



# Shawnee Professional Services

Engineers ♦ Surveyors ♦ Acquisition ♦

5/17/2024

Larry Miller  
Chairman of the Franklin County Board of Commisioners

Re: Mark Ingram Plat of Survey

Dear Mr. Miller,

We are needing a Variance for the access on the east side of the remainder of the Mark Ingram Property as shown on the Plat of Survey Dated April 2, 2024. This Access is 37 feet wide, and there is also access to the same property on the west side of the Fowler property.

Please accept this request for variance of the remainder of the Ingram property as shown on the plat of survey.

Thank you for your consideration.

Billy J. Abernathy – Professional Land Surveyor  
Shawnee Professional Services  
PO Box 125  
Vienna, IL 62995-0125  
Phone: (618) 658-6065  
*shawneepsi.com*



Variance approved by: Larry Miller – Chairman

Date 5-20-24



**\*\* LEGEND \*\***

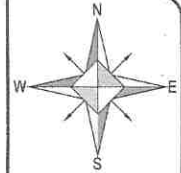
- IRON ROD SET PER S.P.S.
- IRON ROD SET PER PRIOR S.P.S. SURVEY
- IRON ROD FOUND
- SURVEY POINT NO MONUMENTATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- RIGHT-OF-WAY LINE
- CENTERLINE ROAD/DRIVE
- EDGE GRAVEL
- EXISTING FENCE LINE
- BOUNDARY LINE
- SECTION/DEED LINE
- PROPOSED LINE
- BUILDING/STRUCTURE

# PLAT OF SURVEY

**PART OF THE MARK INGRAM PROPERTY**  
**PART OF THE W 1/2 - NE 1/4 - SE 1/4 OF SECTION 16,**  
**T 5 S, R 4 E OF THE 3RD P.M., FRANKLIN COUNTY, ILLINOIS.**

MAIN SOURCE OF REFERENCE: DOC. NO. 2005-2510

2021-1825  
 05/23/2024 12:45 PM  
 STATE OF ILLINOIS  
 COUNTY OF FRANKLIN  
 REV. J. WILSON  
 RES. FEE: \$1.00  
 RHP SURCHARGE: 18.00  
 LEGAL APPROVAL: 25.00



BEARINGS ARE REFERENCED TO ILLINOIS STATE PLANE COORDINATES - EAST ZONE NAD 83

Shawnee Professional Services  
 Engineers, Surveyors, Acquisition, & Energy  
 104 S 4TH STREET  
 P.O. BOX 125  
 Vienna, IL 62995  
 Tel. 818-658-0065  
 www.ShawneePSI.com



**PLAT OF SURVEY**  
 PART OF THE MARK INGRAM PROPERTY  
 PART OF THE W 1/2 - NE 1/4 - SE 1/4 OF SECTION 16  
 T 5 S, R 4 E OF THE 3RD P.M., FRANKLIN COUNTY, ILLINOIS.

**DESCRIPTION OF SURVEY**

2.178 ACRES - PART OF THE INGRAM PROPERTY  
 PROPOSED CONVEYANCE TO OTHERS

A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING PART OF PROPERTY DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2005-2510 IN THE NAME OF MARK INGRAM IN THE FRANKLIN COUNTY COURT HOUSE DATED MARCH 16, 2005, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°32'35"W 704.12 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT; THENCE N00°52'22"E 48.75 FEET TO AN IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SHEEP FARM ROAD, THIS BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CALLS: THENCE S89°08'48"W 80.15 FEET TO A POINT; THENCE S88°17'29"W 274.12 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE ROWCLIFF PROPERTY (DOC. NO. 2021-5055); THENCE N01°07'28"E 274.12 FEET ALONG THE EAST LINE OF SAID ROWCLIFF PROPERTY TO AN IRON ROD SET; THENCE ALONG PROPOSED LINES THE FOLLOWING THREE (3) CALLS: THENCE N89°58'35"E 355.61 FEET TO AN IRON ROD SET; THENCE S03°25'41"W 121.26 FEET TO AN IRON ROD SET; THENCE S00°05'47"E 143.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 2.178 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR 3538, DATED APRIL 2, 2024.  
 SAID PARCEL BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF FRANKLIN, STATE OF ILLINOIS.

**SURVEYOR'S NOTES & REFERENCES**

- PURPOSE OF SURVEY - TO CREATE A NEW PARCEL FOR PROPOSED CONVEYANCE AS SHOWN HEREON.
- THIS SURVEY WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- REFERENCE WAS MADE TO A SURVEY BY GARRETT (SPS), IPLS 3085, FOR MARK INGRAM DATED MARCH 11, 2021.
- REFERENCE WAS MADE TO A SURVEY BY T. BULLARD, IPLS 3692, FOR TYLER KIMMEL DATED AUGUST 5, 2020.
- THE RIGHT-OF-WAY OF SHEEP FARM RD IS ESTABLISHED IN ACCORDANCE WITH STATE OF ILLINOIS STATUTE (605 ILCS 5/6-301) OF 40 FEET, 20 FEET EITHER SIDE OF THE CENTERLINE.
- IRON RODS SET PER S.P.S. AND IRON RODS SET PER PRIOR S.P.S. SURVEY ARE 2" LONG, 1/2" DIAMETER REBAR WITH A SURVEY KAP UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATION**

