























address) and an opportunity to cure the violation within 60 days thereafter. The notice exercising the power of termination shall declare that the power of termination has been exercised, shall state the violation which caused the action, and shall note that the violation has not been cured in a timely manner. A copy of the notice exercising the power of termination shall simultaneously be recorded on the appropriate land records and property conveyed herein shall then revert to the grantor and its successors and assigns forever.

IN WITNESS WHEREOF, the said PATTON TOWNSHIP has caused its name to be signed to these presents by its Supervisor, this \_\_\_\_ day of April, 2022.

PATTON TOWNSHIP

By \_\_\_\_\_  
Its Supervisor

STATE OF ILLINOIS            )  
  )ss.  
COUNTY OF FORD            )

I, the undersigned, a Notary Public, acting in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MICHAEL SHORT, personally known to me to be the Supervisor of Patton Township, Ford County, Illinois, personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Supervisor of Patton Township, Ford County, Illinois, he signed and delivered the said instrument as Supervisor of Patton Township, Ford County, Illinois, pursuant to authority given by the Township, as their free and voluntary act, and as the free and voluntary act and deed of said Patton Township for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_ day of April, 2022.

\_\_\_\_\_  
Notary Public

PREPARED BY:  
Jerry Niemann  
MARTENSEN, NIEMANN & SORENSEN  
Attorneys at Law  
140 North Taft Street  
Paxton, IL 60957  
Telephone (217) 379-4311

\_\_\_\_\_  
MAIL TAX STATEMENT TO & RETURN TO:  
Grand Prairie Friends  
\_\_\_\_\_  
\_\_\_\_\_

**RESOLUTION TO SELL AND  
CONVEY PROSPECT CEMETERY**

**WHEREAS**, Patton Township, Ford County, Illinois now owns the following described real estate, to-wit:

Five acres in the Southwest Corner of the Southwest Quarter of Section Seventeen in Township Twenty-three, North of Range Ten East commencing at the said Southwest corner of said Section running thence North Thirty-seven and a half rods, thence East to a point so far as to include five acres, thence South to a point appersite to the place of beginning, thence East to the place of beginning, lying and being in the County of Ford and State of Illinois.

**WHEREAS**, the electors of Patton Township have determined that it will be for the best interest of Patton Township, Ford County, Illinois to accept an offer from GRAND PRAIRIE FRIENDS to purchase said real estate for Fifteen Thousand Dollars (\$15,000.00) and that said sum is a fair price for said real estate;

**WHEREAS**, said property was appraised by Webster & Associates, Inc. at a fair market value of Fifteen Thousand Dollars (\$15,000.00). The effective date of value was March 26, 2021.

**WHEREAS**, there has been submitted and read to the electors of Patton Township, Ford County, Illinois, at, or before the passing of this Resolution a contract of conveyance and proposed quit claim deed for the purpose of carrying out the sale of said real estate, and

**NOW, THEREFORE, BE IT RESOLVED**, by the electors of Patton Township, Ford County, Illinois, duly assembled, that Michael Short, Supervisor of Patton Township, Ford County, Illinois, be, and he hereby is expressly authorized to make, execute and deliver, for and on behalf of Patton Township, Ford County, Illinois, for the purpose of carrying out said sale all deeds, conveyances, assignments, transfers, documents, instruments, writings and assurances of every kind which may be required in order to carry into effect this Resolution of the sale hereby authorized.

**BE IT FURTHER RESOLVED**, that Michael Short, Supervisor of Patton Township, Ford County, Illinois, be, and he hereby is, expressly authorized to do any and all other things necessary and expedient in the premises in order to effectuate said sale and the transfer of said property to the purchaser thereof.

