

Shawnee Professional Services

Surveyors ♦ Energy Services

2024-2241

06/21/2024 11:26 AM
STATE OF ILLINOIS
COUNTY OF FRANKLIN
KEVIN WILSON
REC FEE: 91.00
RHSP SURCHARGE: 18.00
LEGAL APPROVAL: 25.00

June 14, 2024

Larry Miller
Chairman of the Franklin County Board of Commisioners

Re: Franklin County Plat Act Variance - The Flowers Family Trust Property – Plat of Survey

Dear Mr. Miller,

We are writing this letter to request a variance from the Franklin County Subdivision Ordinance - Plat Act requirements based on the Plat of Survey for the Flowers Family Trust Property.

Richard L. Flowers and Gayla N. Flowers, trustees of the Flowers Family Trust property, are requesting a variance to create a 1.308 acre parcel. This request is being made to allow the parcel to follow the natural contours and the existing possession of the land.

Please consider this request for a variance to create the 1.308 acre parcel as shown on the Plat of Survey dated June 11, 2024.

Thank you for your consideration.

Billy J. Abernathy – Professional Land Surveyor
Shawnee Professional Services
P.O. Box 125
104 South 4th Street
Vienna, Illinois 62995



Variance approved by: Larry Miller – Chairman

Date 6.17.24

2024-2241
06/21/2024 11:26 AM
STATE OF ILLINOIS
COUNTY OF FRANKLIN
KEVIN WILSON
REC FEE: 91.00
RHSP SURCHARGE: 18.00
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PLAT OF SURVEY

PLAT OF SURVEY

PART OF THE FLOWERS FAMILY TRUST PROPERTY

PART OF THE N 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND PART OF THE S 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND PART OF THE NORTH 5 ACRES OF THE N 1/2 - S 1/2 - SE 1/4 - NE 1/4, ALL IN SECTION 14, T 7 S, R 1 E OF THE THIRD P.M., FRANKLIN COUNTY, ILLINOIS

MAIN SOURCE OF REFERENCE: DOCUMENT NO. 2022-3792

DESCRIPTION OF SURVEY - PROPOSED PARCEL

1.308 ACRES - PART OF THE FLOWERS FAMILY TRUST PROPERTY

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER AND PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER AND PART OF THE NORTH FIVE (5) ACRES OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER, ALL IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING PART OF PROPERTY DESCRIBED AND RECORDED IN DOCUMENT NO. 2022-3792 IN THE NAME OF THE FLOWERS FAMILY TRUST IN THE FRANKLIN COUNTY RECORDER'S OFFICE DATED SEPTEMBER 9, 2022 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION 14 PER SAPP-FREEMAN ACRES SUBDIVISION PLAT (DOCUMENT NO. 2006-1931); THENCE N89°53'42"W 60.74 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 148; THENCE N00°41'22"E 724.11 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT IN THE CENTERLINE OF A CREEK, THIS BEING THE POINT OF BEGINNING; THENCE ALONG SAID CREEK CENTERLINE THE FOLLOWING TWELVE (12) CALLS: THENCE S89°38'09"W 41.01 FEET; N56°32'40"W 7.83 FEET; THENCE S50°24'33"W 11.81 FEET; THENCE N84°43'56"W 25.64 FEET; THENCE N70°53'25"W 12.89 FEET; THENCE S74°38'40"W 22.32 FEET; THENCE N86°42'13"W 36.73 FEET; THENCE S78°19'34"W 41.72 FEET; THENCE S66°12'17"W 25.39 FEET; THENCE S44°04'30"W 44.00 FEET; THENCE S17°06'48"W 16.83 FEET; THENCE N84°39'25"W 24.74 FEET; THENCE ALONG PROPOSED LINES THE FOLLOWING FOUR (4) CALLS: THENCE N00°25'14"E 182.25 FEET, PASSING AN IRON ROD SET AT 10.00 FEET, TO AN IRON ROD SET; THENCE S89°43'39"E 86.80 FEET TO AN IRON ROD SET; THENCE N00°25'14"E 113.46 FEET TO AN IRON ROD SET; THENCE S89°55'30"E 189.79 FEET TO AN IRON ROD SET IN SAID WEST RIGHT-OF-WAY LINE; THENCE S00°41'22"W 225.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, PASSING AN IRON ROD SET AT 215.04 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 1.308 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 0356, DATED 06/11/2024.