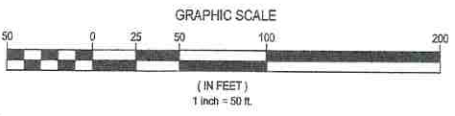
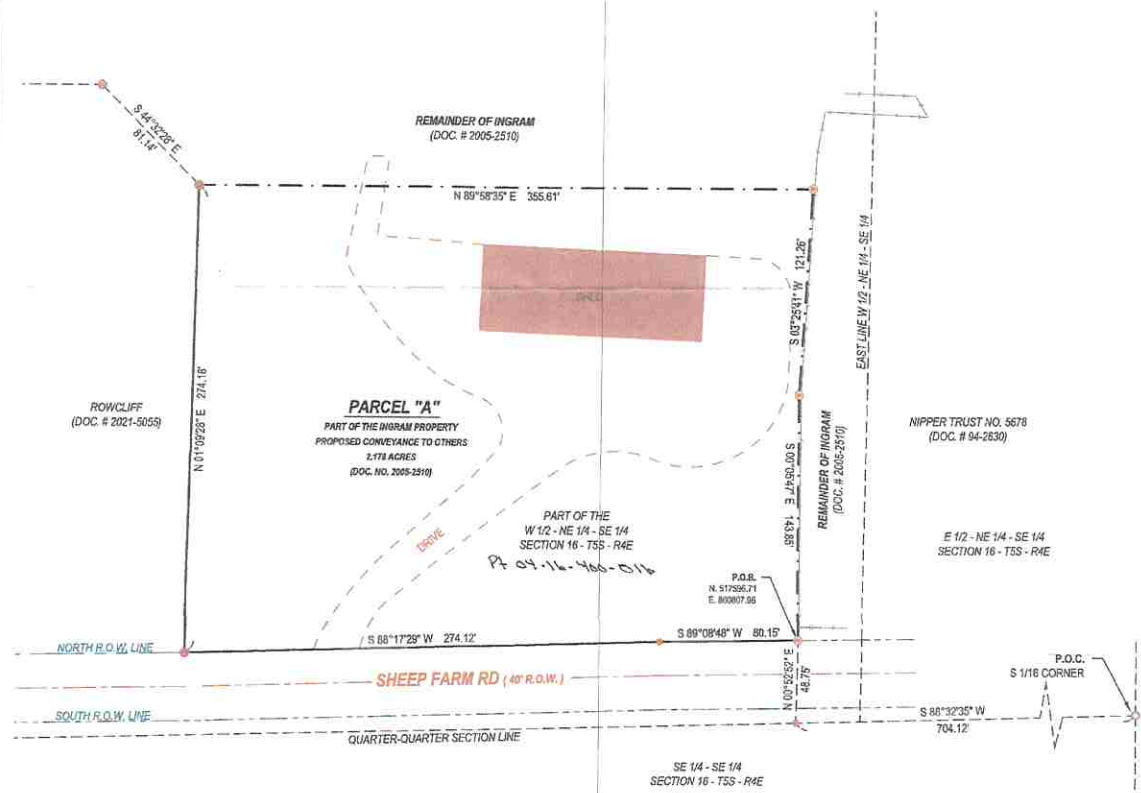
STATE OF ILLINOIS  
 COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF MARK INGRAM, I, BILLY J. ABERNATHY, 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 2ND DAY OF APRIL, 2024 AT VIENNA, ILLINOIS

*Billy J. Abernathy*  
 BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3538  
 LICENSE EXPIRES: 4/30/2024  
 FIELDWORK COMPLETED: 04/02/2024  
 FIRM LICENSE #: 184-002344

**APPROVED**  
 5-21-24



**Revisions**

#	Date	Note

Drafted by: MSC  
 Project Manager: MSC  
 Date: 04/22/24  
 Reviewed by: BJA  
 Scale: 1" = 50'  
 Job Number: 2024-079  
 Sheet: 1 OF 1

Drawing Status  
 Preliminary Drawing  
 Final Drawing  
 Requested By:

**MARK INGRAM**

This Professional Service Conforms To The Current Illinois Minimum Standards of Practice Applicable To Boundary Surveys.



# Shawnee Professional Services

4037351

Engineers + Surveyors + Acquisition

2024-1885

05/23/2024 12:46 PM

STATE OF ILLINOIS

COUNTY OF FRANKLIN

KEVIN WILSON

REC FEE: 91.00

RHSP SURCHARGE: 18.00

LEGAL APPROVAL: 25.00

5/17/2024

Larry Miller  
Chairman of the Franklin County Board of Commissioners

Re: Mark Ingram Plat of Survey

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Variance approved by: Larry Miller – Chairman

