

JOHN H. CRAWFORD & ASSOCIATES, P.C.
CIVIL ENGINEERS
LAND SURVEYORS

September 14, 2021

Franklin County Board
901 Public Square
Benton, IL 62812

Re: Vandekerkhove Survey
Frontage Variance for New Tract

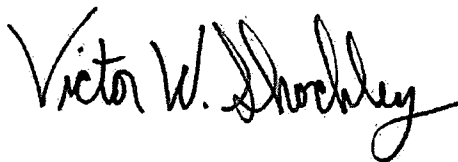
Dear Sirs:

I, Victor Shockley, on behalf of the owners Michael & Tracey Vandekerkhove, am requesting a variance of the subdivision ordinance: as to the property to be divided is three acres and will be accessed by an easement. The current parcel only has 72.34 feet of right of way frontage on Walton Lane and the proposed tract has no frontage on the right of way. The minimum frontage for the subdivision ordinance is 125 feet. The Vandekerkhoves are selling to a child the proposed 3 acres for a residence which will have access via the easement and are not to create a subdivision with roads and utilities.

I am asking for the variance so the Vandekerkhoves can split this this parcel from their current residence.

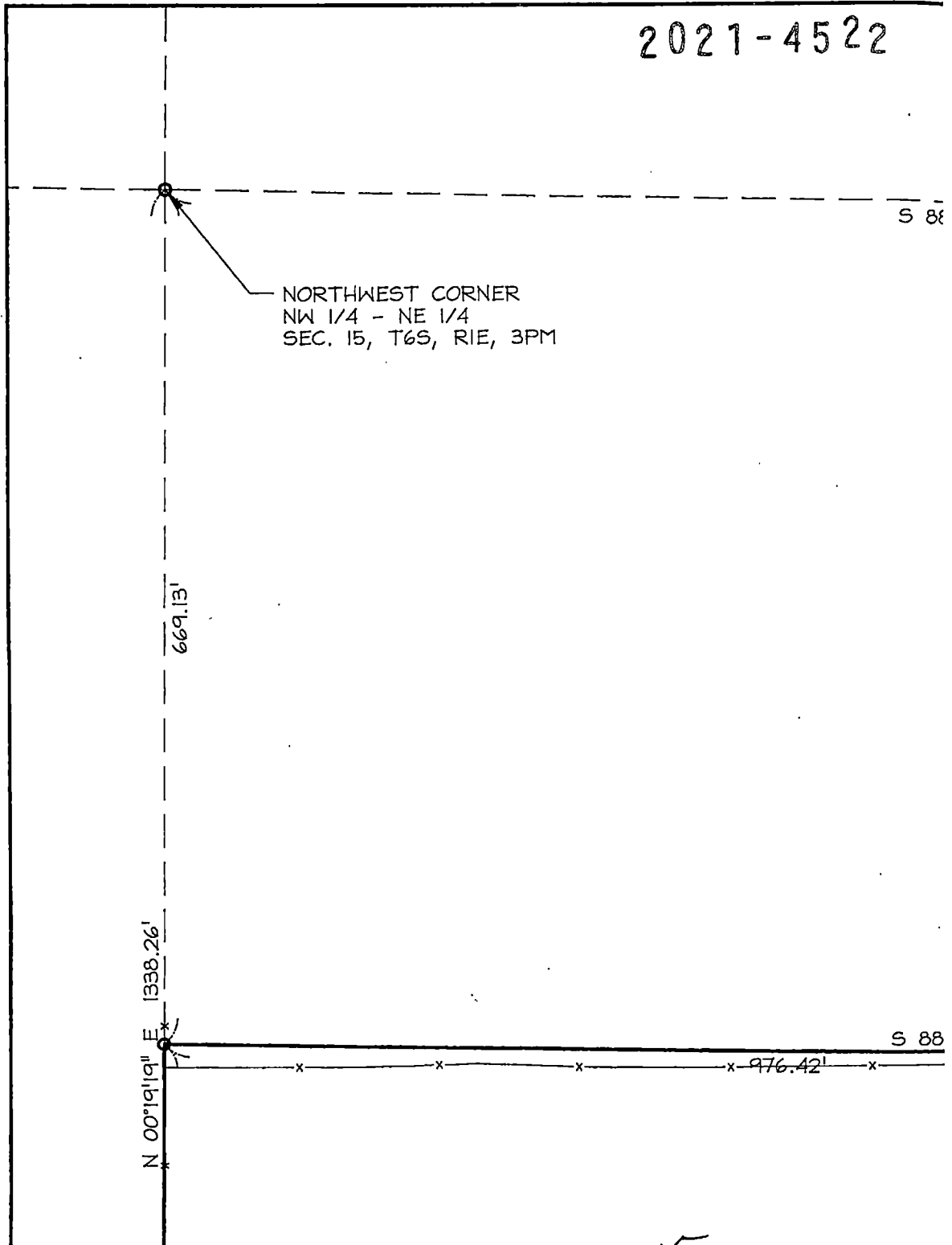
If you should have any questions, or need additional information, please do not hesitate to contact me.