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 SET OFF A PROPOSED PARCEL OF LAND THAT IS PART OF THE FLOWERS FAMILY TRUST PROPERTY.
- THIS SURVEY WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- REFERENCE IS MADE TO A SURVEY BY PHILIP W. SHAFER, IPLS #2754, FOR GARLYN W. SAPP-FREEMAN ACRES SUBDIVISION, DATED MARCH 23, 2006 (DOCUMENT NO. 2006-1931)
- REFERENCE IS MADE TO A SURVEY BY ROBERT G. SEWELL, IPLS #2347, FOR JIM CHAMNESS, DATED NOVEMBER 11, 2005
- REFERENCE IS MADE TO A SURVEY BY PHILIP W. SHAFER, IPLS #2754, FOR JERRY MILLS, DATED NOVEMBER 21, 1996
- REFERENCE IS MADE TO A SURVEY BY MITCHELL R. GARRETT, IPLD #3085, FOR TY VANDEKERKHOVE, DATED NOVEMBER 20, 2020
- REFERENCE IS MADE TO RIGHT-OF-WAY PLANS FOR S.B.I. ROUTE 148, CONSTRUCTION SECTION 127 & 129 (STA. 775+00 - 814+88)
- 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

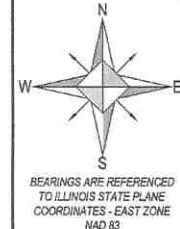
THIS IS TO STATE, AT THE REQUEST OF RICHARD AND GAYLA FLOWERS, I, BILLY J. ABERNATHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH DAY OF JUNE, 2024 AT VIENNA, ILLINOIS

Billy J. Abernathy
BILLY J. ABERNATHY - IL PROFESSIONAL LAND SURVEYOR NO. 0356

LICENSE EXPIRES: 11/30/2024
FIELDWORK COMPLETED: 06/05/2024
FIRM LICENSE #: 184-002344

APPROVED
6-15-24



Shawnee Professional Services
Surveyors & Energy Services
104 S 4TH STREET
P.O. BOX 128
VIENNA, IL 62995
Tel: 618-658-6065
www.ShawneePSI.com

PLAT OF SURVEY
PART OF THE FLOWERS FAMILY TRUST PROPERTY
PART OF THE N 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND
PART OF THE S 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND
PART OF THE NORTH 5 ACRES OF THE N 1/2 - S 1/2 -
SE 1/4 - NE 1/4, ALL IN SECTION 14, T 7 S, R 1 E OF
THE THIRD P.M., FRANKLIN COUNTY, ILLINOIS

Revisions

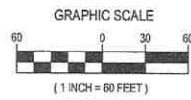
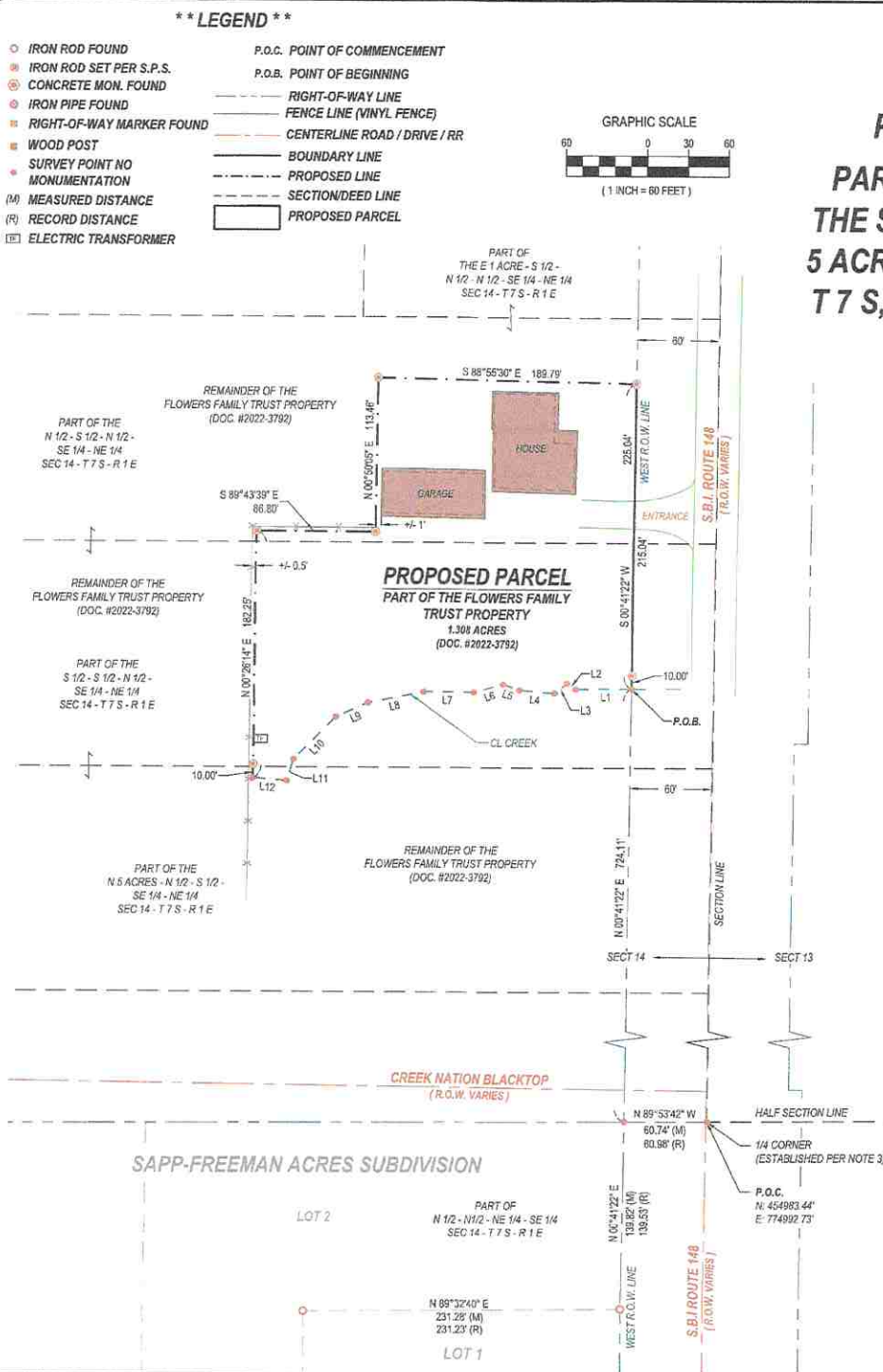
#	Date	Note
01	6/13/2024	UPDATE LEGAL DESCRIPTION