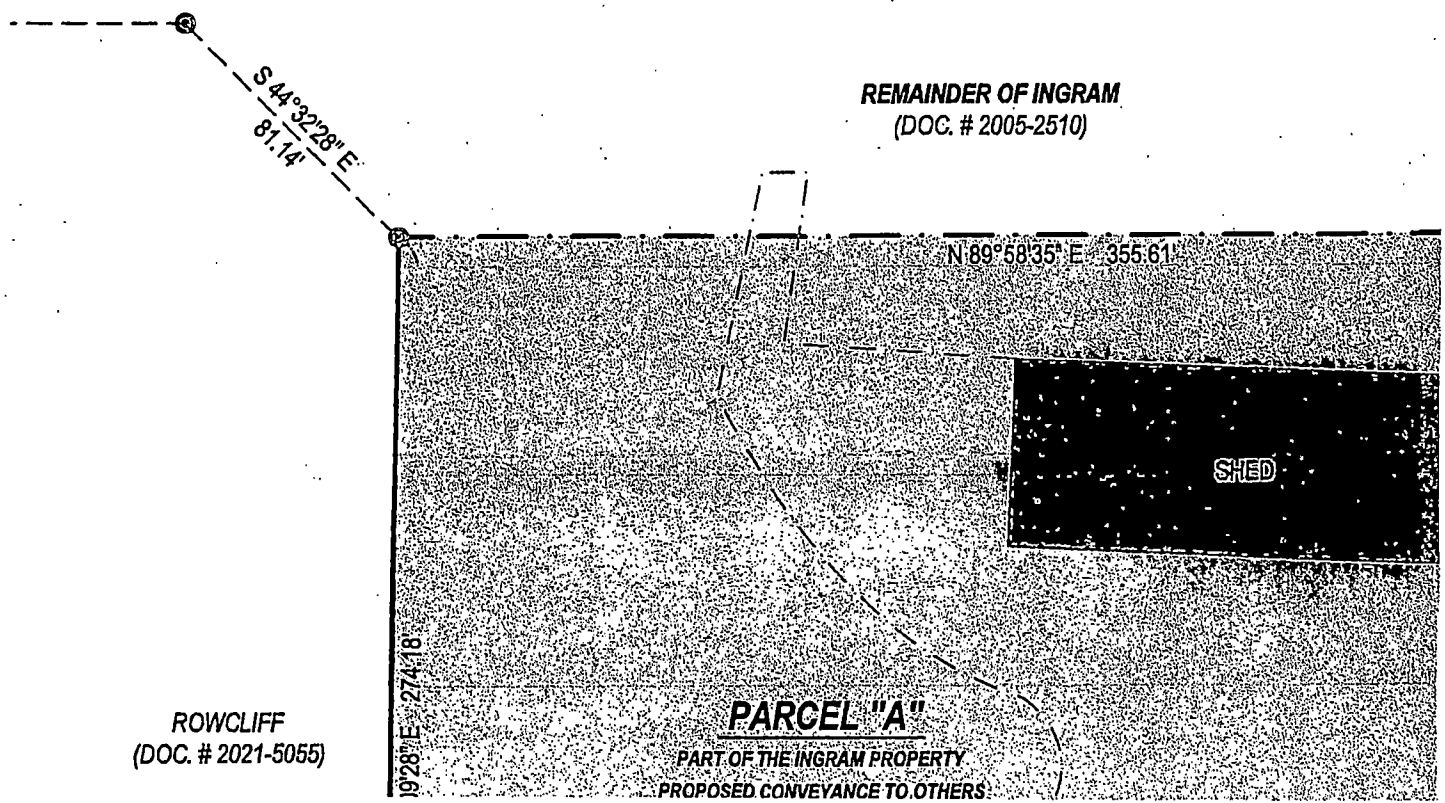
Date 5-20-24



**\*\* LEGEND \*\***

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- ⊙ IRON ROD SET PER PRIOR S.P.S. SURVEY
- IRON ROD FOUND
- SURVEY POINT NO MONUMENTATION
- P.O.C. POINT OF COMMENCEMENT
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- \* \* \* \* \* EXISTING FENCE LINE
- BOUNDARY LINE
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- PROPOSED LINE
- █ BUILDING/STRUCTURE