Yours very truly,



Victor W. Shockley,
Illinois Professional Land Surveyor

2021-4522



2021-4522

S 88°52'51" E 1341.44'

RTHWEST CORNER
1/4 - NE 1/4
C. 15, T6S, R1E, 3PM

J & E FARMS INC.
DOC. 2004-3179

NW 1/4 - NE 1/4,
SECTION 15,
T6S, R1E, 3PM

S 88°55'53" E 1342.42'

x 976.42' x

2021-4522

S 89°09'24" E 1341.1

NORTHEAST CORNER
NW 1/4 - NE 1/4
SEC. 15, T6S, R1E, 3PM
‡ SEE NOTE II

667.96'

NE 1/4
SEC.
T6S

S 00°14'10" W 1335.92'

TILLEY
DOC. 2021-1893

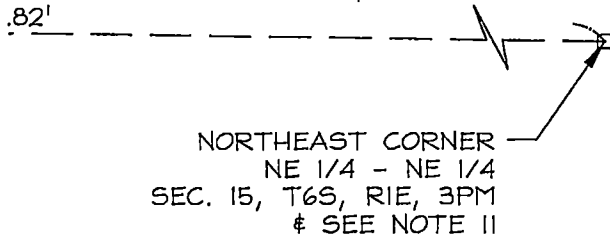
360.03'

366.00'

2021-4522

LEGEND

- ⊙ IRON R
- ⊠ R.O.W.
- △ MAG N.
- ⊠ IRON F
- IRON R
- CONCRI
- x-x- EXISTI
- ###/### DEED I
- ▨ EASEM



NOTES:

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A C
3. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SUR
4. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY
5. BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE
6. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO UNDERGROUND
BEEN LOCATED, EXCEPT AS SHOWN.
7. FIELD WORK COMPLETED ON AUGUST 25, 2021.
8. CURRENT PARCEL NO. PART OF 06-15-200-002.
9. ALL IRON RODS SET ARE 1/2" DIAMETER X 30" LENGTH REINFO
3621".
10. REFERENCE IS MADE TO A COUNTY SURVEYOR'S RECORD BY I.
MARCH 5, 1898, RECORDED IN SURVEYOR'S RECORD A, PAGE 34
11. REFERENCE IS MADE TO A PLAT OF SURVEY BY M. WYANT, I.P.
APRIL 29, 2014, AND RECORDED AS DOCUMENT 2014-2107 IN

NE 1/4,
TION 15,
R1E, 3PM
21

LEGAL DESCRIPTION:

