

Variance for Plat Act

2022-3763
09/09/2022 08:09 AM
STATE OF ILLINOIS
COUNTY OF FRANKLIN
GRES WOOLARD
REC FEE: 91.00
RHSP SURCHARGE: 9.00
LEGAL APPROVAL: 25.00

TO: Franklin County Board

FROM: William C. Bollinger III, PLS

Date: August 31, 2022

RE: Vic Kretz Survey

Dear Sirs:

I William C. Bollinger III, on behalf of the owner Victor D. Kretz residing at 412 W Ray Ave. Christopher, IL. 629822, am requesting a variance of the Illinois Plat Act. His property, the East Half of the Southwest Quarter of Section 33, Township 6 South, Range 2 east of the Third Principal Meridian, P.I.N. 07-33-300-002 on Yellow Banks Road is to be divided into two tracts, Tract 1 is 67 acres with no road frontage and Tract 2 is 15 acres with 459 feet road frontage on Yellow Banks Road (See attached Plat of Survey). Currently Tract 1 does not have road access. The minimum road frontage required in the Illinois Plat Act in Franklin County is 125 feet with 2 acres or more transferring and retaining two acres or more.

I am asking for the variance so the seller can grant an Easement to the purchaser so they can access their property off of Yellow Banks Road.

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

Yours very truly,



William C. Bollinger III
Illinois Professional Land Surveyor
Clarida and Ziegler Engineering Company
410 N Court Street
Marion, IL 62959
618-993-6411



DocId:38012117

Tx:4010536

2022-3763

09/09/2022 08:09 AM

STATE OF ILLINOIS

COUNTY OF FRANKLIN

GREG WOOLARD

REC FEE: 91.00

RHSP SURCHARGE: 9.00

LEGAL APPROVAL: 25.00

SEC.

E1/2-SW1/4
SEC. 33, T6S, R2E
3RD P.M.

KRETZ

(BK. 89, PG. 6599)

07-33-300-002

S 89°15'51" E

808.33'

N 00°45'11" E

808.33'

NEW PARCEL A

15.000 ACRES

(658,400 SQ. FT.)

PART OF P.I.N.

07-33-300-002

N 27°24'40" W

134.94'

N 18°38'56"

93.21'

N 05°17'

95.94'

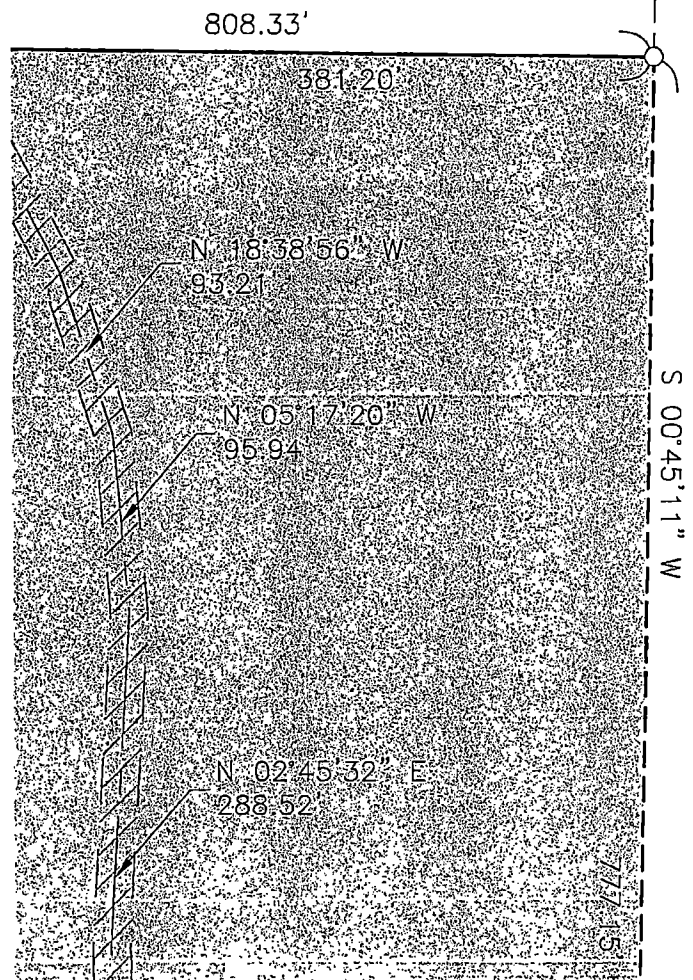
N 02°45'

288.52'

NE CORNER
E1/2-SW1/4
SEC. 33, T6S, R2E

SE1/4
SEC. 33, T6S, R2E
3RD P.M.