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# PLAT OF SUR

PART OF THE MARK INGRAM PR

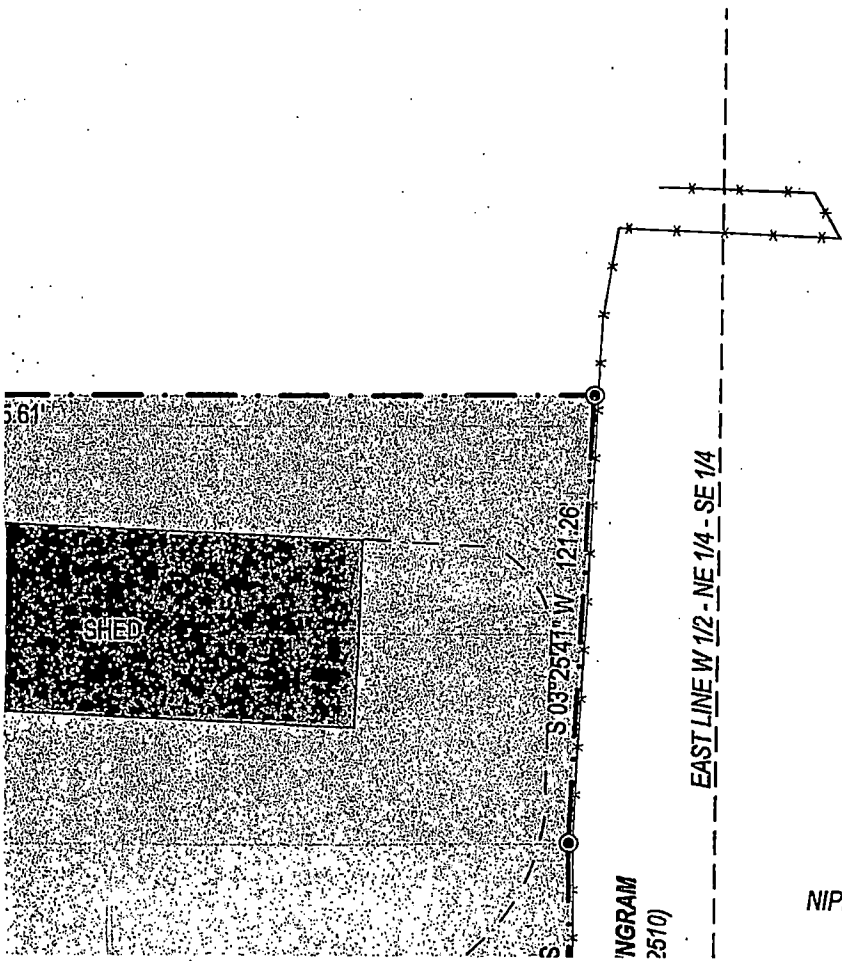
PART OF THE W 1/2 - NE 1/4 - SE 1/4 OF  
T 5 S, R 4 E OF THE 3RD P.M., FRANKLIN C

MAIN SOURCE OF REFERENCE: DOC. NO. 20

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NIPPER TRUST NO. 5678  
(DOC. # 94-2630)

## SURVE

# OF SURVEY

**MARK INGRAM PROPERTY**

**2 - NE 1/4 - SE 1/4 OF SECTION 16,  
T. 5 S., R. 4 E., P.M., FRANKLIN COUNTY, ILLINOIS.**

**FOR REFERENCE: DOC. NO. 2005-2510**

## **DESCRIPTION OF SURVEY**

**2.178 ACRES - PART OF THE INGRAM PROPERTY  
PROPOSED CONVEYANCE TO OTHERS**

A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF PROPERTY DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2005-2510 IN THE INGRAM IN THE FRANKLIN COUNTY COURT HOUSE DATED MARCH 16, 2005. SAID PARCEL PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S88°32'35"W 704.12 FEET ALONG THE SOUTH LINE OF SAID NORTH QUARTER OF THE SOUTHEAST QUARTER TO A POINT; THENCE N00°52'52"E 48.75 FEET TO AN IRON ROD SET ON THE RIGHT-OF-WAY LINE OF SHEEP FARM ROAD, THIS BEING THE POINT OF BEGINNING; THENCE ALONG THE RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CALLS: THENCE S89°08'48"W 80.15 FEET TO AN IRON ROD SET; THENCE S88°17'29"W 274.12 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE ROWCLIFF PROPERTY (NO. 2021-5055); THENCE N01°09'28"E 274.18 FEET ALONG THE EAST LINE OF SAID ROWCLIFF PROPERTY TO AN IRON ROD SET; THENCE ALONG PROPOSED LINES THE FOLLOWING THREE (3) CALLS: THENCE N89°58'30"E 121.26 FEET TO AN IRON ROD SET; THENCE S03°25'41"W 121.26 FEET TO AN IRON ROD SET; THENCE S00°05'47"W 48.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 2.178 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNETHY, PROFESSIONAL LAND SURVEYOR 3536, DATED APRIL 2, 2024.

SAID PARCEL BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE, AND BEING SITUATED IN THE COUNTY OF FRANKLIN, STATE OF ILLINOIS.

## **SURVEYOR'S NOTES & REFERENCES**

**KEY**

**PROPERTY**

**SECTION 16,  
TOWNSHIP 5 SOUTH,  
RANGE 4 EAST,  
FRANKLIN COUNTY, ILLINOIS.**

**2024-079**

**DESCRIPTION OF SURVEY**

**PART OF THE INGRAM PROPERTY  
FRANKLIN COUNTY, ILLINOIS**

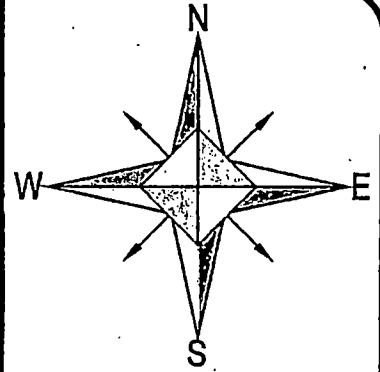
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**NOTES & REFERENCES**



