



DocId:8018117

Tx:4015472

DONALD L. BULLARD LAND SURVEYOR

SUBDIVISION ORDINANCE VARIANCE ;

2023-1692

April 10, 2023

04/26/2023 12:15 PM

Franklin County Board

STATE OF ILLINOIS

901 Public Square

COUNTY OF FRANKLIN

Benton, Il. 62812

KEVIN WILSON

REC FEE: 91.00

Re: Dennis Davis Survey

RHSP SURCHARGE: 9.00

Area Variance for new Tracts

LEGAL APPROVAL: 25.00

Dear Sirs:

I Donald L. Bullard, on behalf of the owner Dennis Davis am requesting a variance of the Subdivision ordinance: as to the property to be divided in 3 tracts, Tract 1, 1.39 acres with 212.14 feet, road access and Tract 2, 2.00 acres with 334.80 road frontage and Tract 3, to be sold to Neighbor to the East, adjoining land 0.67 acres with 100 foot road frontage on # 9 Blacktop Road (see attached Plat of Survey). The minimum frontage for the subdivision ordinance is 125 feet and the minimum acreage is 2.00 acres. It currently has utilities.

I am asking for the variance so Dennis Davis can split this parcel into 3 tracts.

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

PLAT OF SURVEY

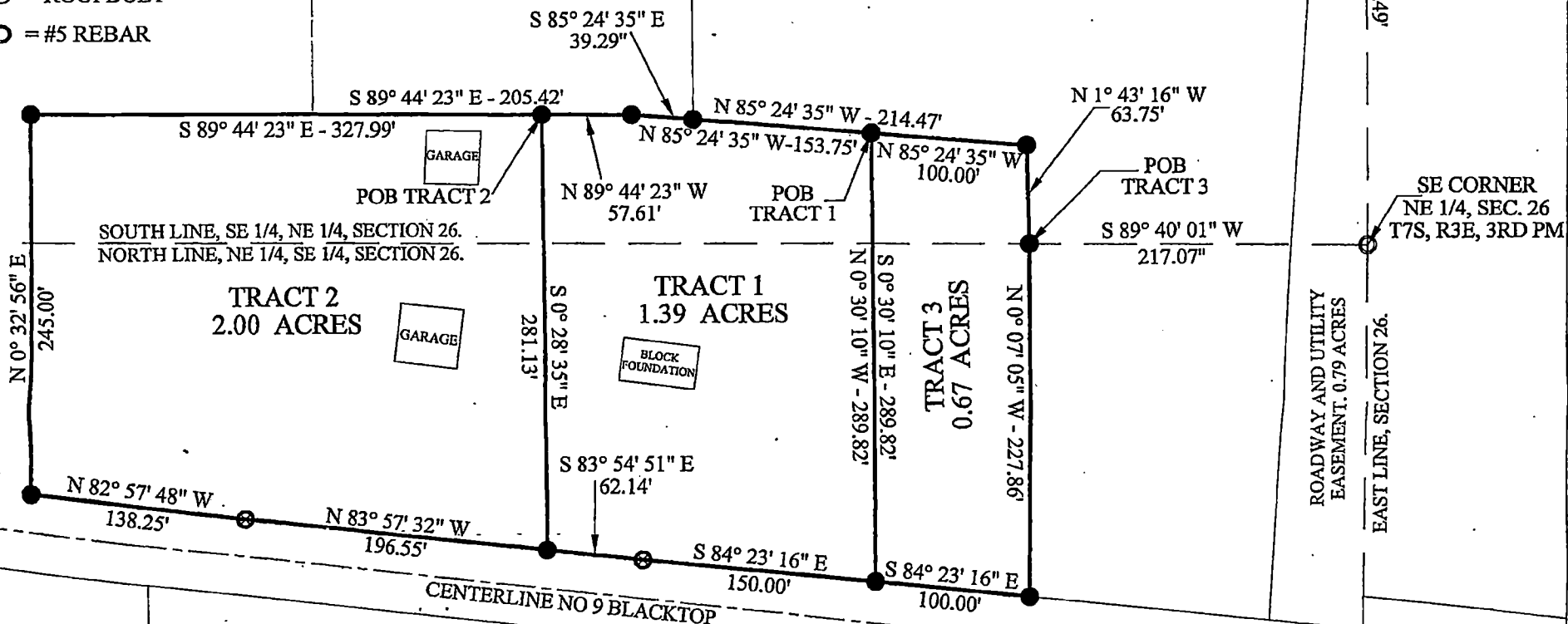


EXPIRES 11-30-2024

SCALE 1" = 100'