Drafted by: BPE
Project Manager: BPE
Date: 6/11/2024
Reviewed by: BJA
Scale: 1" = 60'
Job Number: 2024-175
Sheet: 1 OF 1

Drawing Status
 Preliminary Drawing
 Final Drawing
Requested by:

RICHARD AND GAYLA FLOWERS

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



LINE	BEARING	DISTANCE
L1	S89° 38' 09"W	41.01'
L2	N56° 32' 40"W	7.83'
L3	S50° 24' 33"W	11.81'
L4	N84° 43' 56"W	25.64'
L5	N70° 53' 25"W	12.89'
L6	S74° 38' 40"W	22.32'
L7	N86° 42' 13"W	36.73'
L8	S78° 19' 34"W	41.72'
L9	S66° 12' 17"W	25.39'
L10	S44° 04' 30"W	44.00'
L11	S17° 06' 48"W	16.83'
L12	N84° 39' 25"W	24.74'

** LEGEND **

- IRON ROD FOUND
- IRON ROD SET PER S.P.S.
- ⊗ CONCRETE MON. FOUND
- IRON PIPE FOUND
- ⊕ RIGHT-OF-WAY MARKER FOUND
- WOOD POST
- SURVEY POINT NO MONUMENTATION
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- ⚡ ELECTRIC TRANSFORMER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- RIGHT-OF-WAY LINE
- FENCE LINE (VINYL FENCE)
- CENTERLINE ROAD / DRIVE / RR
- BOUNDARY LINE
- PROPOSED LINE
- SECTION/DEED LINE
- PROPOSED PARCEL



DocID:6042621

Tx:4037938

2024-2241

06/21/2024 11:26 AM

STATE OF ILLINOIS

COUNTY OF FRANKLIN

KEVIN WILSON

REC FEE: 91.00

RHSP SURCHARGE: 18.00

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PLAT OF SURVEY

**** LEGEND ****

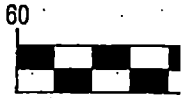
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- ⊕ CONCRETE MON. FOUND
- ⊗ IRON PIPE FOUND
- ⊠ RIGHT-OF-WAY MARKER FOUND
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- (R) RECORD DISTANCE
- ⊞ ELECTRIC TRANSFORMER