BEARINGS ARE REFERENCED TO ILLINOIS STATE PLANE COORDINATES - EAST ZONE NAD 83

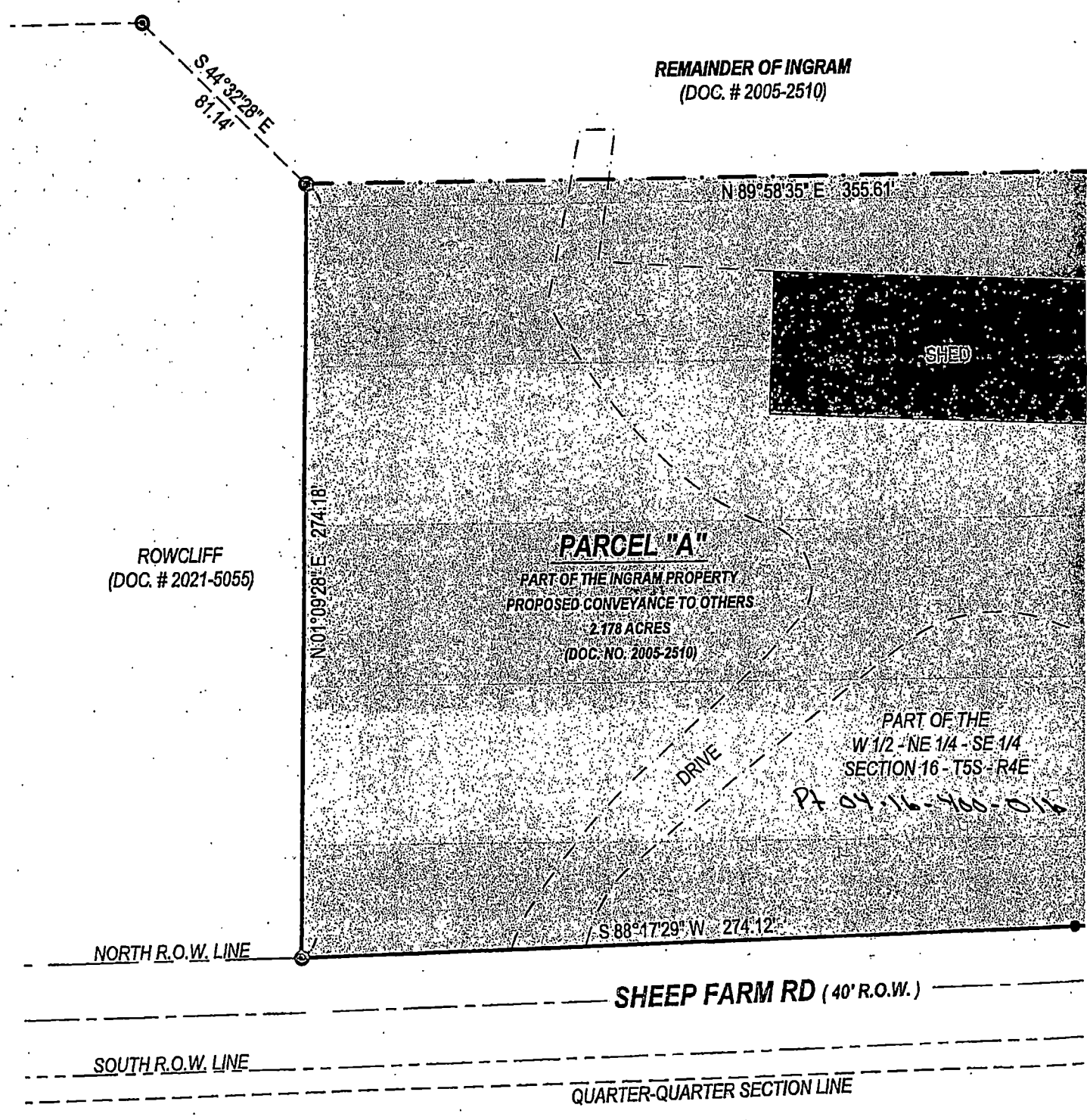
**Shawnee Professional Services**  
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104 S 4TH STREET  
P.O. BOX 125  
Vienna, IL 62995  
Tel: 618-658-6065  
[www.ShawneePSI.com](http://www.ShawneePSI.com)



**PLAT OF SURVEY**

PART OF THE MARK INGRAM PROPERTY  
PART OF THE W 1/4 - NE 1/4 - SE 1/4 OF SECTION 16,  
T 5 S, R 4 E OF THE 3RD P.M., FRANKLIN COUNTY, ILLINOIS.



REMAINDER OF INGRAM  
(DOC. # 2005-2510)

ROWCLIFF  
(DOC. # 2021-5055)

**PARCEL "A"**  
PART OF THE INGRAM PROPERTY  
PROPOSED CONVEYANCE TO OTHERS  
2.178 ACRES  
(DOC. NO. 2005-2510)

PART OF THE  
W 1/2 - NE 1/4 - SE 1/4  
SECTION 16 - T5S - R4E

Pt. 04-16-400-016

SHED

DRIVE

NORTH R.O.W. LINE

SHEEP FARM RD (40' R.O.W.)