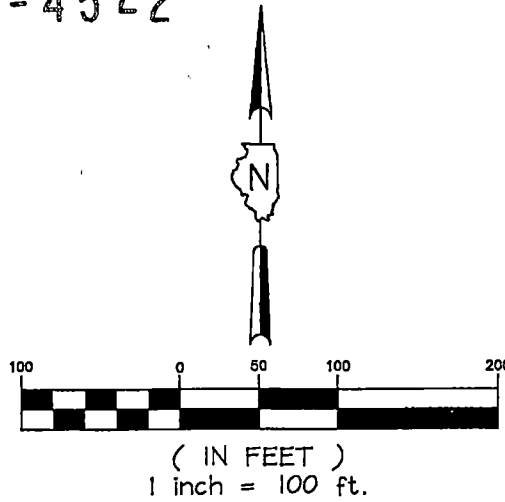
PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE
EAST OF THE THIRD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLI
FOLLOWS:

COMMENCING AT AN IRON ROD AND CAP FOUND AT THE SOUTHEAS

2021-4522

2

IN ROD FOUND
N.W. MARKER FOUND
G NAIL FOUND
IN PIPE FOUND
IN ROD SET
CRETE MONUMENT FOUND
STING FENCE
ED BOOK/ DEED PAGE
EMENT



A CURRENT ABSTRACT OF TITLE OR AN ATTORNEY'S OPINION OF TITLE.
SURVEYOR FROM RECORDED DEEDS.

AY OF RECORD, OR OTHERWISE.

ITE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.

IND UTILITIES, LANDSCAPE FEATURES, FOUNDATIONS, ETC., HAVE NOT

NFORCING ROD WITH A PINK PLASTIC CAP BEARING "SHOCKLEY PLS

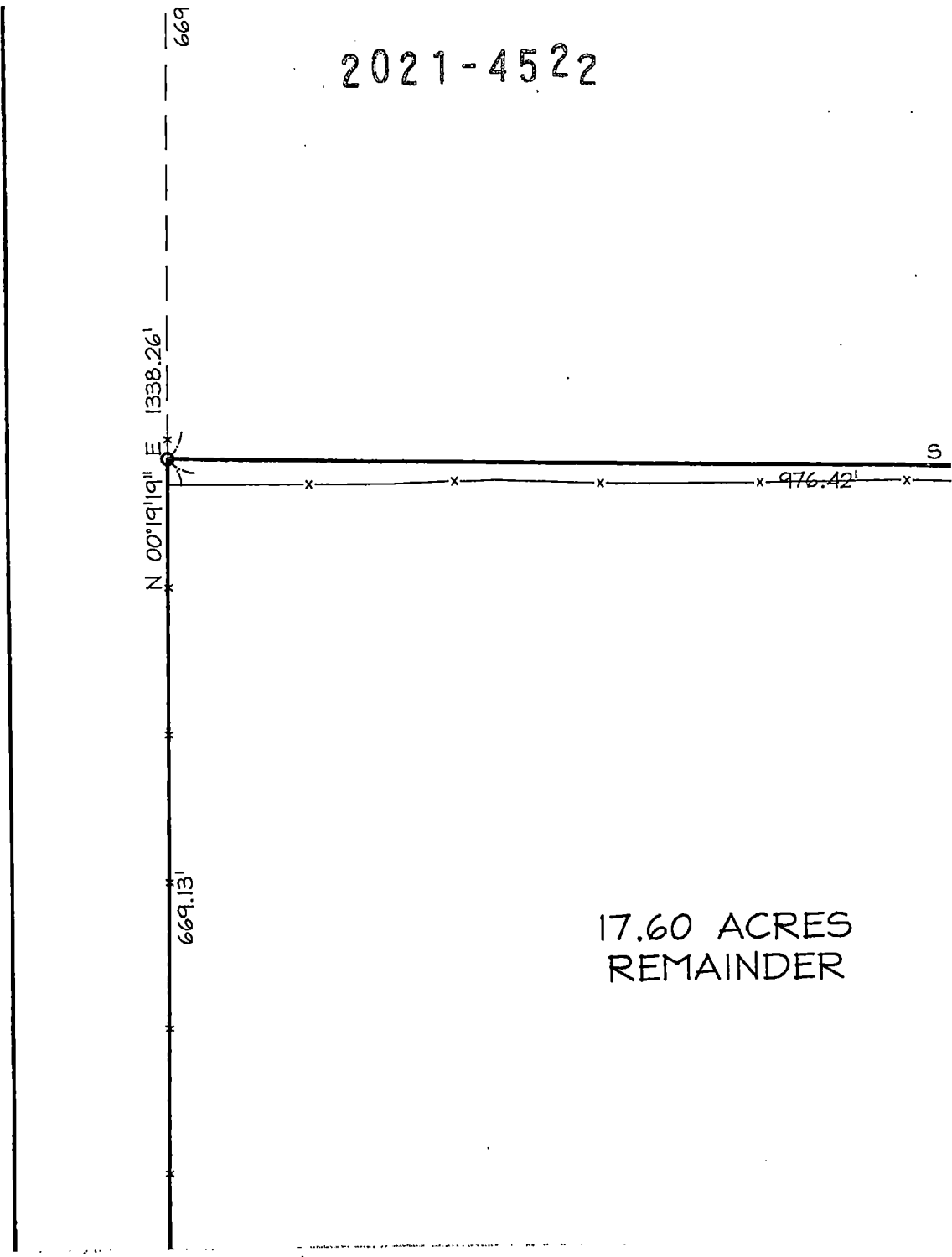
Y I. W. STILLEY, COUNTY SURVEYOR, FOR MOSE ASTERBERRY, DATED
E 366 IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, ILLINOIS.