## APPENDIX C

### STEWARDSHIP CALCULATOR WORKSHEET PROSPECT CEMETERY PRAIRIE ADDITION

#### Calculating Costs for Fee Owned Land Management and Suggested Endowment Contribution

**PROPERTY NAME: PROSPECT CEMETERY PRAIRIE NATURE PRESERVE 5-ACRE;  
Land Acq Committee 2/22/22**

Is Property a unit within a larger Preserve (circle one)?      Yes      **No**

#### A. Short-Term Costs: (To be covered through Annual Budget)

##### 1. Due diligence

Staffing: \$33/hour (30 hours)      30 hours = \$990  
(This includes land management plan development, boundary posting, biotic and  
invasive survey, etc.)

Boundary signs and posts: \$10 each      \_\_\_\_\_ (# signs/posts) = \$1,000

Trash/debris removal and disposal:  
\$20 per load      \_\_\_\_\_ (# loads) = \$ \_\_\_\_\_

Fire Number Sign: \$35 each      \_\_\_\_\_ (# signs) = \$ \_\_\_\_\_

Initial Invasives control work: \$600/acre      \_\_\_\_\_ (# acres) = \$ \_\_\_\_\_

Activities: development of management plans and posting boundary signs

**DUE DILIGENCE COST SUBTOTAL:      = \$1,990**

##### 2. Amenities

Large preserve sign: \$1000      (1 signs) = \$1,000

Medium preserve sign: \$500 each      \_\_\_\_\_ (# signs) = \$ \_\_\_\_\_

Small preserve sign: \$350 each      \_\_\_\_\_ (# signs) = \$ \_\_\_\_\_

Trail signs and posts: \$10 each      \_\_\_\_\_ (# signs) = \$ \_\_\_\_\_

Parking area, grading/gravel, fence:      = \$ \_\_\_\_\_

Information kiosk: (est. \$2,000)      = \$ \_\_\_\_\_

Improved trail creation: \$2/foot      \_\_\_\_\_ (# feet) = \$ \_\_\_\_\_

Boardwalk: \$18/foot \_\_\_\_\_ (# feet) = \$ \_\_\_\_\_  
 Viewing platform: \$20/sq. foot \_\_\_\_\_ (# feet) = \$ \_\_\_\_\_  
 Literature/welcome box: \$40 = \$ \_\_\_\_\_  
 Other (description and per unit cost): modification to existing signage = \$ \_\_\_\_\_

**AMENITIES SUBTOTAL: = \$1,000**

**TOTAL SHORT-TERM COSTS: Due Diligence + Amenities \$ 2,990**

Narrative/Comments concerning Short-Term Costs: Initial costs for property

**B. Long-term Costs: (Annual costs to be covered through Stewardship Endowment Income and Distributions)**

Monitoring and reporting:  
 Staff time \$33/hour (16 hours) = \$528  
 Invasive eradication/control:  
 Staff time \$33/hour (16 hours) = \$528  
 Misc. materials for stewardship days:  
 \$10/per visit/year \_\_\_\_\_ (# visits) = \$ \_\_\_\_\_

**TOTAL LONG-TERM COSTS: \$ 1,056/yr**

**Endowment Contribution Calculation for fee-owned lands:**

What amount of an endowment will generate enough income annually to cover all long-term costs, assuming a 4% return?

Endowment need = long-term costs/0.04  
 For example, if long-term costs are \$500 annually, the endowment need would be \$500/.04 = \$12,500