P.O.C. POINT OF COMMENCEMENT

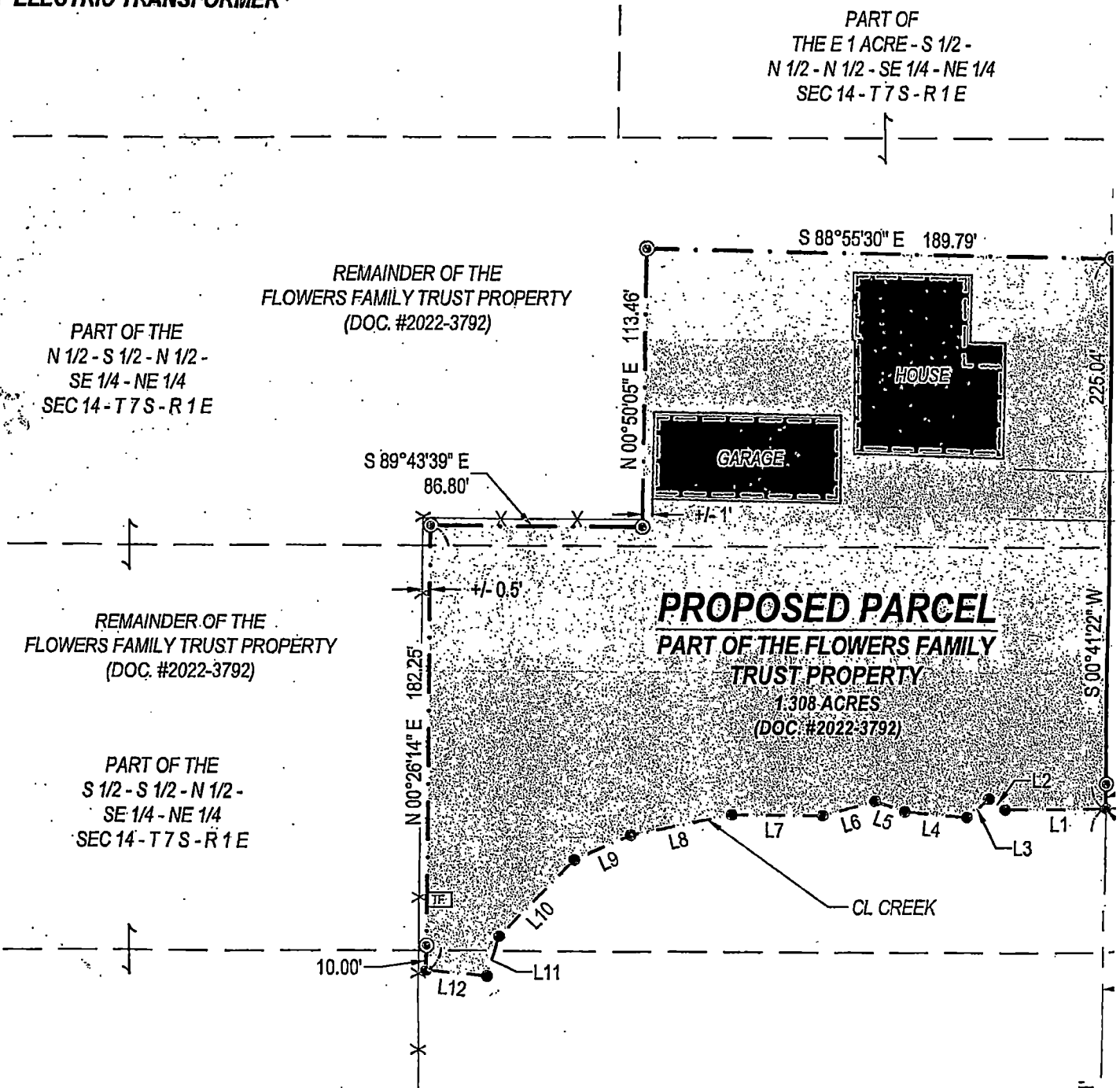
P.O.B. POINT OF BEGINNING

- RIGHT-OF-WAY LINE
- *-*-* FENCE LINE (VINYL FENCE)
- CENTERLINE ROAD / DRIVE / RR
- BOUNDARY LINE
- PROPOSED LINE
- SECTION/DEED LINE
- ▨ PROPOSED PARCEL

GRAPI



(1 INCH)



T OF SURVEY

E FLOWERS FAMILY TRUST PROPERTY

1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND PART OF
1/2 - SE 1/4 - NE 1/4 AND PART OF THE NORTH
N 1/2 - S 1/2 - SE 1/4 - NE 1/4, ALL IN SECTION 14,
THE THIRD P.M., FRANKLIN COUNTY, ILLINOIS

SOURCE OF REFERENCE: DOCUMENT NO. 2022-3792

DESCRIPTION OF SURVEY - PROPOSED PARCEL OF THE FLOWERS FAMILY TRUST PROPERTY

BEING PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND
FIVE (5) ACRES OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN
T. 7 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL BEING PART OF PROPERTY DESCRIBED AND
DOCUMENT NO. 2022-3792 IN THE NAME OF THE FLOWERS FAMILY TRUST IN THE FRANKLIN COUNTY RECORDER'S OFFICE DATED
SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 PER SAPP-FREEMAN
AT (DOCUMENT NO. 2006-1931); THENCE N89°53'42"W 60.74 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION
TO THE RIGHT-OF-WAY LINE OF S.B.I. ROUTE 148; THENCE N00°41'22"E 724.11 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT
AT A CREEK, THIS BEING THE POINT OF BEGINNING; THENCE ALONG SAID CREEK CENTERLINE THE FOLLOWING TWELVE (12)
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THENCE S00°41'22"W 225.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, PASSING AN IRON ROD SET AT 215.04 FEET, TO THE

CONTAIN 1.308 ACRES, MORE OR LESS, PER SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3536,

AND IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF FRANKLIN,

SURVEYOR'S NOTES & REFERENCES

- 1) PURPOSE OF SURVEY - TO SET OFF A PROPOSED PARCEL OF LAND THAT IS PART OF THE FLOWERS FAMILY TRUST PROPERTY.
- 2) THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- 3) REFERENCE IS MADE TO A SURVEY BY DAVID W. SHAEER, ILLS #3754 FOR CAROLYN SAPP-FREEMAN

