

DONALD L. BULLARD LAND SURVEYOR

February 22, 2022

Franklin County Board

901 Public Square

Benton, Il. 62812

Re: Fraulini Survey

Frontage Variance for new Tract

Dear Sirs:


I Donald L. Bullard, on behalf of the owners Jerry and Gloria Fraulini residing at 11552 North DuQuion Street, in Benton, Illinois, am requesting a variance of the Subdivision ordinance: as to the property to be divided in 2 tracts, Tract 1, 19.23 acres with 82.93 road access and Tract 2, 16.74 acres with 75.00 road frontage to DuQuion Street (see attached Plat of Survey). The current parcel only has 157.93 foot of right of way frontage on DuQuion Street. The minimum frontage for the subdivision ordinance is 125 feet. The Fraulini's have an existing house which is currently accessing by North DuQuion Street. It currently has utilities.

I am asking for the variance so the Fraulini's can split this residence on this parcel from their current residence so to meet a medical need for Jerry Fraulini.

If you should have any questions, or need additional information, please do not hesitate to contact us.

Yours very truly,

Donald L. Bullard


Illinois Professional Land Surveyor

21214 Corinth Road

Thompsonville, Il. 62890

618-521-4564

2022-0849
SUBDIVISION ORDINANCE
02/03/2022 10:26 AM
Variance
STATE OF ILLINOIS
COUNTY OF FRANKLIN
GREG WOOLARD
REC FEE: 91.00
RHSP SURCHARGE: 9.00
LEGAL APPROVAL: 25.00

PLAT OF SURVEY

NORTH LINE SW 1/4, NW 1/4, SECTION 6, T6S, R3E, 3rd PM.
N 88°45'48" E - 999.93'

2022-0849

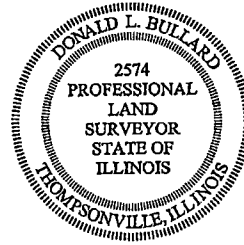
03/03/2022 10:26 AM
STATE OF ILLINOIS
COUNTY OF FRANKLIN
GREG M. BOESARD
REC FEE: 1.00
RHSP SURCHARGE: 9.00
LEGAL ADVERTISING: 25.00



TRACT 1
19.23 ACRES

08-06-151-002
TRACT INDEX #

JERRY AND GLORIA FRAULINI
BOOK 89 PAGE 5013



EXPIRES 11-30-2022

SCALE 1" = 120'

- = SET #5 REBAR
- ⊙ = BLM MON.
- ▲ = STONE
- = RIGHT OF WAY MON.

10'

250' ROW

WEST RIGHT OF WAY LINE OF I-57

S 87°56'26" E
80.00'

170' ROW

S 02°03'34" W
519.09'

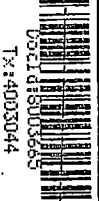
R3E, 3rd PM

N 00°36'31" W - 1,332.69'

40'

S 88°45'35" W
1003.48'