SOUTH R.O.W. LINE

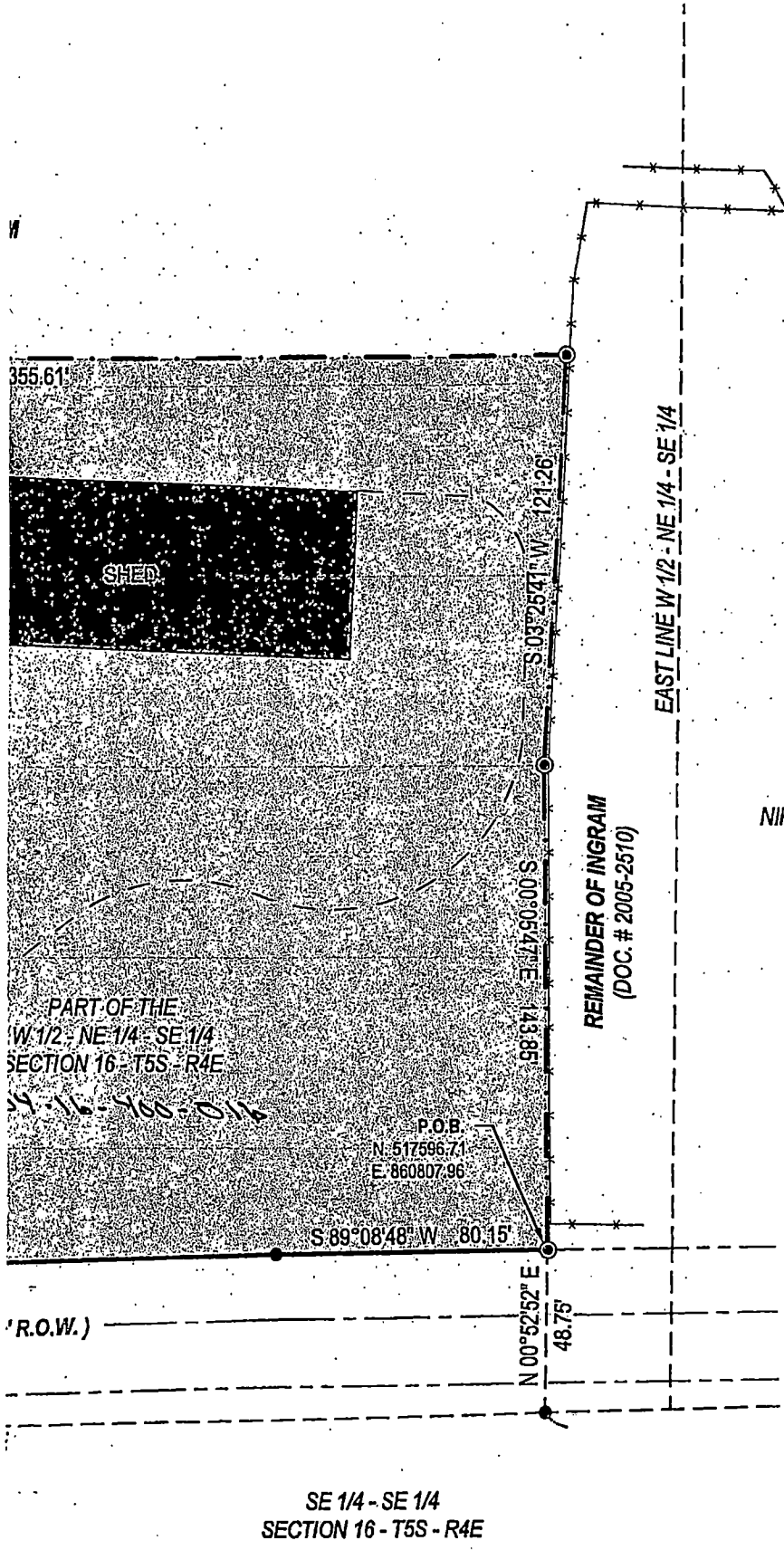
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NIPPER TRUST NO. 5678  
 (DOC. # 94-2630)

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 SECTION 16 - T5S - R4E

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 SECTION 16 - T5S - R4E

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## SURVEYOR'S NOTES & REFERENCES

- 1) PURPOSE OF SURVEY - TO CREATE A NEW PARCEL FOR PROPOSED CONVEYANCE AND RECORDING.
- 2) THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- 3) REFERENCE WAS MADE TO A SURVEY BY GARRETT (SPS), IPLS 3085, FOR MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER.
- 4) REFERENCE WAS MADE TO A SURVEY BY T. BULLARD, IPLS 3992, FOR TYLER KIMMEL'S RIGHT-OF-WAY.
- 5) THE RIGHT-OF-WAY OF SHEEP FARM RD IS ESTABLISHED IN ACCORDANCE WITH STATUTE 625 ILCS 5/6-301) OF 40 FEET, 20 FEET EITHER SIDE OF THE CENTERLINE.
- 6) IRON RODS SET PER S.P.S. AND IRON RODS SET PER PRIOR S.P.S. SURVEY ARE 24" LONG WITH A SURVEY KAP UNLESS OTHERWISE NOTED.