**ENDOWMENT CONTRIBUTION NEEDED FOR PROPERTY: \$26,400**

**Narrative/comments about Long-Term Costs:**

**C. Legal Defense: Recommended Contribution to the Legal Defense Fund**

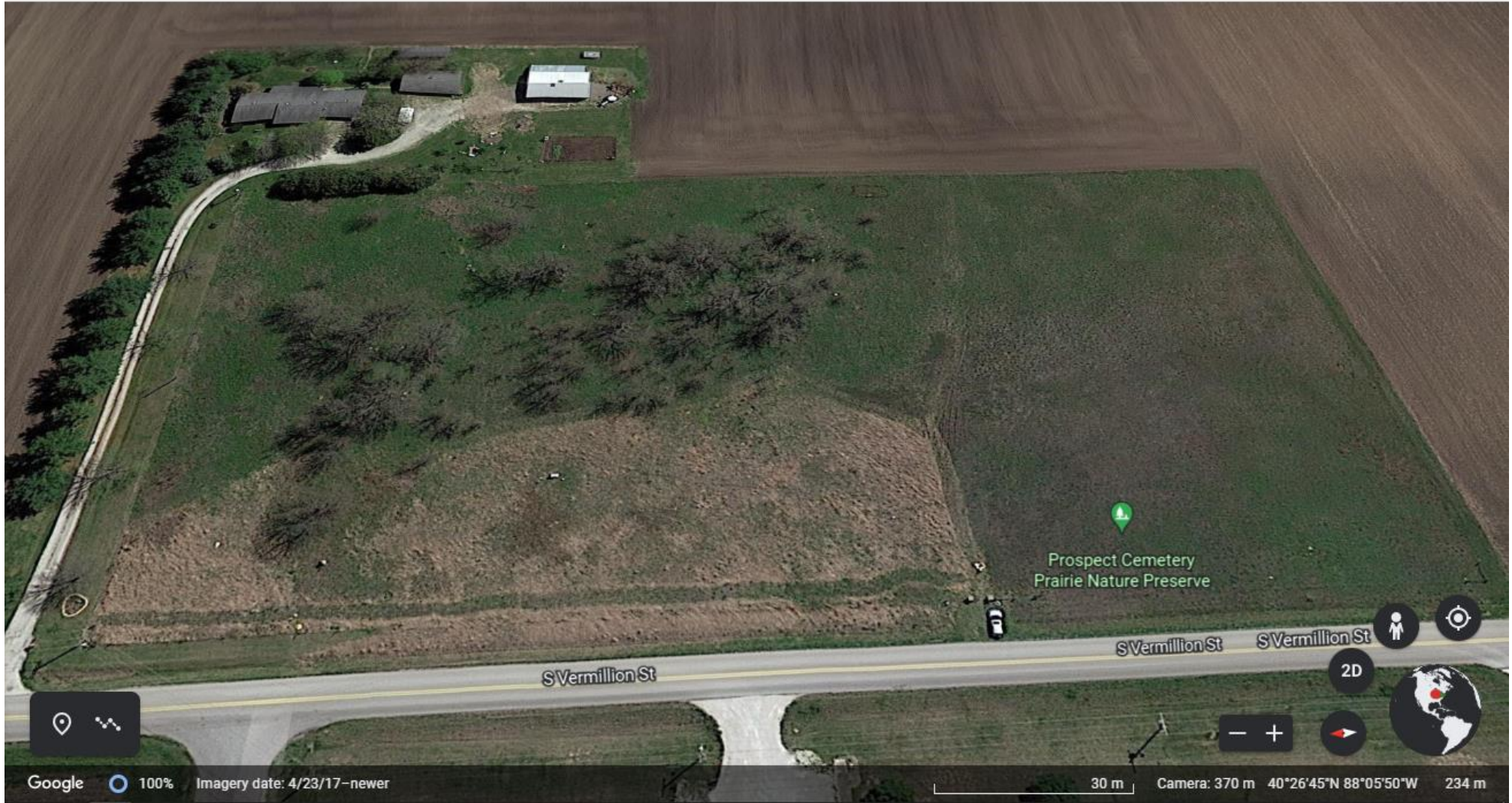
- a. Standalone preserve? If yes, a \$5,000 contribution is recommended.
- b. Part of a larger preserve? If yes, \$2,000 contribution is recommended.
- c. Special circumstances (such as an isolated tract within a preserve, a large number of acres, access easement to access property, etc.)? If yes, recommend a contribution amount and explain below.