I.P.L.S. NO. 2277, FOR CHRISTOPHER IZAAC WALTON CLUB, DATED
IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, ILLINOIS.

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 1
ILLINOIS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS

HEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST
ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A
BEING THE POINT OF BEGINNING; THENCE NORTH 89°33'42" WEST ALONG A

2021-4522

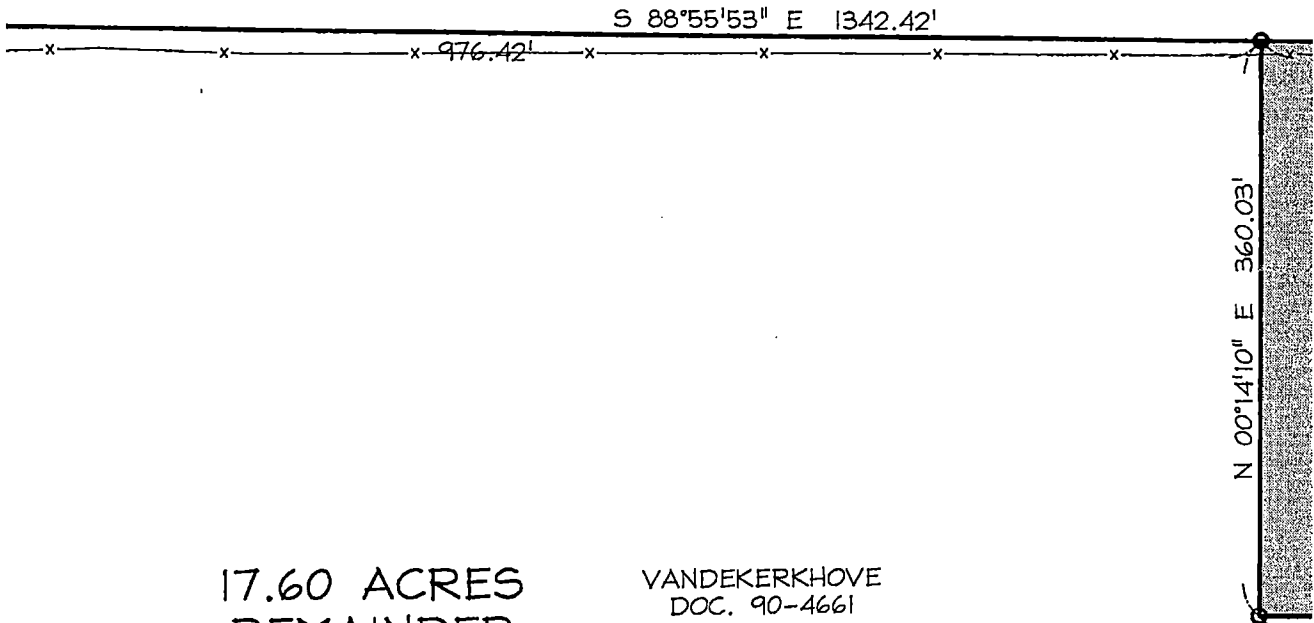


17.60 ACRES
REMAINDER

2021-4522

J & E FARMS INC.
DOC. 2004-3179

NW 1/4 - NE 1/4,
SECTION 15,
T6S, R1E, 3PM

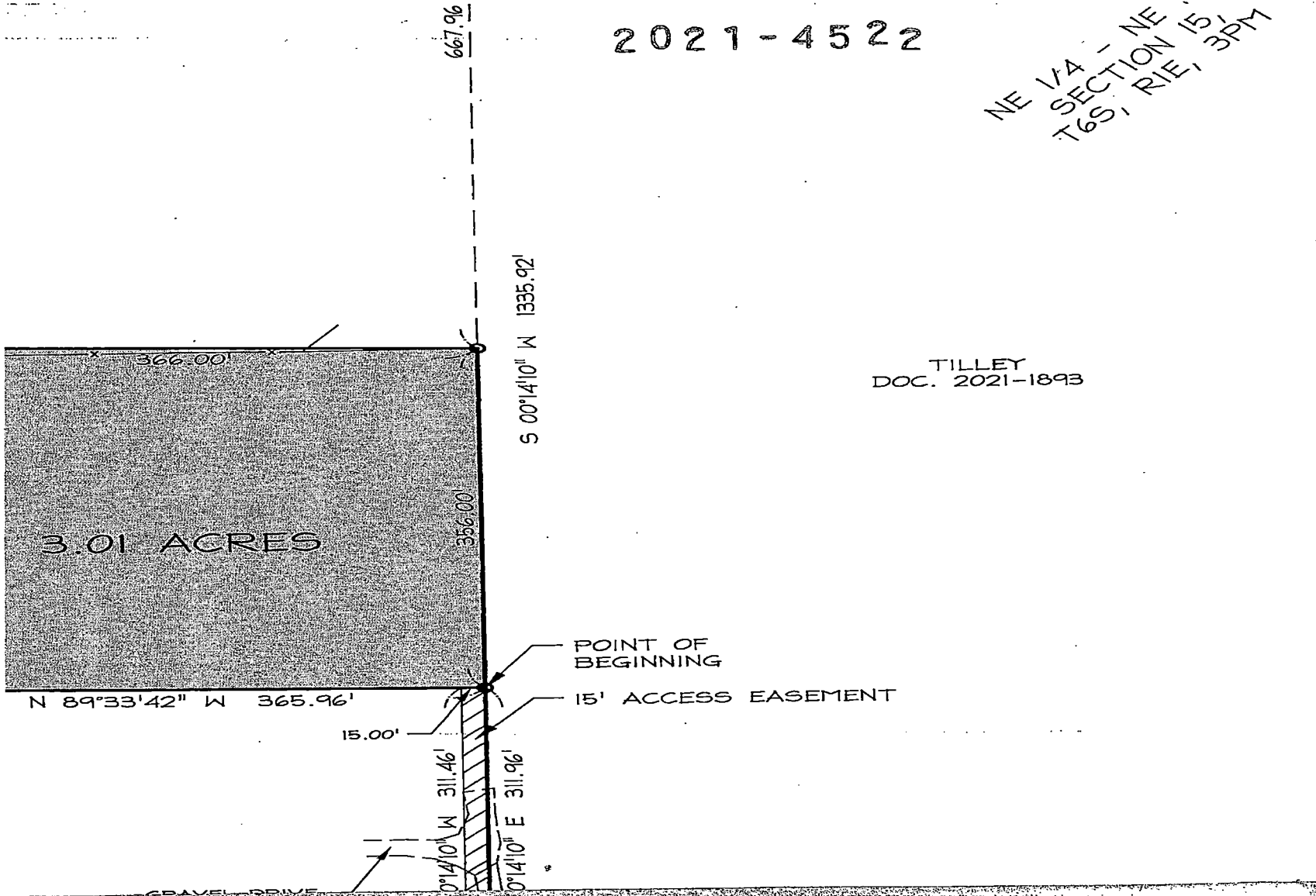


17.60 ACRES
REMAINDER

VANDEKERKHOVE
DOC. 90-4661

2021-4522

NE 1/4 - NE
SECTION 15
T6S, R1E, 3PM



TILLEY
DOC. 2021-1893

NE
ION 15,
RIE, 3PM

2021-4522

- 5. BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE F
- 6. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO UNDERGROUND L
BEEN LOCATED, EXCEPT AS SHOWN.