599)
02



LEGAL DESCRIPTION NEW PARCEL

PART OF THE EAST HALF OF THE
OF SECTION 33, TOWNSHIP 6 SOUTH
THIRD PRINCIPAL MERIDIAN, FRANK
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 'MAG' SPIKE S
CORNER OF THE EAST HALF OF THE
OF SAID SECTION 33; THENCE NORTH
MINUTES 51 SECONDS WEST, ALONG
SAID EAST HALF, 808.33 FEET TO AN
ALONG NEW LINES THE FOLLOWING
NORTH 00 DEGREES 45 MINUTES 11
FEET TO AN IRON ROD SET; THENCE
MINUTES 51 SECONDS EAST, 808.33
SET ON THE EAST LINE OF SAID EAST
00 DEGREES 45 MINUTES 11 SECON
EAST LINE, 808.33 FEET, PASSING A
777.15 FEET, TO THE POINT OF BEGI
ACRES (653,400 SQ. FT.), MORE OR L
THE PRESCRIPTIVE RIGHT OF WAY O
ALONG THE SOUTH SIDE.

LEGAL DESCRIPTION INGRESS/EGRESS

A TWENTY (20) FEET WIDE EAST
EGRESS, LYING TEN (10) FEET EACH
DESCRIBED CENTERLINE: PART OF
SOUTHWEST QUARTER OF SECTION
RANGE 2 EAST OF THE THIRD PRINC
COUNTY, ILLINOIS, MORE PARTICULAR
FOLLOWS:

COMMENCING AT A 'MAG' SPIKE
CORNER OF THE EAST HALF OF THE
OF SAID SECTION 33; THENCE NORTH
MINUTES 51 SECONDS WEST, ALONG
SAID EAST HALF, 314.79 FEET TO TH
FOR THIS DESCRIPTION; THENCE AL
THE FOLLOWING SIX (6) CALLS: NOR
MINUTES 43 SECONDS EAST, 144.79
DEGREES 20 MINUTES 11 SECONDS
THENCE NORTH 02 DEGREES 45 MIN
288.52 FEET; THENCE NORTH 05 DE
SECONDS WEST, 95.94 FEET; THENC
MINUTES 56 SECONDS WEST, 93.21
DEGREES 24 MINUTES 40 SECONDS
THE NORTH LINE OF NEW PARCEL 'A

MALONE
07-33-400-001

LEGAL DESCRIPTION
NEW PARCEL 'A'

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 'MAG' SPIKE SET AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST HALF, 808.33 FEET TO AN IRON ROD SET; THENCE ALONG NEW LINES THE FOLLOWING TWO (2) CALLS: THENCE NORTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, 808.33 FEET TO AN IRON ROD SET; THENCE SOUTH 89 DEGREES 15 MINUTES 51 SECONDS EAST, 808.33 FEET TO AN IRON ROD SET ON THE EAST LINE OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, ALONG SAID EAST LINE, 808.33 FEET, PASSING A ROOF BOLT FOUND AT 777.15 FEET, TO THE POINT OF BEGINNING, CONTAINING 15.00 ACRES (653,400 SQ. FT.), MORE OR LESS AND SUBJECT TO THE PRESCRIPTIVE RIGHT OF WAY OF YELLOW BANKS ROAD ALONG THE SOUTH SIDE.