**Legal Defense Fund Recommended Contribution: \$5,000 (non-Terrafirma)**

**Explanation (if special circumstances):**

**TOTAL ALL: \$ 34,390**

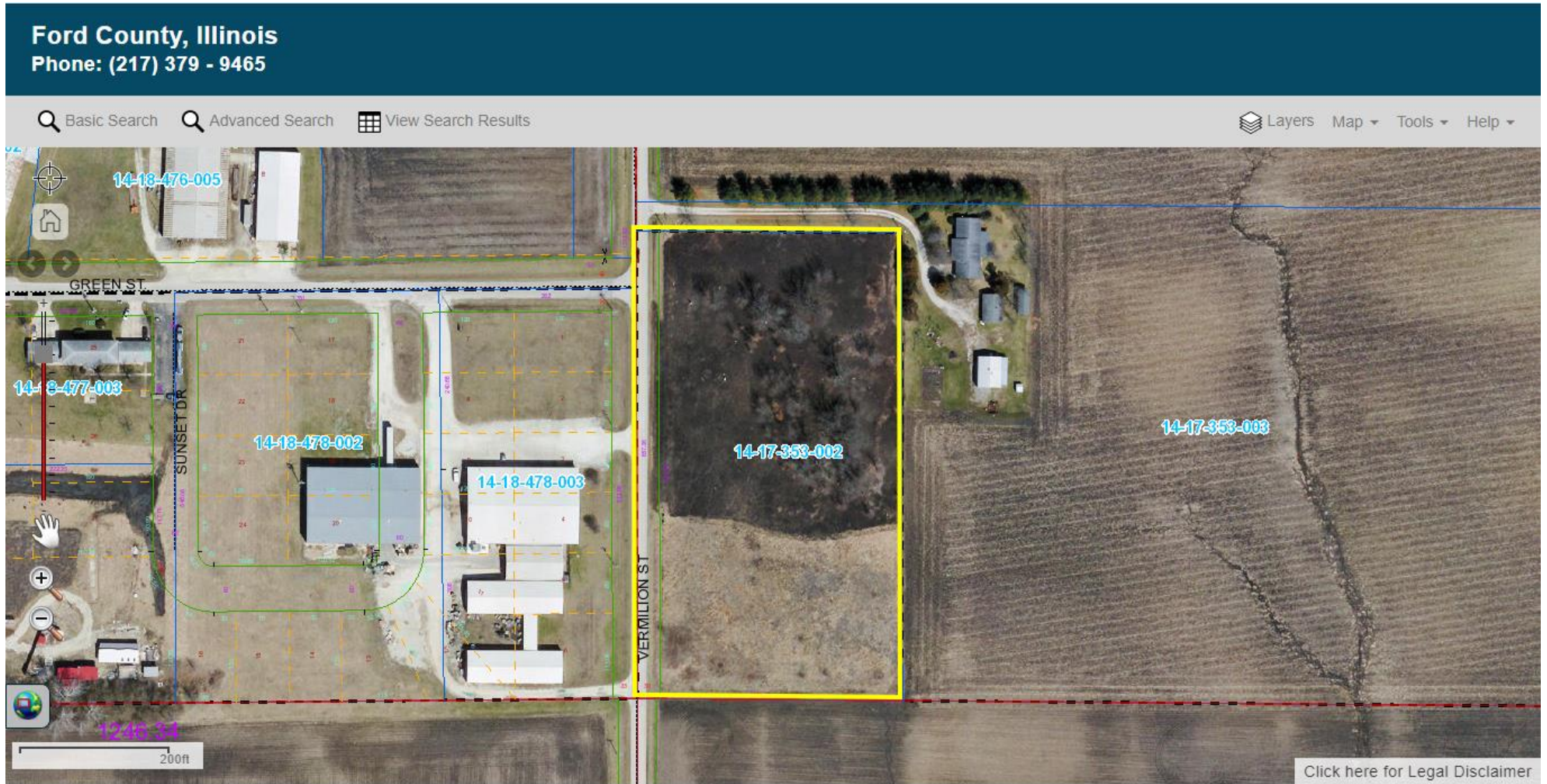
# APPENDIX D



PROSPECT PRAIRIE CEMETERY NATURE PRESERVE

APPENDIX D

YELLOW BOX; 5-Acre PROSPECT CEMETERY PRAIRIE



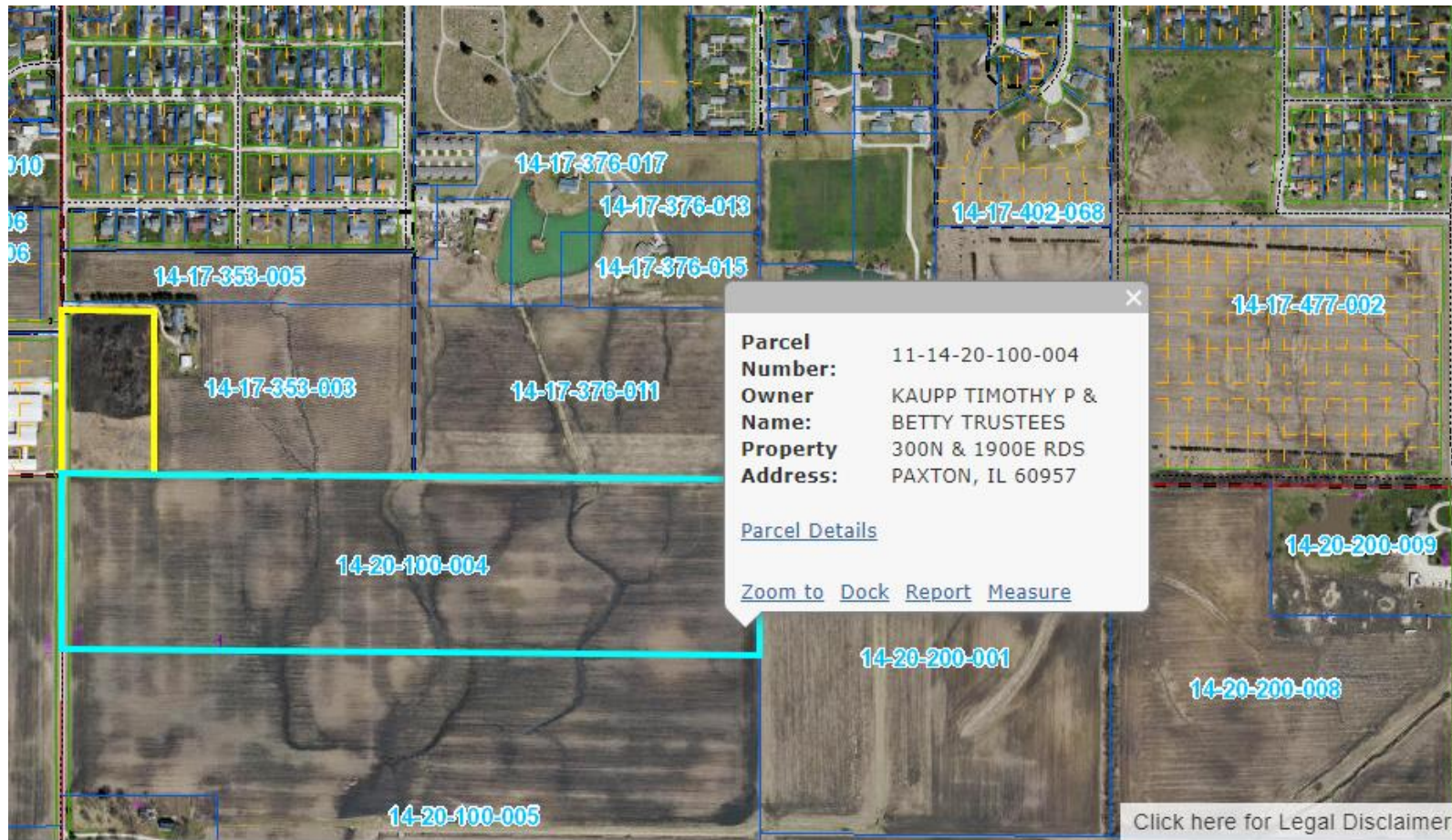
APPENDIX D

NORTH & EAST BORDERING NEIGHBOR



# APPENDIX D

## SOUTH BORDERING NEIGHBOR



# PROSPECT CEMETERY PRAIRIE STEWARDSHIP



## Prescribed Burning



Prescribed fire is an indispensable part of managing a prairie. GPF has spent stewardship hours installing firebreaks to burn a portion of the prairie this year.

## Orange Daylily



Though many find them attractive, daylilies, which were introduced from Europe, will spread relentlessly and crowd out native plants. They are tenacious and difficult to remove.

2020 Prescribed Burn Unit

## Wild Parsnip

Special care must be taken when tackling this highly invasive version of garden parsnip. Its sap can cause severe burns.



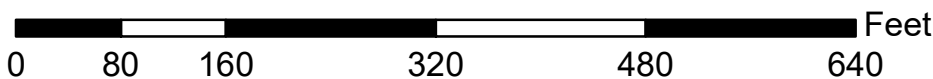