## SURVEYOR'S CERTIFICATION

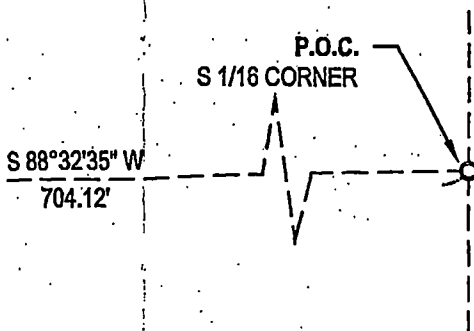
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PER TRUST NO. 5678  
(DOC. # 94-2630)

E 1/2 - NE 1/4 - SE 1/4  
SECTION 16 - T5S - R4E



**PLAT OF SURVEY**  
**PART OF THE INGRAM PROPERTY**  
**CONVEYANCE TO OTHERS**

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DATE: APRIL 2, 2024 AT VIENNA, ILLINOIS



Shawnee Professional  
 Engineers, Surveyors, & Architects



WWW

**PLAT OF SURVEY**

PART OF THE MARK INGRAM PROPERTY  
 PART OF THE W 1/4 - NE 1/4 - SE 1/4 OF SECTION 16,  
 T 5 S, R 4 E OF THE 3RD P.M., FRANKLIN COUNTY, ILLINOIS.

Path: S:\2024\FRANKLIN\2024-079\MARK INGRAM\DELIVERABLES\DWG\2024-079PLAT.DWG

**Revisions**

#	Date	Note

Drafted by:	MSC
Project Manager:	MSC
Date:	04/02/24
Reviewed by:	BJA
Scale:	1" = 50'
Job Number:	2024-079
Sheet:	1 OF 1

**Drawing Status**  
 Preliminary Drawing  
 Final Drawing

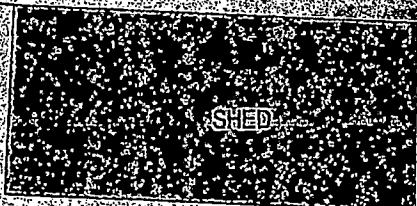
Requested By:

MARK INGRAM

REMAINDER OF INGRAM  
(DOC. # 2005-2510)

$\frac{+4^{\circ}32'28''\text{E}}{81.14}$

N  $89^{\circ}58'35''\text{E}$  355.61'



SHED

ROWCLIFF  
(DOC. # 2021-5055)

N  $01^{\circ}09'28''\text{E}$  274.18'

**PARCEL "A"**  
PART OF THE INGRAM PROPERTY  
PROPOSED CONVEYANCE TO OTHERS  
2.178 ACRES  
(DOC. NO. 2005-2510)

PART OF THE  
W 1/2 - NE 1/4 - SE 1/4  
SECTION 16 - T5S - R4E

PT. 04-16-160-012

DRIVE

S  $88^{\circ}17'29''\text{W}$  274.12'

NORTH R.O.W. LINE

SHEEP FARM RD (40' R.O.W.)

SOUTH R.O.W. LINE

QUARTER-QUARTER SECTION LINE

SE

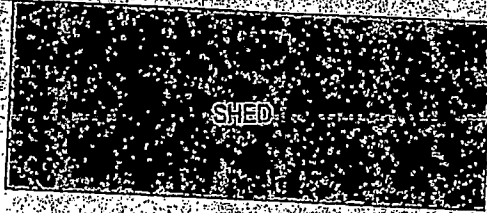
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

REMAINDER OF INGRAM  
(DOC. # 2005-2510)

N 89°58'35" E 355.61'



SHED

**PARCEL "A"**

PART OF THE INGRAM PROPERTY  
PROPOSED CONVEYANCE TO OTHERS  
2.178 ACRES  
(DOC. NO. 2005-2510)

PART OF THE  
W 1/2 - NE 1/4 - SE 1/4  
SECTION 16 - T5S - R4E

P.L. 09-16-466-016

P.O.B.

N: 517596.71  
E: 860807.96

S 88°17'29" W 274.12'

S 69°08'48" W 80.15'

N 00°52'52" E 48.75'

SHEEP FARM RD (40' R.O.W.)

QUARTER-QUARTER SECTION LINE

SE 1/4 - SE 1/4  
SECTION 16 - T5S - R4E

S 88°32'35" W  
704.12'

REMAINDER OF INGRAM  
(DOC. # 2005-2510)

