVEY: TO MONUMENT THE BOUNDARY LINES AND CORNERS AS SHOWN HEREIN.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- REFERENCE IS MADE TO A MONUMENT RECORD BY DAVID, PLS 307A, RECORDED AS DOCUMENT # 2017-0027 AT THE FRANKLIN COUNTY COURTHOUSE.

DESCRIPTION OF PROPOSED EASEMENT/PROPOSED CONVEYANCE
 0.207 ACRES - PART OF THE JOHN KARNES PROPERTY

AN EASEMENT/CONVEYANCE BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASEMENT BEING PART OF PROPERTY AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2019-1000 IN THE NAME OF JOHN KARNES IN THE FRANKLIN COUNTY HOUSE, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 28 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO A POINT; THENCE NORTHWESTERLY 40 FEET, MORE OR LESS, TO A POINT BEING 28 FEET WEST OF SAID NORTHWEST CORNER MEASURED ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE EAST 28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 SAID EASEMENT BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE, ALL SITUATED IN THE COUNTY OF FRANKLIN, STATE OF ILLINOIS.

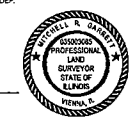
SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS
 COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF TIM BURTON, L MITCHELL R. GARRETT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 16TH DAY OF JANUARY, 2022 AT VIENNA, ILLINOIS

MITCHELL R. GARRETT - J. PROFESSIONAL LAND SURVEYOR NO. 1063
 LICENSE EXPIRES: 11/01/2022
 FIELDWORK COMPLETED: 09/13/2021
 FROM LICENSE #: 194-02244



Requested By:	MSC	REVISIONS	
Project Manager:	MSC	#	Date
Date:	1/16/2022	1	1/16/2022
Reviewed by:	MSC		
Scale:	1" = 200'		
Job Number:	2021-330		
Sheet:	1 OF 1		
Drawing Status:	Final Drawing		

PLAT OF SURVEY
 PART OF THE J & JB TIMBERLANDS, LLC PROPERTY
 THE NW ¼ - SW ¼, AND THE SE ¼ - SW ¼, OF
 SECTION 16, T 7 S, R 2 E OF THE 3RD P.M.,
 FRANKLIN COUNTY, ILLINOIS.

104 SOUTH 4TH STREET
 P.O. BOX 125
 VIENNA, ILLINOIS 62995
 (618) 658-6065

901 NORTH DuGUDON STREET
 P.O. DRAWER 130
 BENTON, ILLINOIS 62812
 (618) 433-8447