## Cultural Heritage

Though Grand Prairie Friends exists to preserve our natural heritage, care must also be taken to protect the cultural artifacts present in our preserves, and management practices are chosen to avoid harm to markers and other historical objects.



## Sweet Clover

This extremely invasive plant was brought from Europe to serve as forage for animals and to fix nitrogen in soils, but is a threat to North American prairies and requires a great deal of time and effort to remove.



# APPENDIX M

## SITE INSPECTION FORM FOR LAND CONSERVATION PROJECTS

This form is used to gather information needed to complete this land preservation project. It can be used during preliminary site visits and conversations with the landowner.

- **General Information**

**Name of Project:** Prospect Cemetery Prairie Nature Preserve Acquisition

**Contact Information (landowner and any authorized representative):**

Name(s):

Patton Township  
Mike Short

Address:

Primary Address: 1372 E. 500 N. Rd.  
Paxton, IL 60957

Phone Number(s): (217) 379-4633

Email Address:

Email: pattontwp@gmail.com

**Physical Address of the Property:** Legal Description: Part of Section 17, Township 23 North, Range 10 East in Ford County, Illinois  
Address: 1398 S. Vermilion Street, Paxton, Illinois 60957

**Proposed Transaction Type (Check one)**

- Fee Acquisition Land Purchase
- Conservation Easement: Donation , Bargain Sale , or Purchase
- Land Donation
- Land Bargain Sale
- Land Transfer
- Other (please specify): Quit Claim Deed Transfer

- **Landowner Goals**

Township Trustees seem intent on divesting of the property due to lack of resources/ institutional knowledge on conservation restoration.

- **Property Information**

**Number of Acres:** 5.0

**County, Nearest Town:** Paxton, IL

**Directions to the Property:** Located one block east of IL Hwy 45 in Paxton, IL

**Current zoning:** Mixed; Industrial/ agricultural

**General description of property:** 5.0-acre property bordered on south/ north / east by row-crop agriculture fields. West side is industrial plastics factory.