SURVEY

FAMILY TRUST PROPERTY

SE 1/4 - NE 1/4 AND PART OF
1/4 AND PART OF THE NORTH
1/4 - NE 1/4, ALL IN SECTION 14,
FRANKLIN COUNTY, ILLINOIS

DOCUMENT NO. 2022-3792

PROPOSED PARCEL PROPERTY

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN
THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL BEING PART OF PROPERTY DESCRIBED AND
DESCRIBED AS FOLLOWS:

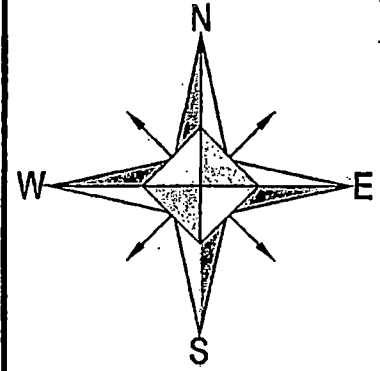
EAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 PER SAPP-FREEMAN
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SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3536,
EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF FRANKLIN,

NOTES & REFERENCES

SET OFF A PROPOSED PARCEL OF LAND THAT IS PART OF THE FLOWERS

PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.



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

Shawnee Professional Services
Surveyors & Energy Services

104 S 4TH STREET
P.O. BOX 125
Vienna, IL 62995
Tel: 618-658-6065
www.ShawneePSI.com



PLAT OF SURVEY

PART OF THE FLOWERS FAMILY TRUST PROPERTY
PART OF THE N 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND
PART OF THE S 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND
PART OF THE NORTH 5 ACRES OF THE N 1/2 - S 1/2 -
SE 1/4 - NE 1/4, ALL IN SECTION 14, T7S, R1E OF
THE THIRD P.M., FRANKLIN COUNTY, ILLINOIS

S:\2024\FRANKLIN\2024-175 RICHARD AND GAYLA
FLOWERS\DELIVERABLES\DWG\2024-175_PLAT.DWG

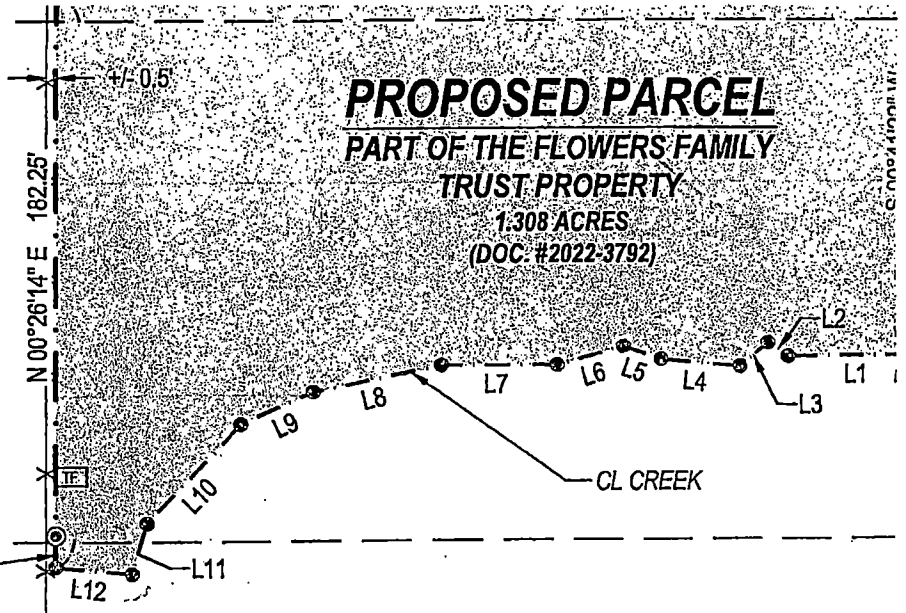
th:

REMAINDER OF THE
FLOWERS FAMILY TRUST PROPERTY
(DOC. #2022-3792)

PART OF THE
S 1/2 - S 1/2 - N 1/2 -
SE 1/4 - NE 1/4
SEC 14 - T 7 S - R 1 E

PART OF THE
N 5 ACRES - N 1/2 - S 1/2 -
SE 1/4 - NE 1/4
SEC 14 - T 7 S - R 1 E

PROPOSED PARCEL
PART OF THE FLOWERS FAMILY
TRUST PROPERTY
1.308 ACRES
(DOC. #2022-3792)



REMAINDER OF THE
FLOWERS FAMILY TRUST PROPERTY
(DOC. #2022-3792)

CREEK NATION BLACKTOP
(R.O.W. VARIES)