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MARCH 5, 1898, RECORDED IN SURVEYOR'S RECORD A, PAGE 366
- 11. REFERENCE IS MADE TO A PLAT OF SURVEY BY M. WYANT, I.P.L
APRIL 29, 2014, AND RECORDED AS DOCUMENT 2014-2107 IN T.

LEGAL DESCRIPTION:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE N
EAST OF THE THIRD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLIN
FOLLOWS:

COMMENCING AT AN IRON ROD AND CAP FOUND AT THE SOUTHEAST
QUARTER OF SAID SECTION 15; THENCE NORTH 00°14'10" EAST ALONG
DISTANCE OF 311.96 FEET TO AN IRON ROD SET, SAID POINT BEING
NEW LINE, A DISTANCE OF 365.96 FEET TO AN IRON ROD SET; THE
EAST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 3
SOUTH HALF OF SAID QUARTER QUARTER SECTION; THENCE SOUTH
A DISTANCE OF 366.00 FEET TO AN IRON ROD SET IN THE EAST LI
WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION,
CONTAINING 3.01 ACRES, MORE OR LESS, PER SURVEY BY VICTOR V
DATED SEPTEMBER 14, 2021.

15' WIDE ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

EASEMENT BEING A PART OF THE SOUTH HALF OF THE NORTHWEST
6 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, FRAN
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AND CAP FOUND AT THE SOUTHEAST C
QUARTER OF SAID SECTION 15; THENCE NORTH 00°14'10" EAST ALONG
DISTANCE OF 311.96 FEET TO AN IRON ROD SET; THENCE NORTH 89°
SOUTH 00°14'10" WEST PARALLEL TO THE EAST LINE OF SAID QUART
THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOL
QUARTER QUARTER SECTION, A DISTANCE OF 15.00 FEET TO THE PE

IE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.

ND UTILITIES, LANDSCAPE FEATURES, FOUNDATIONS, ETC., HAVE NOT

FORCING ROD WITH A PINK PLASTIC CAP BEARING "SHOCKLEY PLS

I. W. STILLEY, COUNTY SURVEYOR, FOR MOSE ASTERBERRY, DATED
366 IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, ILLINOIS.

I.P.L.S. NO. 2277, FOR CHRISTOPHER IZAAC WALTON CLUB, DATED
IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, ILLINOIS.