40'
-57 INTERSTATE



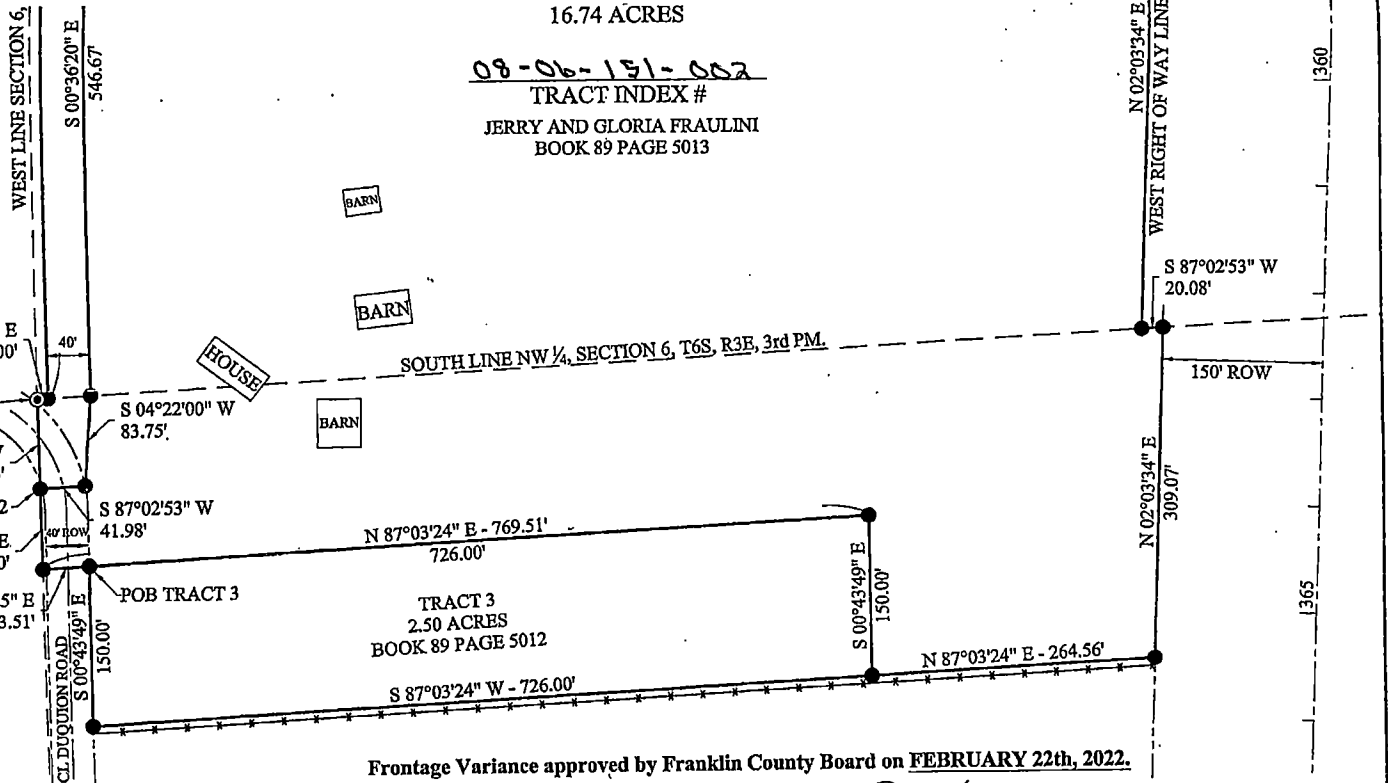
1355

1350

16.74 ACRES

08-06-151-002
TRACT INDEX #

JERRY AND GLORIA FRAULINI
BOOK 89 PAGE 5013



SURVEYORS STATEMENT:

No search was made for easements or utilities.

This Plat of Survey is not for scaling purposes.

Basis of Bearings are State Plane Coordinates NAD 1927, IL. East Zone

This Plat of Survey meets the minimum standards of practice for Boundary Surveys in the State of Illinois.

**** SEE ATTACHED SHEET FOR LEGAL DESCRIPTIONS****

I, Donald L. Bullard, Illinois Professional Land Surveyor number 2574, Surveyed the above Legal Description at the request of Ryan Fraulini, on February 14th, 2022. (REVISED FEBRUARY 24TH, 2022.)

J. Jay Miller
Franklin County Board Chair

REFERENCE TO SURVEY:

** Survey by R.L. Adams filed on July 8th, 1921 in Plat Record D, Page 169 **

Donald L. Bullard

APPROVED

Donald L. Bullard, Illinois Professional Land Surveyor Number 2574.

Donald L. Bullard
Land Surveyor

21214 Corinth Rd.
Thompsonville IL. 62890
(618) 982-2002

Ryan Fraulini

NW 1/4, Section 6, T6S, R3E, 3rd PM. Franklin County, Illinois

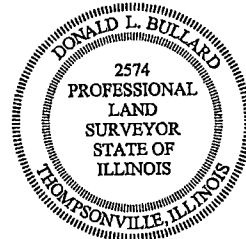
Design By:	DB
Drawn By:	TB
Check By:	DB
Date: February 14th, 2022.	