LEGAL DESCRIPTION
INGRESS/EGRESS EASEMENT

A TWENTY (20) FEET WIDE EASEMENT FOR INGRESS AND EGRESS, LYING TEN (10) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 'MAG' SPIKE SET AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST HALF, 314.79 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) CALLS: NORTH 05 DEGREES 58 MINUTES 43 SECONDS EAST, 144.79 FEET; THENCE NORTH 12 DEGREES 20 MINUTES 11 SECONDS EAST, 75.01 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, 288.52 FEET; THENCE NORTH 05 DEGREES 17 MINUTES 20 SECONDS WEST, 95.94 FEET; THENCE NORTH 18 DEGREES 38 MINUTES 56 SECONDS WEST, 93.21 FEET; THENCE NORTH 27 DEGREES 24 MINUTES 40 SECONDS WEST, 134.94 FEET TO THE NORTH LINE OF NEW PARCEL 'A' AND THE POINT OF

SE 1/4
SEC. 33, T6S, R2E
3RD P.M.

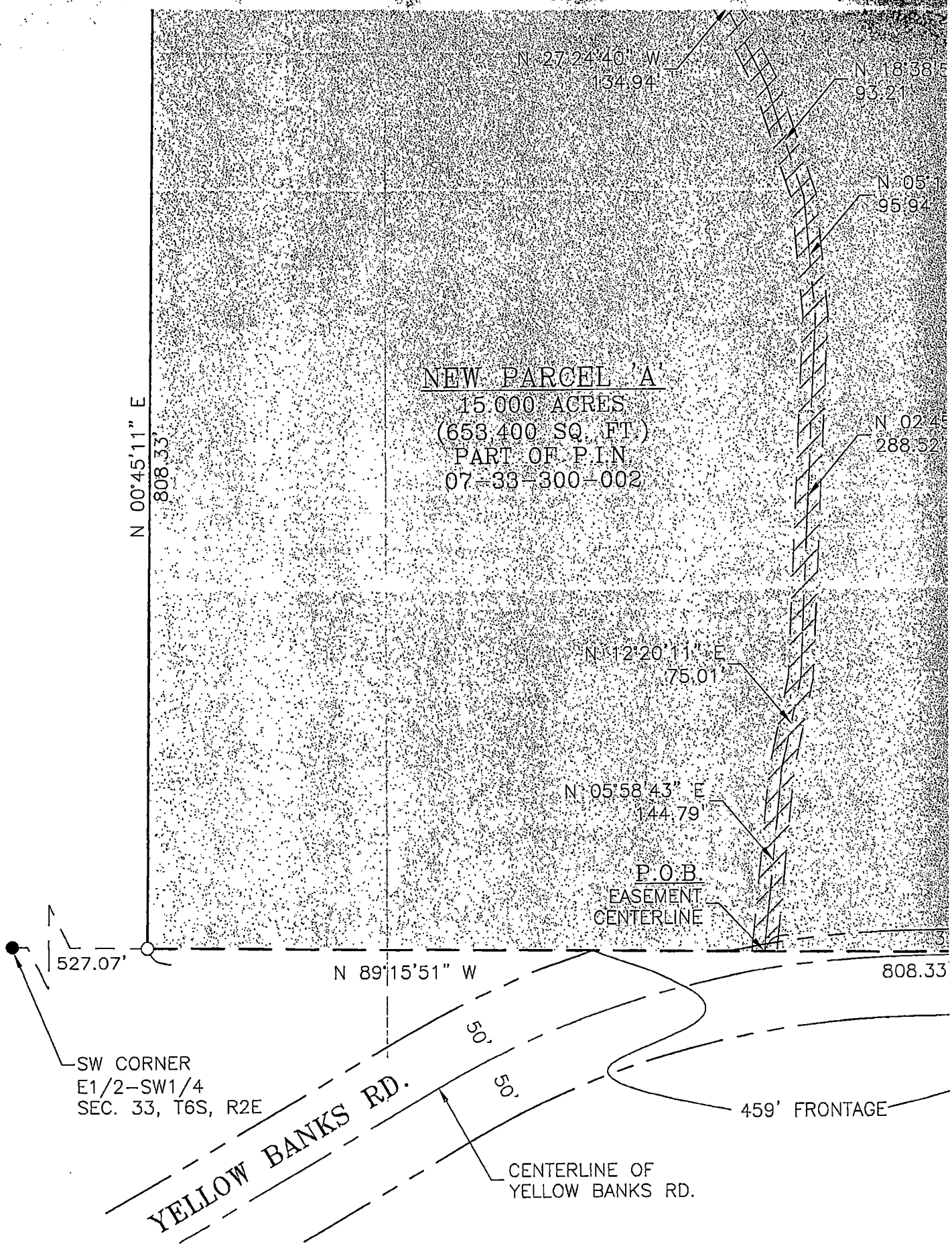
N 00°45'11" E
1867.82'