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 1
ILLINOIS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS

EAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST
ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A
BEING THE POINT OF BEGINNING; THENCE NORTH 89°33'42" WEST ALONG A
THENCE NORTH 00°14'10" EAST ALONG A NEW LINE PARALLEL TO THE
OF 360.03 FEET TO AN IRON ROD SET IN THE NORTH LINE OF THE
OUTH 88°55'53" EAST ALONG THE NORTH LINE OF THE SAID SOUTH HALF,
SIT LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00°14'10"
TION, A DISTANCE OF 356.00 FEET TO THE POINT OF BEGINNING,
OR W. SHOCKLEY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3621,

NWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP
FRANKLIN COUNTY, ILLINOIS, SAID PARCEL BEING MORE PARTICULARLY

WEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST
ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A
H 89°33'42" WEST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE
QUARTER QUARTER SECTION, A DISTANCE OF 311.46 FEET TO A POINT IN
E SOUTH 88°58'54" EAST ALONG THE SOUTH LINE OF THE SAID
HE POINT OF BEGINNING.

X:\Land Projects\SURVEYSH\Newman Terry\dwg\Vandekerhove Tracey 21-1159.dwg, 9/28/2021 11:16:47 AM, KIP 7170K.pc3

2021-4522

N 8

SOUTHWEST CORNER
NW 1/4 - NE 1/4
SEC. 15, T6S, R1E, 3PM

N 00°19'19" E 1339.29'

JANELLO
DOC. 2020-3875

SOUTHWEST CORNER
SW 1/4 - NE 1/4
SEC. 15, T6S, R1E, 3PM

NO.	DESCRIPTION	BY	DATE	N
				1

3'

2021-4522

72.34'
C

N 88°58'54" W 1343.41'

SOU
SEC. 15
POINT OF

CONCI
DOC. 2010-1351

SW 1/4 - NE 1/4,
SECTION 15,
T6S, R1E, 3PM

JANELLO
. 2020-3875

R
3PM

	BY	DATE	NO.	DESCRIPTION
			1.	added county variance certification

12.34' OF TOTAL RIGHT OF WAY FRONTAGE

15.00'

2021-4522

SOUTHEAST CORNER
NW 1/4 - NE 1/4
T. 15, T6S, R1E, 3PM
OF COMMENCEMENT
& SEE NOTE II

1351

N 00°14'10" E 333.98'

WALTON LANE

TILLEY
DOC. 2021-1893

SE 1/4
T. 15
R. 1E

S 89°14'35" E 876.55'

SEE NOTE II

BY	DATE		BY	DATE
VWS	9/15/21	DESIGNED		
		DRAWN	VWS	9/13/21
		CHECKED	VWS	9/14/21
			JOB NO. 21-1159	

PLAT OF SURVEY FOR
MICHAEL & TRACEY
FRANKLIN COUNTY, II

2021-4522

I, LARRY MILLER AS CHAIRMAN
SUBDIVISION ORDINANCE VARIATION,
SEPTEMBER 21, 2021, BY FRANKLIN COUNTY BOARD OF SUPERVISORS,
THIS 20TH DAY OF SEPTEMBER, 2021.