TRACT 1
19.23 ACRES

08-06-151-002
TRACT INDEX #

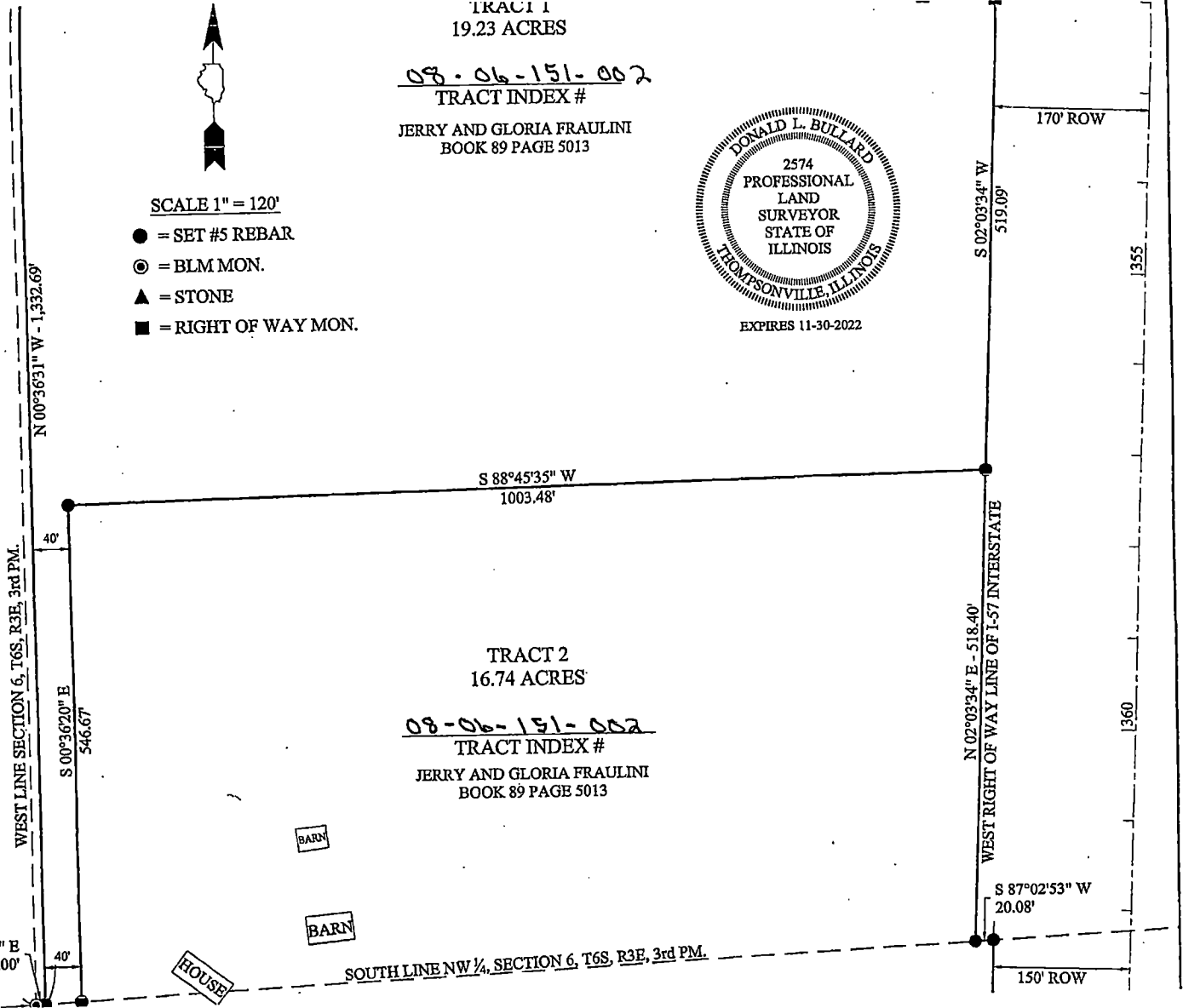
JERRY AND GLORIA FRAULINI
BOOK 89 PAGE 5013



EXPIRES 11-30-2022

SCALE 1" = 120'

- = SET #5 REBAR
- ⊙ = BLM MON.
- ▲ = STONE
- = RIGHT OF WAY MON.



N 00°36'31" W - 1,332.69'

WEST LINE SECTION 6, T6S, R3E, 3rd PM.

N 00°36'31" W - 1,332.69'

S 00°36'20" E
546.67'

S 88°45'35" W
1003.48'

S 02°03'34" W
519.09'

N 02°03'34" E - 518.40'

WEST RIGHT OF WAY LINE OF I-57 INTERSTATE

S 87°02'53" W
20.08'

150' ROW

1355

1360

170' ROW

TRACT 2
16.74 ACRES

08-06-151-002
TRACT INDEX #

JERRY AND GLORIA FRAULINI
BOOK 89 PAGE 5013

BARN

BARN

HOUSE

SOUTH LINE NW 1/4, SECTION 6, T6S, R3E, 3rd PM.