SAPP-FREEMAN ACRES SUBDIVISION

LOT 2

PART OF
N 1/2 - N 1/2 - NE 1/4 - SE 1/4
SEC 14 - T 7 S - R 1 E

N 89° 32' 40\"/>

LOT 1

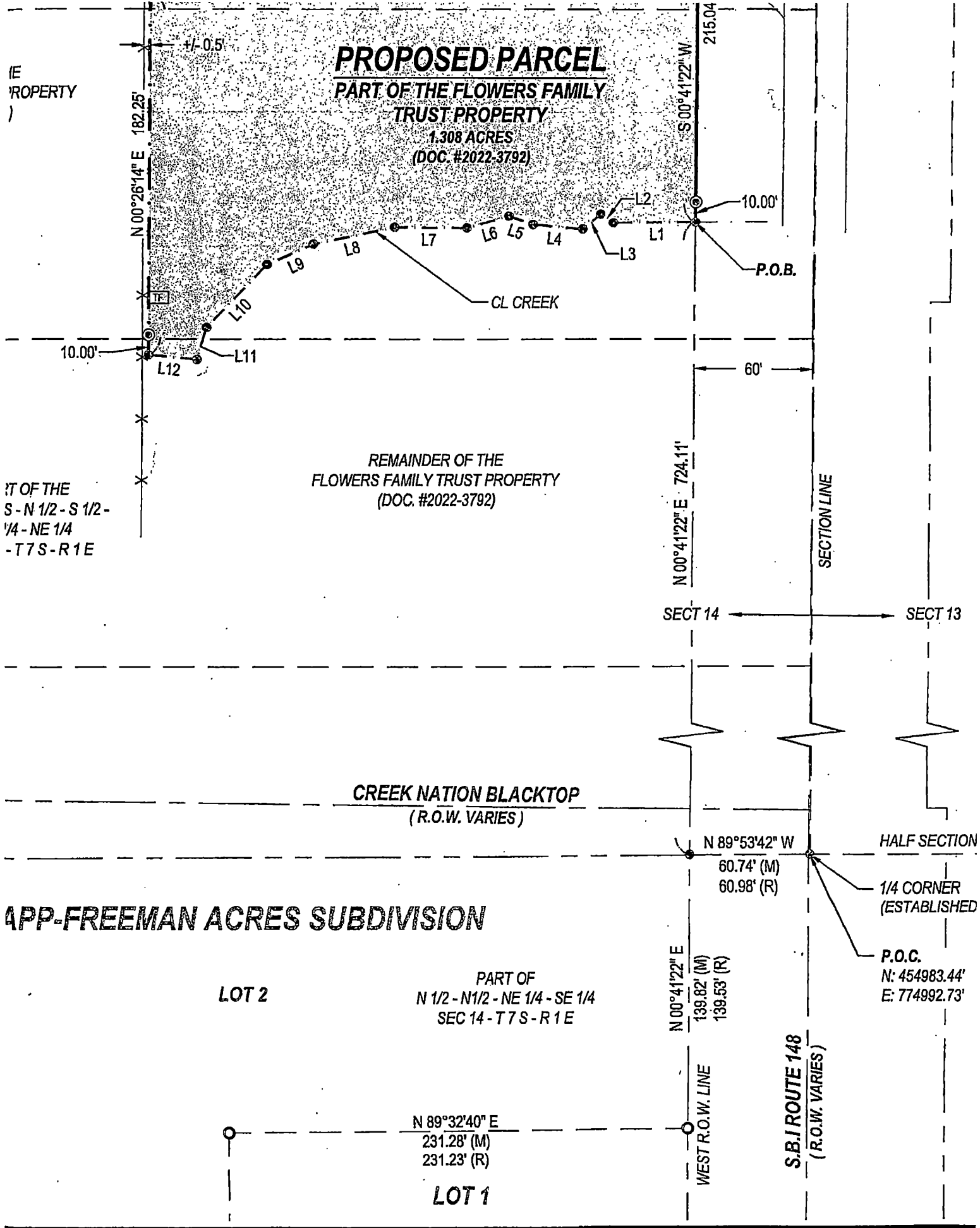
© 2022 K&N Survey, Inc.

N 00° 41' 22\"/>

SE

N 00° 41' 22\"/>

PROPOSED PARCEL
PART OF THE FLOWERS FAMILY
TRUST PROPERTY
 1.308 ACRES
 (DOC. #2022-3792)



APP-FREEMAN ACRES SUBDIVISION

LOT 2

PART OF
 N 1/2 - N1/2 - NE 1/4 - SE 1/4
 SEC 14 - T7S - R1E

N 89°32'40" E
 231.28' (M)
 231.23' (R)

LOT 1

N 00°41'22" E
 139.82' (M)
 139.53' (R)

WEST R.O.W. LINE

S.B.I. ROUTE 148
 (R.O.W. VARIES)

HALF SECTION
 1/4 CORNER
 (ESTABLISHED)
 P.O.C.
 N: 454983.44'
 E: 774992.73'