**Current land use:** Dedicated IL Nature Preserve; cemetery; no active burials

**Past land use:** Tallgrass prairie/ savanna; non-disturbed for agricultural practices; limited burials

**Surrounding land uses:** Agriculture; industrial factory

**Current Property Improvements:** N/A

**Proposed Property Improvements, if any (for conservation easements or if GPF plans improvements):** N/A

- **Resource Management**

Describe any of the following resources that apply. If project is a conservation easement, describe how the landowner wishes to address these. Note whether a management plan would be necessary

**Natural Communities and Wildlife Resources (including rare species):** Prospect Cemetery Prairie is on the Illinois Natural Areas Inventory list for Threatened & Endangered species present. Some 80 species of native herbaceous forbs and grasses have been identified, of which 21 occur nowhere else in the county. A few of these unusual plants are yellow star-grass, green milkweed, cream wild indigo, prairie gentian and prairie blazing star. Common occurring species include big bluestem, Indian grass, little bluestem, and prairie dropseed.

**Mining, Oil, and Gas Resources:** N/A

**Farmland and/or Developed Areas:** Farmland contiguous on East and South borders of property. Residential adjacent to north border of property. Industrial adjacent to west side of property.

**Recreation:**

Public access allowed; foot paths; public parking permitted currently at plastics factory

**Water Features (streams, wetlands, ponds, etc.):**

N/A on Project Site

**GPF's ability to fulfill stewardship responsibilities:**

The project area is located within the GPF service area.

- **Conservation Values**

Based upon the above information, describe potential values for conservation, education, and recreation. Include factors such as natural quality/condition of land, land connects to existing protected areas and enhances wildlife habitat, presence of threatened or endangered species, land provides public recreation opportunities consistent with protection of the natural resources.

Conservation Values: Remnant tallgrass prairie/ high value. Grade A black soil prairie.

- No hazardous waste or dumping
- Site is open to the public and contiguous with a populated area.
- Site is valuable to and already being utilized for scientific research.
- Possible management challenges: Proximity to residential areas narrows the possible range of conditions for conducting prescribed burns. Boundaries along farm fields makes spray drift and encroachment with farming equipment a possible danger. Presence of grave monuments makes conflict over ecological vs cultural preservation a possibility.

- **Financial Information**

Is it necessary to find funding for this project? If so, what are the anticipated sources?

Grant funding has provided a source for seed-investment for long term endowment creation.

- **Additional Information**

Provide information about any of the following that may apply: freedom from hazardous waste contamination; title considerations; encroachments, conflicts of interest; public access; proximity to population centers for purposes of recreation, education or scenic enjoyment; potential for future management, monitoring, liability, or enforcement problems:

# APPENDIX N

## CHECKLIST FOR ACQUISITION OF LAND AND OF CONSERVATION EASEMENTS

*Adapted from the Land Trust Alliance's Standards and Practices Guidebook*

*These criteria are intended to guide rather than limit the actions of GPF*

This form shall be used in evaluating all land transactions.

### Mission Statement

Grand Prairie Friends is a not-for-profit, conservation land trust whose mission is to preserve and restore natural communities in east-central Illinois and promote an understanding and appreciation of natural resources.

GPF is a private, not-for-profit organization that legally must demonstrate that its land protection projects are consistent with its goals and provide a public benefit.

Proposed Land Project: Prospect Prairie Nature Preserve Acquisition

(Assumed) Patton Township

(Name of Landowner)

Paxton, IL 5.0 acres  
(Location and Acreage)

2.23.22  
(Date of Property Review)

Peyton  
(Reviewer)

### Goals and Purposes

*To qualify for selection, property must meet ALL these criteria:*

- The property is located within GPF's general service area.
- The protection of this property is consistent with the Land Preservation Policy.
- The property is in a relatively undisturbed natural, scenic, or historical condition, is located along a river or stream, or has recreational value.

- The property is of sufficient size (or sufficient neighboring property is either already protected or to be included) that its conservation values are likely to remain intact even if adjacent properties are developed.
- Protection of this property aids sound land use planning, promotes land conservation, and encourages careful stewardship of land and water resources.
- Funds will be available to pay for the long- term stewardship of this property, which has been calculated at \$34,390.