S 00°45'11" W

MALONE

07-33-400-001

777.15



VARIANCE APPROVED B

SURVEYOR'S CERTIFICATION

W 94'

N 18°38'56" W
93.21'

N 05°17'20" W
95.94'

N 02°45'32" E
288.52'

2°20'11" E
75.01'

58°43' E
144.79'

P.O.B.
EASEMENT
INTERLINE

20'

314.79'

808.33'

459' FRONTAGE

S 00°45'11" W
808.33'

7/15/15

P.O.B.
NEW PARCEL 'A'
P.O.C.
EASEMENT
SE CORNER
E1/2-SW1/4
SEC. 33, T6S, R2E

OF
JKS RD.

808.33'

THE FRANKLIN CO.
A 100 FEET WIDE RIGHT
CENTERLINE) FOR YELL
ACQUIRED THROUGH A
AS PART OF THE BRIDGE
THE BIG MUDDY RIVER.
LOCATE DOCUMENTS O
THE PUBLIC RECORDS (
THE TAX ASSESSORS O
DEPARTMENT, THE CAS
CLERKS OFFICE OR FRC
PLAN SHEET FOR THE P
RIGHT OF WAY IN THE E
QUARTER OF SECTION 3
CENTERLINE AND ASSU
PRESCRIPTIVE R.O.W.

VARIANCE

VARIANCE APPROVED BY FRANKLIN COUNTY BOARD ON August 15, 2022

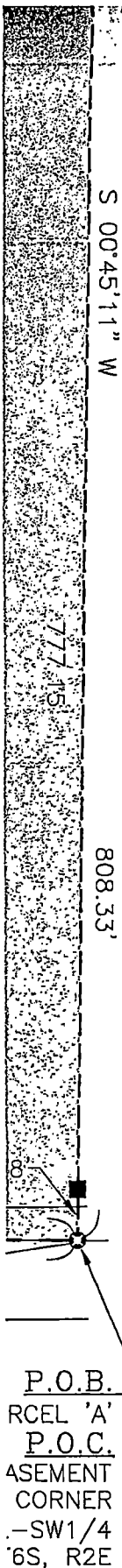
A TWENTY (20) FEET WIDE EASEMENT FOR INGRESS AND EGRESS, LYING TEN (10) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, FRANKLIN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTE REGARDING R.O.W.

THE FRANKLIN COUNTY HIGHWAY DEPARTMENT CLAIMS A 100 FEET WIDE RIGHT OF WAY (50 FEET EACH SIDE OF THE CENTERLINE) FOR YELLOW BANKS ROAD IN THIS AREA ACQUIRED THROUGH A CONDEMNATION RESOLUTION IN 1978 AS PART OF THE BRIDGE AND ROAD IMPROVEMENTS OVER THE BIG MUDDY RIVER. THIS SURVEYOR WAS UNABLE TO LOCATE DOCUMENTS OF RECORD TO VERIFY SAID TAKE IN THE PUBLIC RECORDS OF THE COUNTY CLERKS OFFICE, WITH THE TAX ASSESSORS OFFICE, THE COUNTY MAPPING DEPARTMENT, THE CASE FILE INDEXES IN THE CIRCUIT CLERKS OFFICE OR FROM THE HIGHWAY DEPARTMENT. THE PLAN SHEET FOR THE PROJECT SHOWS THE PORTION OF RIGHT OF WAY IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33 AS 20 FEET NORTH OF THE CENTERLINE AND ASSUMED TO BE THE ORIGINAL PRESCRIPTIVE R.O.W.