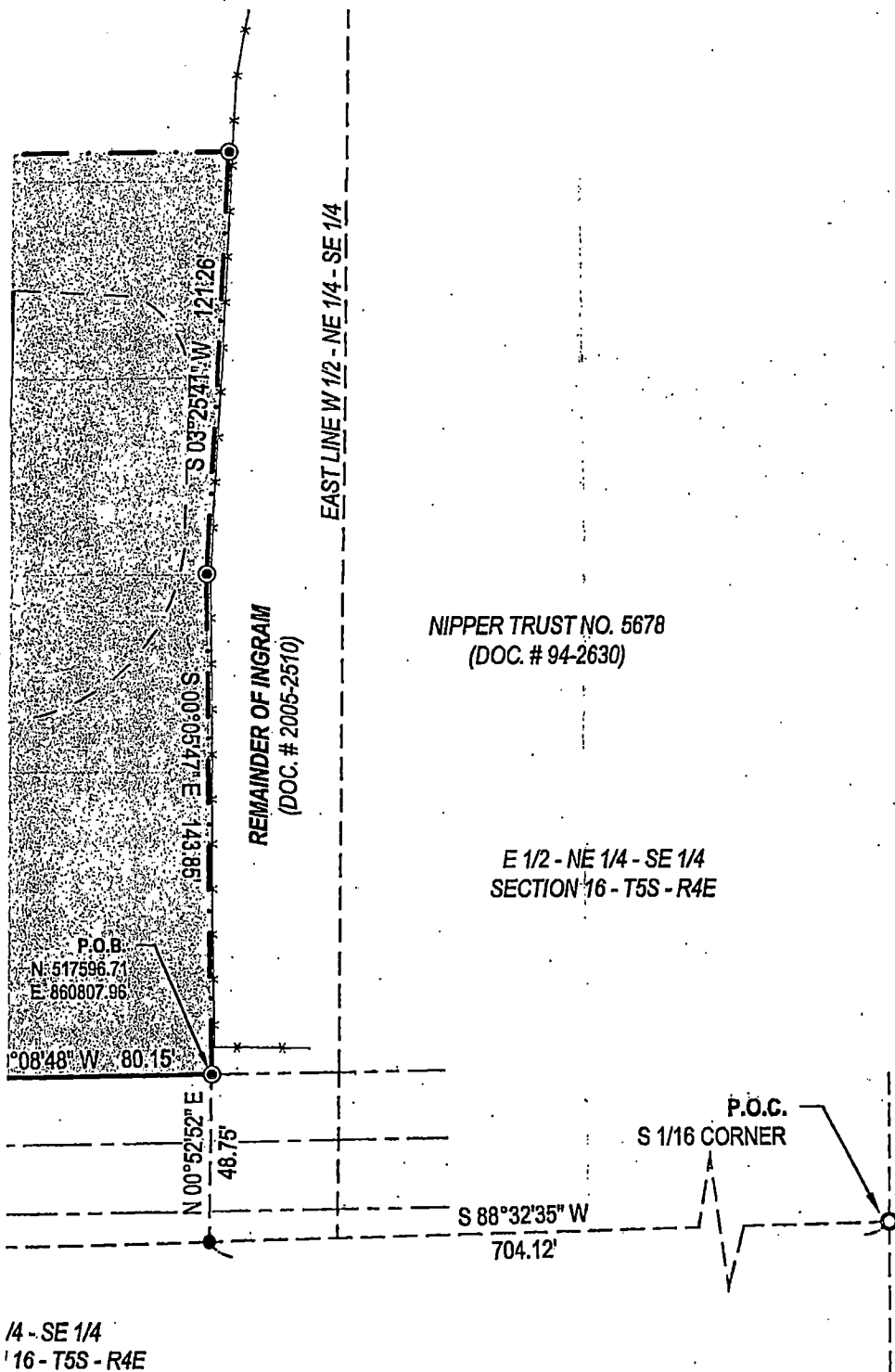
EAST LINE W 1/2 - NE 1/4 - SE 1/4

NIPPER TRUST NO.  
(DOC. # 94-2630)

E 1/2 - NE 1/4  
SECTION 16 -

200





INGRAM IN THE FRANKLIN COUNTY CO PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND SOUTHEAST QUARTER; THENCE S88°32'35" OF THE SOUTHEAST QUARTER TO A POINT RIGHT-OF-WAY LINE OF SHEEP FARM ROAD RIGHT-OF-WAY LINE THE FOLLOWING THENCE S88°17'29"W 274.12 FEET TO AN IRON ROD NO. 2021-5055); THENCE N01°09'28"E 274.18 ROD SET; THENCE ALONG PROPOSED LINE TO AN IRON ROD SET; THENCE S03°25'41"W THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 2.178 ACI PROFESSIONAL LAND SURVEYOR 3536, DA SAID PARCEL BEING SUBJECT TO AL SITUATED IN THE COUNTY OF FRANKLIN, SI

## SURVEYOR'S NOTES &

- 1) PURPOSE OF SURVEY - TO CREATE A N
- 2) THIS SURVEYOR WAS NOT PROVIDED V
- 3) REFERENCE WAS MADE TO A SURVEY I
- 4) REFERENCE WAS MADE TO A SURVEY I
- 5) THE RIGHT-OF-WAY OF SHEEP FARM RI ILCS 5/6-301) OF 40 FEET, 20 FEET EITH
- 6) IRON RODS SET PER S.P.S. AND IRON R WITH A SURVEY KAP UNLESS OTHERWI

## SURVEYOR'S CERTIFICA

STATE OF ILLINOIS  
COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF MAR PROFESSIONAL LAND SURVEYOR, MADE A SUR WAS PERFORMED TRUE AND CORRECT TO THE

DATED THIS 2ND DAY OF APRIL, 2024 AT VIER

*Billy J. Abernathy*  
BILLY J. ABERNATHY - ILL PROFESSIONAL LAND SURVEYOR  
LICENSE EXPIRES: 11/30/2024  
FIELDWORK COMPLETED: 04/02/2024  
FIRM LICENSE #: 184-002344