**Unless** the property is to be sold or used as a source of income such as farming.

### **Public Benefit & Natural Resource Values**

*To qualify for selection, a property must meet ONE OR MORE of these criteria:*

- Provides open space (including farmland and forest land) that is either preserved for the scenic enjoyment of the general public or protected pursuant to clearly delineated federal, state, or local governmental conservation plans or policies.
- Contains endangered, threatened, or rare species or natural communities.
- Provides public recreational opportunities consistent with the protection of natural resources.
  - Protects quality or quantity of surface or underground waters or provides natural control of flooding.
- Contains relatively natural ecosystems, natural features, or habitat for wildlife, fish, or plants.
- Contains or has potential to contain natural features of educational or scientific value.
  - Provides a buffer for or a connection to an existing conservation easement, park, preserve, or other protected land.
- Will permit public access for education or recreation.
- Sets an important precedent for resource or open space protection in a targeted area.
- Contains unique or outstanding physiographic characteristics.
- Contains infrastructure useful in the GPF mission.

**Factors that may preclude GPF involvement:** *A property may meet the selection criteria favoring a land protection proposal and still may not be accepted if one or more of the following considerations apply:*

- The property's values are primarily scenic but are not readily visible or accessible to the public.
- The proposed open space is part of a development proposal that, overall, is likely to have significant adverse impacts on conservation resources.

- X Adjacent properties are not protected and are being, or are likely to be, developed in a manner that would significantly diminish the conservation values of the property in question.
- The landowner insists on provisions in a conservation easement that the GPF believes would seriously diminish the property's primary conservation values or the GPF's ability to enforce the easement.
- The project is not considered financially feasible.
- There is reason to believe that the land/easement would be unusually difficult to manage/enforce, for example because of multiple or fractured ownership, frequent incidence of destructive trespassing, fencing restrictions, irregular configuration, or other reasons.
- The property is irreparably contaminated.
- The property cannot be acquired by GPF with reasonable effort in relation to the property's conservation value.
- Ethical or public image problems exist in association with the acceptance of this project.
- The property contains infrastructure that is inconsistent with the GPF mission or that would incur unfunded expense to the organization.
- The landowner of the donated property does not agree that GPF may divest itself of the land in the future.

## APPENDIX O

**From:** [Matt C. Deering](mailto:Matt.C.Deering)  
**To:** [sarah@grandprairiefriends.org](mailto:sarah@grandprairiefriends.org)  
**Subject:** Quit Claim Deed  
**Date:** Monday, December 20, 2021 11:56:30 AM

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Sarah,

The issue presented in connection with the Prospect Cemetery is perplexing in that it is not only unclear what, if any, transferrable property interest the Township possesses, but whether the Township has the authority to actually transfer whatever interest that is.

A statutory entity, such as an Illinois township, has ONLY what authority is specifically granted to it in its enabling statute. Unfortunately, neither the Illinois Township Code nor statutes specifically affecting cemeteries provide clear authority for the Township to convey title to the cemetery for which it has assumed care obligations. Although it seems an illogical result, if no statute gives the Township authority to convey the property, it simply cannot convey the property.

There has been some discussion of the Township just giving GPF a quitclaim deed. Quitclaim deeds do not include any warranty of ownership on the part of the grantor, but state only that the grantor is giving the grantee whatever interest, if any, he may have in the property.

So, if circumstances prove that the Township didn't actually possess transferrable title, or only possessed title subject to some other limitation, GPF could not sue the Township unless the grantor is proven to have acted fraudulently. Or, if circumstances prove that the Township didn't actually have the authority to transfer whatever title it has, any party claiming to be affected by the purported transfer could sue to have the conveyance set aside. So in either case, at the end of the day, GPF could end up without any interest in the property, and no clear means of recouping the funds expended in the attempt to acquire the property.

I am trying to reach the Township's counsel to confirm if he has learned any more, but I have not just yet. I'll try to update you at least by phone if I speak with him again today.

MCD

**Matt C. Deering**  
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