IF THE CLIENT INTENDS TO AFFECT IMPROVEMENTS WITHIN THE CLAIMED R.O.W. IT IS THIS SURVEYORS OPINION THAT CLIENT SEEK THE ADVICE OF AN ATTORNEY AND NOTIFY THE COUNTY ENGINEER OF SUCH INTENTIONS TO DETERMINE THE BEST WAY TO PROCEED.

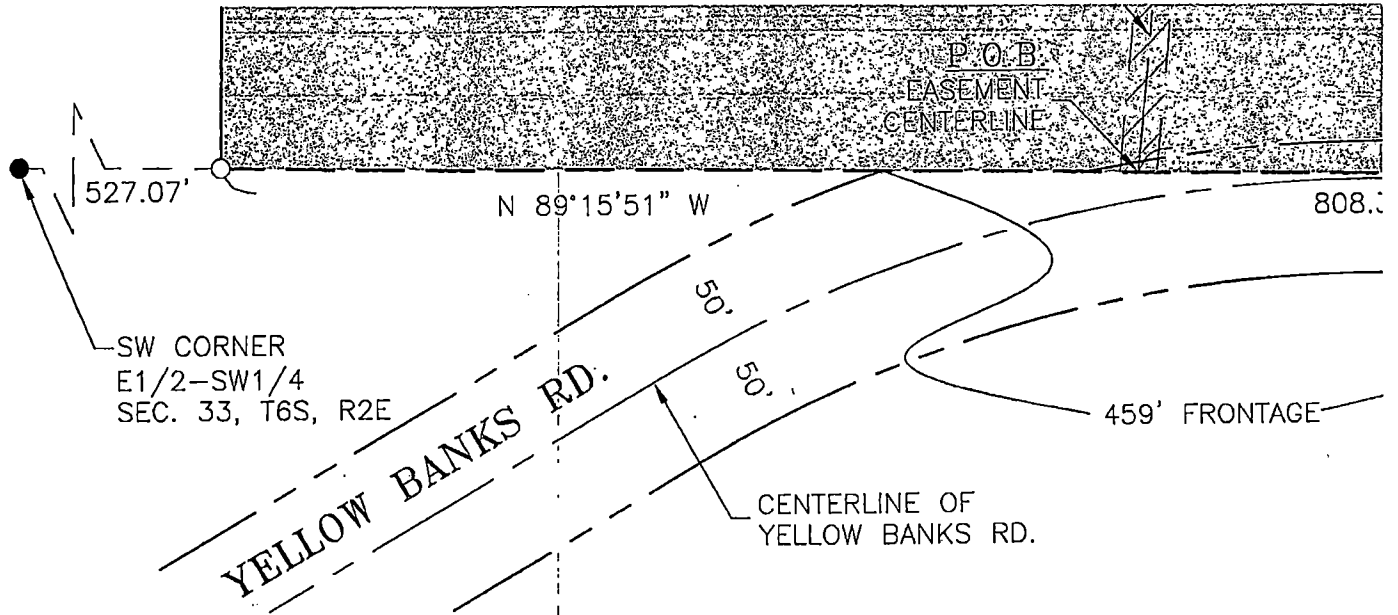


MALONE
07-33-400-001

ANCE

JNTY BOARD ON August 15, 2022

APPROVED \$25
8-15-22



VARIANCE APPROVED

SURVEYOR'S CERTIFICATION

I, WILLIAM C. BOLLINGER III, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-003856 DO HEREBY CERTIFY THAT AT THE REQUEST OF VICTOR KRETZ, I HAVE CAUSED A BOUNDARY SURVEY TO BE MADE OF THE TRACT OF LAND DESCRIBED HEREON.

THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MARION, ILLINOIS THIS 25TH DAY OF MAY, 2022.

William C. Bollinger III
WILLIAM C. BOLLINGER III, PLS
No. 035-003856



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

EXPIRATION/RENEWAL DATE
11/30/2022

1. FIELD WORK WA
2. BEARINGS ARE 1 (NAD 83).
3. MONUMENTS SE PLASTIC CAP ST.
4. REFERENCE MA W1/2 - SW1/4, S
5. NO WARRANTY I COMPLETE INFC RIGHTS OF WAY MAY BE OBTAIN INSURANCE CO

PLAT REVISIONS

NO.	DATE	DESCRIPTION
1	08/30/2022	ADDED VARIANCE APPROVAL

1 OF 1

SHEET NO.