N 85°57'01" E
10.00'

POB TRACT 1
SW COR. NW 1/4

40'

40'

LEGAL DESCRIPTION FOR TRACT 1;

A part of the West one half of the Southwest Quarter of the Northwest Quarter and a part of the West one half of the Northwest Quarter of the Southwest Quarter of Section 6, Township 6 South, Range 3 East of the Third Principal Meridian located in Franklin County, Illinois. Further described as follows:

Beginning at a brass disk marking the Southwest corner of the Northwest Quarter of said Section 6; thence North 85 degrees 57 minutes 1 second East, along the South line of the Northwest Quarter of said Section 6, a distance of 10.00 feet to a # 5 rebar set; thence North 0 degrees 36 minutes 31 seconds West, parallel to the West line of said Section 6, a distance of 1332.69 feet to a # 5 rebar set; thence North 88 degrees 45 minutes 48 seconds East, along the North line of the Southwest Quarter of the Northwest Quarter of said Section 6, a distance of 999.93 feet to a # 5 rebar set on the West Right of Way line of Interstate 57; thence South 2 degrees 03 minutes 34 seconds West, along said West line, 262.33 feet to a Right of Way marker; thence South 87 degrees 56 minutes 26 seconds East, along said West line, 80.00 feet to a Right of way marker; thence South 2 degrees 03 minutes 34 seconds West, along said West line, 519.09 feet to a set # 5 rebar; thence South 88 degrees 45 minutes 35 seconds West, 1003.48 feet to a # 5 Rebar set; thence South 0 degrees 36 minutes 20 seconds East, 546.67 feet to a # 5 rebar set; thence South 4 degrees 22 minutes 00 seconds West, 83.75 feet to a # 5 rebar; thence South 87 degrees 02 minutes 53 seconds West, 41.98 feet to a # 5 rebar set on the West line of said Section 6; thence North 1 degree 07 minutes 07 seconds West, along said West line, 82.93 feet to the said Point of Beginning. Tract 1 contains 19.23 acres more or less.

LEGAL DESCRIPTION FOR TRACT 2;

A part of the West one half of the Southwest Quarter of the Northwest Quarter and a part of the West one half of the Northwest Quarter of the Southwest Quarter of Section 6, Township 6 South, Range 3 East of the Third Principal Meridian located in Franklin County, Illinois. Further described as follows:

Commencing at a brass disk marking the Southwest corner of the Northwest Quarter of said Section 6; thence South 1 degree 07 minutes 07 seconds West, along the West line of said Section 6, a distance of 82.93 feet to a # 5 rebar at the Point of Beginning; thence South 1 degree 07 minutes 07 seconds West, along the West line of said Section 6, a distance of 75.00 feet to a # 5 rebar; thence North 87 degrees 03 minutes 24 seconds East, 769.51 feet to a # 5 rebar; thence South 0 degrees 43 minutes 49 seconds East, 150.00 feet to a # 5 rebar; thence North 87 degrees 03 minutes 24 seconds East, 264.56 feet to a # 5 rebar on the West Right of way line of Interstate 57; thence North 2 degrees 03 minutes 34 seconds East, along said West line, 309.07 feet to a # 5 rebar set; thence South 87 degrees 02 minutes 53 seconds West, along said West line, 20.08 feet to a # 5 rebar set; thence North 2 degrees 03 minutes 34 seconds East, along said West line, 518.40 feet to a # 5 rebar; thence South 88 degrees 45 minutes 35 seconds West, 1003.48 feet to a # 5 rebar set; thence South 0 degrees 36 minutes 20 seconds East, 546.67 feet to a # 5 rebar set; thence South 4 degrees 22 minutes 00 seconds West, 83.75 feet to a # 5 rebar; thence South 87 degrees 02 minutes 53 seconds West, 41.98 feet to the said Point of Beginning. Tract 2 contains 16.74 acres more or less.

TRACT 3, PER DEED DOCUMENT 89-5012.

A part of the North 11.5 acres of off the Northwest Quarter of the Southwest Quarter of Section 6, Township 6 South, Range 3 East of the Third Principal Meridian, more particularly described as follows: beginning at a point on the South line of said North 11.5 acre tract where said South line intersects with the Easterly right of way line of a public road running North and South along said West side of said North 11.5 acre tract for a point of Beginning; proceeding thence North along said Easterly right of way line a distance of 150 feet to a point; proceeding thence East, a distance of 726.00 feet to a point; proceeding thence South a distance of 150 feet to the South line of said North 11.5 acre tract; proceeding thence West, along said South line a distance of 726 feet to the Point of Beginning, situated in Franklin County, Illinois. Tract 3 contains 2.50 acres more or less.