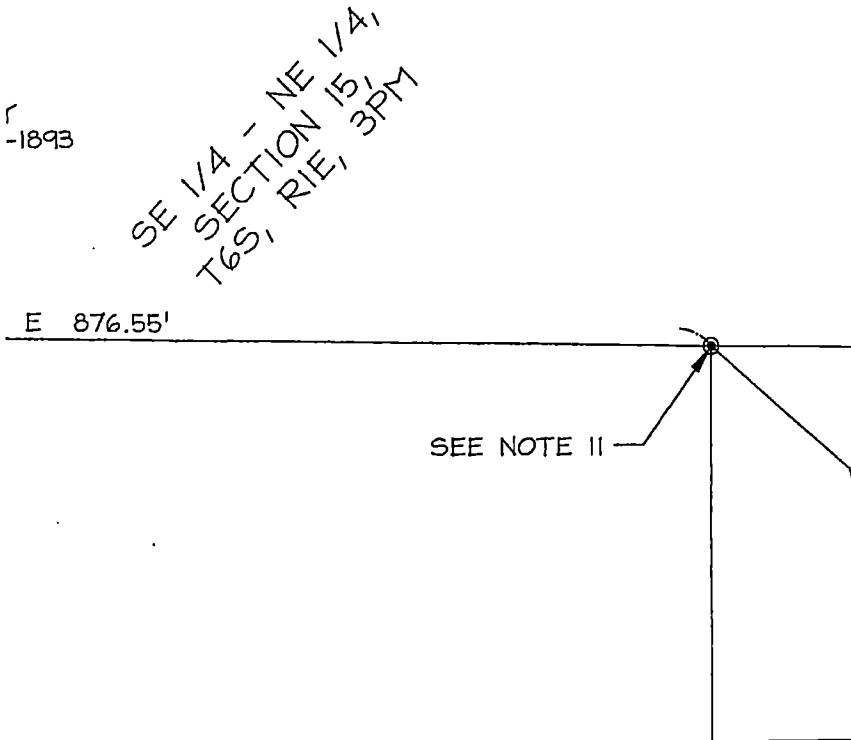
Larry Miller
LARRY MILLER
FRANKLIN COUNTY BOARD OF SUPERVISORS

STATE OF ILLINOIS)
S.S.
COUNTY OF WILLIAMSON)

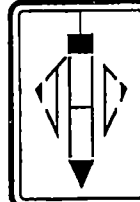
I, VICTOR W. SHOCKLEY, ILLINOIS REGISTERED PROFESSIONAL SURVEYOR,
THAT AT THE REQUEST OF THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY,
PLATTED HEREON TO BE SUBDIVIDED.

I FURTHER CERTIFY THAT THIS IS A
PROFESSIONAL SERVICE CONSTRUCTION
BOUNDARY SURVEY. IN WITNESS WHEREOF,
SEPTEMBER, 2021.

Victor W. Shockley
VICTOR W. SHOCKLEY
I.P.L.S. NO. 3621
CARTERVILLE, ILLINOIS
LICENSE EXPIRES 11/30/2022



IRVEY FOR
TRACEY VANDEKERKHOVE
COUNTY, ILLINOIS



JOHN H. CR.
CIVIL ENGINEER:
201 SOUTH DIVISION STREET
PHONE (618) 985-6370 FAX
PROFESSIONAL DESIGN FIRM

CHAIRMAN OF THE FRANKLIN COUNTY BOARD, DO HEREBY CERTIFY THAT A
THE VARIANCE WAS APPROVED AT THE COUNTY BOARD MEETING ON
BY FRANKLIN COUNTY BOARD. IN WITNESS WHEREOF I HAVE SET MY HAND
SEPTEMBER, 2021.

DARD CHAIRMAN

STATE OF ILLINOIS
County of Franklin
Document No. 2021-4522
Filed for record

OCT 01 2021
at 12:30 o'clock P M.
Fee paid \$ 91.00
RHSP Surcharge \$ 9.00
Angie Prosser
County Clerk & Recorder

)
S.S.
SON)

BY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3621, DO HEREBY CERTIFY
OF TRACEY VANDEKERKHOVE, I CAUSED THE TRACT DESCRIBED AND
TO BE SURVEYED:

THAT THIS IS A TRUE AND CORRECT SURVEY AS PLATTED HEREON. THIS
SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
SURVEY. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 14TH DAY OF



APPROVED
BJC 9/24/2021 \$25

[Signature]
SIS
30/2022

I. CRAWFORD & ASSOCIATES, P.C. ENGINEERS, LAND SURVEYORS 1000 WEST MAIN STREET, CARTERVILLE, ILLINOIS 62918 618-6370 FAX (618) 985-4692 DESIGN FIRM # 184-002885	SHEET NO.	
	1	
	ISSUE	DATE
	A1	9/14/21