CHECKED BY:

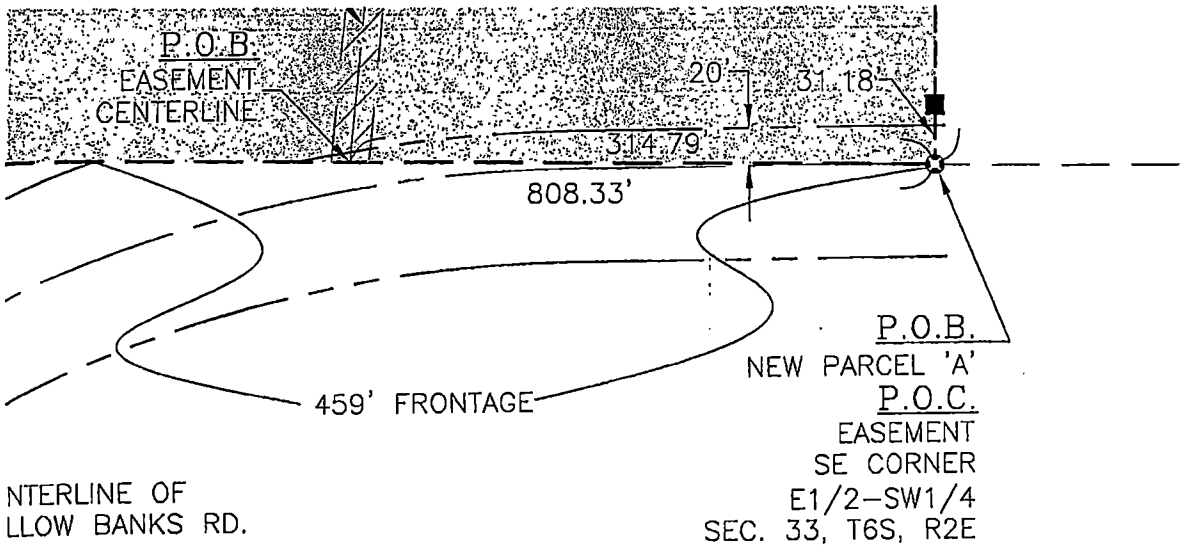
DRAWN BY: V

PLAT SCALE: 1

PLAT DATE: 05/

JOB NUMBER:

PLA1



THE BIG MUD
LOCATE DOCU
THE PUBLIC R
THE TAX ASSE
DEPARTMENT,
CLERKS OFFIC
PLAN SHEET F
RIGHT OF WAY
QUARTER OF S
CENTERLINE A
PRESCRIPTIVE

IF THE CI
WITHIN THE C
THAT CLIENT S
THE COUNTY I
THE BEST WAY

VARIANCE

VARIANCE APPROVED BY FRANKLIN COUNTY BOARD ON August 15, 2022

ON

LAND
THE REQUEST OF
BE MADE OF THE

[Signature]
FRANKLIN COUNTY BOARD CHAIRMAN

NOTES

ON OF SAID

AND AND AFFIXED
22.



N/RENEWAL DATE
/30/2022

1. FIELD WORK WAS COMPLETED ON 03/08/2022.
2. BEARINGS ARE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83).
3. MONUMENTS SET ARE 1/2" DIAMETER REBAR, 24" LONG WITH AN ORANGE PLASTIC CAP STAMPED "BOLLINGER * 3856" EXCEPT WHERE NOTED.
4. REFERENCE MADE TO A PLAT OF SURVEY BY SHAFER, IPLS 2754, FOR THE W1/2 - SW1/4, SEC. 33, T6S, R2E, DATED 1995.
5. NO WARRANTY IS EXPRESSED OR IMPLIED THAT THIS PLAT INCLUDES COMPLETE INFORMATION REGARDING USES, EASEMENTS, DEDICATIONS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES. FURTHER INFORMATION MAY BE OBTAINED THROUGH A TITLE SEARCH, TITLE OPINION, OR A TITLE INSURANCE COMMITMENT.