SECT 14

SECT 13

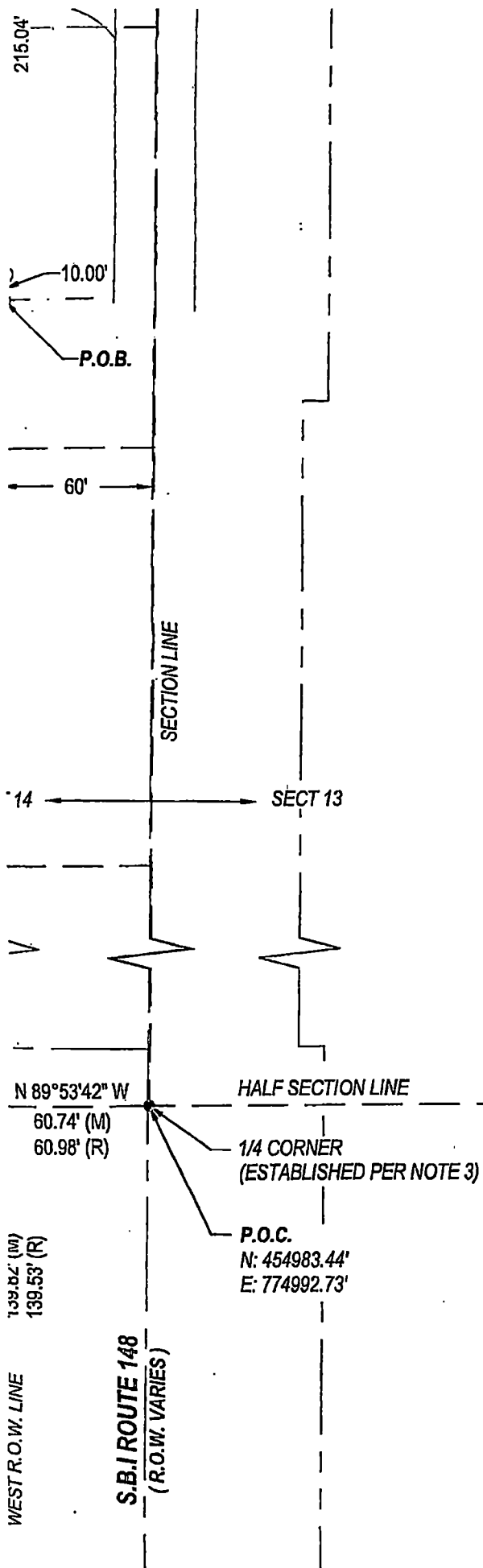
SECTION LINE

REMAINDER OF THE
 FLOWERS FAMILY TRUST PROPERTY
 (DOC. #2022-3792)

CREEK NATION BLACKTOP
 (R.O.W. VARIES)

PART OF THE
 S - N 1/2 - S 1/2 -
 1/4 - NE 1/4
 - T7S - R1E

E
 PROPERTY



COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF ACRES SUBDIVISION PLAT (DOCUMENT NO. 2006-1931); THENCE N89°53'42"W 60.74 TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF S.B.I. ROUTE 148; THENCE N00°4' IN THE CENTERLINE OF A CREEK, THIS BEING THE POINT OF BEGINNING; THENCE CALLS: THENCE S89°38'09"W 41.01 FEET; N56°32'40"W 7.83 FEET; THENCE S50°24'3' 12.89 FEET; THENCE S74°38'40"W 22.32 FEET; THENCE N89°42'13"W 36.73 FEET; THENCE S44°04'30"W 44.00 FEET; THENCE S17°06'46"W 16.83 FEET; THENCE N84°39'26"W 24.74 FEET; THENCE S66°12'17"W 25.39 FEET; THENCE N70°53'26"W 12.89 FEET; THENCE N84°43'56"W 25.64 FEET; THENCE S50°24'33"W 11.81 FEET; THENCE N56°32'40"W 7.83 FEET; THENCE S89°38'09"W 41.01 FEET TO AN IRON ROD SET; THENCE N00°26'14"E 182.25 FEET, PASSING AN IRON ROD SET AT AN IRON ROD SET; THENCE N00°50'05"E 113.46 FEET TO AN IRON ROD SET; THENCE S00°41'22"W 225.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 1.308 ACRES, MORE OR LESS, PER SURVEY BY BIL DATED 06/11/2024.

SAID PARCEL BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORD IN THE PUBLIC RECORDS OF THE STATE OF ILLINOIS.

SURVEYOR'S NOTES & REFERENCE

- 1) PURPOSE OF SURVEY - TO SET OFF A PROPOSED FAMILY TRUST PROPERTY.
- 2) THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE CURATIVE SURVEY.
- 3) REFERENCE IS MADE TO A SURVEY BY PHILIP (SAPP-FREEMAN ACRES SUBDIVISION), DATED MAY 11, 2005
- 4) REFERENCE IS MADE TO A SURVEY BY ROBERT NOVEMBER 11, 2005
- 5) REFERENCE IS MADE TO A SURVEY BY PHIL NOVEMBER 21, 1996
- 6) REFERENCE IS MADE TO A SURVEY BY MITCH, DATED NOVEMBER 20, 2020
- 7) REFERENCE IS MADE TO RIGHT-OF-WAY PLANS I (STA 775+00 - 814+88)
- 8) IRON RODS SET PER S.P.S. AND IRON RODS SET REBAR WITH A SURVEY KAP UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89° 38' 09"W	41.01'
L2	N56° 32' 40"W	7.83'
L3	S50° 24' 33"W	11.81'
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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF JOHNSON

THIS IS TO STATE, AT THE REQUEST OF THE CLIENT, THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SAID SURVEY WAS PERFORMED TO THE BEST OF MY BELIEF.