200

PLAT OF BOUNDARY SURVEY

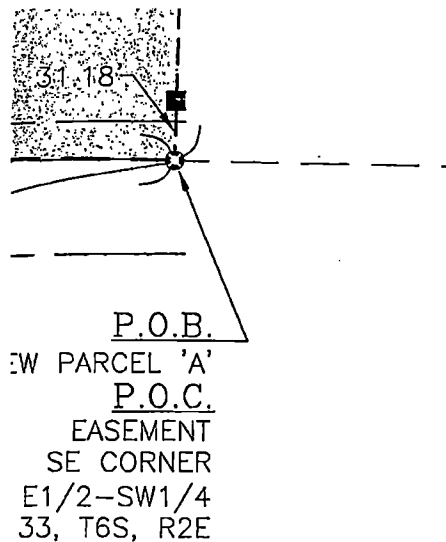
FOR VICTOR KRETZ

PART OF THE E1/2-SW1/4
SECTION 33, T6S, R2E, 3RD P.M.
FRANKLIN COUNTY, ILLINOIS

IL. PR



VAL	CHECKED BY: BPP	DRAWN BY: WCB	PLAT SCALE: 1"=100'	PLAT DATE: 05/25/2022	JOB NUMBER: 21257
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THE PART OF THE EASEMENT AND ROAD IMPROVEMENTS OVER THE BIG MUDDY RIVER. THIS SURVEYOR WAS UNABLE TO LOCATE DOCUMENTS OF RECORD TO VERIFY SAID TAKE IN THE PUBLIC RECORDS OF THE COUNTY CLERKS OFFICE, WITH THE TAX ASSESSORS OFFICE, THE COUNTY MAPPING DEPARTMENT, THE CASE FILE INDEXES IN THE CIRCUIT CLERKS OFFICE OR FROM THE HIGHWAY DEPARTMENT. THE PLAN SHEET FOR THE PROJECT SHOWS THE PORTION OF RIGHT OF WAY IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33 AS 20 FEET NORTH OF THE CENTERLINE AND ASSUMED TO BE THE ORIGINAL PRESCRIPTIVE R.O.W.

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VARIANCE

N COUNTY BOARD ON August 15, 2022

FRANKLIN COUNTY BOARD CHAIRMAN

NOTES

D ON 03/08/2022.

E PLANE COORDINATE SYSTEM, EAST ZONE

DIAMETER REBAR, 24" LONG WITH AN ORANGE END * 3856" EXCEPT WHERE NOTED.

WORK OF SURVEY BY SHAFER, IPLS 2754, FOR THE R2E, DATED 1995.

DO NOT IMPLY THAT THIS PLAT INCLUDES GUARANTEEING USES, EASEMENTS, DEDICATIONS, ENCUMBRANCES. FURTHER INFORMATION FROM A TITLE SEARCH, TITLE OPINION, OR A TITLE

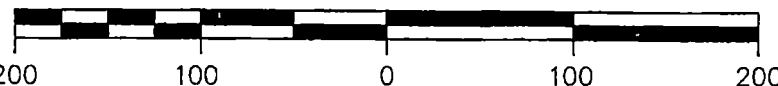
APPROVED
 8-15-22 \$25

LEGEND

- IRON ROD FOUND
- ROOF BOLT FOUND
- ◻ CONCRETE MON. FOUND
- IRON ROD SET
- ⊗ 'MAG' SPIKE SET
- EASEMENT AREA
- RIGHT-OF-WAY



SCALE : 1" = 100'

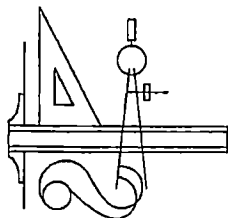


BOUNDARY SURVEY

VICTOR KRETZ
 OF THE E1/2-SW1/4
 33, T6S, R2E, 3RD P.M.
 IN COUNTY, ILLINOIS

IL. PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004515

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CLARIDA & ZIEGLER
 ENGINEERING CO.

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 Marion, Illinois 62959

Phone - (618)993-6411, Fax - (618)993-6750