DATED THIS 11TH DAY OF JUNE, 2024.

BILLY J. ABERNATHY - ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: 11/30/2024
FIELDWORK COMPLETED: 06/05/2024
FIRM LICENSE #: 184-002344

WEST-QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 PER SAPP-FREEMAN
 NCE N89°53'42"W 60.74 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION
 TE 148; THENCE N00°41'22"E 724.11 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT
 - BEGINNING; THENCE ALONG SAID CREEK CENTERLINE THE FOLLOWING TWELVE (12)
 EET; THENCE S50°24'33"W 11.81 FEET; THENCE N84°43'56"W 25.64 FEET; THENCE N70°53'26"W
 2'13"W 36.73 FEET; THENCE S78°19'34"W 41.72 FEET; THENCE S66°12'17"W 25.39 FEET;
 1 FEET; THENCE N84°39'26"W 24.74 FEET; THENCE ALONG PROPOSED LINES THE FOLLOWING
 ; AN IRON ROD SET AT 10.00 FEET, TO AN IRON ROD SET; THENCE S89°43'39"E 86.80 FEET TO
 IRON ROD SET; THENCE S88°55'30"E 189.79 FEET TO AN IRON ROD SET IN SAID WEST
 NG SAID WEST-RIGHT-OF-WAY LINE, PASSING AN IRON ROD SET AT 215.04 FEET, TO THE

3, PER SURVEY BY BILLY J. ABERNATHY, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3536,
 AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF FRANKLIN,

TES & REFERENCES

TO SET OFF A PROPOSED PARCEL OF LAND THAT IS PART OF THE FLOWERS
 PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
 A SURVEY BY PHILIP W. SHAFER, IPLS #2754, FOR CAROLYN SAPP-FREEMAN
 (BDIVISION), DATED MARCH 23, 2006 (DOCUMENT NO. 2006-1931)
 A SURVEY BY ROBERT G. SEWELL, IPLS #2347, FOR JIM CHAMNESS, DATED
 A SURVEY BY PHILIP W. SHAFER, IPLS #2754, FOR JERRY MILLS, DATED
 A SURVEY BY MITCHELL R. GARRETT, IPLD #3085, FOR TY VANDEKERKHOVE,
 RIGHT-OF-WAY PLANS FOR S.B.I. ROUTE 148, CONSTRUCTION SECTION 127 & 129
 AND IRON RODS SET PER PRIOR S.P.S. SURVEY ARE 24" LONG, 1/2" DIAMETER
 P UNLESS OTHERWISE NOTED.

YOR'S CERTIFICATION

ILLINOIS
 JOHNSON

STATE, AT THE REQUEST OF RICHARD AND GAYLA FLOWERS, I, BILLY J. ABERNATHY,
 PROFESSIONAL LAND SURVEYOR, MADE A SURVEY AS SHOWN HEREIN, AND THAT
 WAS PERFORMED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND

3 11TH DAY OF JUNE, 2024 AT VIENNA, ILLINOIS

Billy J. Abernathy
 ABERNATHY - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3536

DRAWN: 11/30/2024
 COMPLETED: 06/05/2024
 E#: 184-002344

[Signature] APPROVED #25
 6-18-24



PLAT OF SURVEY
 PART OF THE FLOWERS FAMILY TRUST PROPERTY
 PART OF THE N 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND
 PART OF THE S 1/2 - S 1/2 - N 1/2 - SE 1/4 - NE 1/4 AND
 PART OF THE NORTH 5 ACRES OF THE N 1/2 - S 1/2 -
 SE 1/4 - NE 1/4, ALL IN SECTION 14, T7S, R1E OF
 THE THIRD P.M., FRANKLIN COUNTY, ILLINOIS

Path: S:\2024\FRANKLIN\2024-175 RICHARD AND GAYLA FLOWERS\DELIVERABLES\DWG\2024-175_PLAT.DWG

Revisions

#	Date	Note
01	6/13/2024	UPDATE LEGAL DESCRIPTION

Drafted by:	BPE
Project Manager:	BPE
Date:	6/11/2024
Reviewed by:	BJA
Scale:	1" = 60'
Job Number:	2024-175
Sheet:	1 OF 1

Drawing Status

- Preliminary Drawing
- Final Drawing

Requested By:

RICHARD AND GAYLA FLOWERS

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