- = SET #4 REBAR
- ⊕ = MAG NAIL
- ⊗ = PIPE
- ⊙ = ROOFBOLT
- = #5 REBAR

TRACT 16
5.00 ACRES



ROADWAY AND UTILITY
EASEMENT. 0.67 ACRES

SECTION 26
EAST LINE

SE CORNER
NE 1/4, SEC. 26
T7S, R3E, 3RD PM

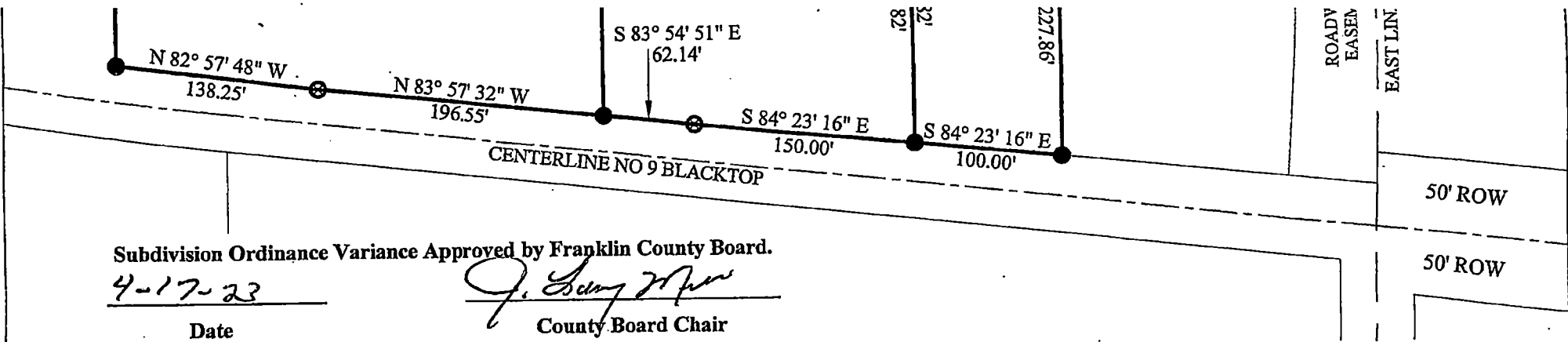
50' ROW

50' ROW

Subdivision Ordinance Variance Approved by Franklin County Board.

4-17-23

J. [Signature]



Subdivision Ordinance Variance Approved by Franklin County Board.

4-17-23

Date

J. Seung Moon
County Board Chair

LEGAL DESCRIPTION FOR TRACT 1

A part of the Northeast Quarter of the Southeast Quarter and also part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 7 South, Range 3 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a # 5 rebar marking the Southeast corner of the Northeast Quarter of said Section 26; thence South 89 degrees 40 minutes 01 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 26, a distance of 217.07 feet to a #4 rebar; thence North 1 degree 43 minutes 16 seconds West, 63.75 feet to a # 4 rebar; thence North 85 degrees 24 minutes 35 seconds West, 100.00 feet to a # 4 rebar at the Point of Beginning; thence North 85 degrees 24 minutes 35 seconds West, 153.75 feet to a # 4 rebar; thence North 89 degrees 44 minutes 23 seconds West, 57.61 feet to a # 4 rebar; thence South 0 degrees 28 minutes 35 seconds East, 281.13 feet to a # 4 rebar on the North Right of Way line of Number 9 Blacktop; thence South 83 degrees 54 minutes 51 seconds East, along said North line, 62.14 feet to a 1 ½ inch pipe; thence South 84 degrees 23 minutes 16 seconds East, along said North line 150.00 feet to a # 4 rebar; thence North 0 degrees 30 minutes 10 seconds West, 289.82 feet to the said Point of Beginning. Tract 1 contains 1.39 acres more or less.

LEGAL DESCRIPTION FOR TRACT 2

A part of the Northeast Quarter of the Southeast Quarter and also part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 7 South, Range 3 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a # 5 rebar marking the Southeast corner of the Northeast Quarter of said Section 26; thence South 89 degrees 40 minutes 01 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 26, a distance of 217.07 feet to a #4 rebar; thence North 1 degree 43 minutes 16 seconds West, 63.75 feet to a # 4 rebar; thence North 85 degrees 24 minutes 35 seconds West, 253.75 feet to a # 4 rebar; thence North 89 degrees 44 minutes 23 seconds West, 57.61 feet to a # 4 rebar at the Point of Beginning; thence South 0 degrees 28 minutes 35 seconds East, 281.13 feet to a # 4 rebar on the North Right of Way line of Number 9 Blacktop; thence North 83 degrees 57 minutes 32 seconds West, along said North line, 196.55 feet to a 1 ½ inch pipe; thence North 82 degrees 57 minutes 48 seconds West, along said North line 138.25 feet to a # 4 rebar; thence North 0 degrees 32 minutes 56 seconds East, 245.00 feet to a # 4 rebar; thence South 89 degrees 44 minutes 23 seconds East, 327.99 feet to the said Point of Beginning. Tract 2 contains 2.00 acres more or less.

LEGAL DESCRIPTION FOR TRACT 3

A part of the Northeast Quarter of the Southeast Quarter and also part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 7 South, Range 3 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a # 5 rebar marking the Southeast corner of the Northeast Quarter of said Section 26; thence South 89 degrees 40 minutes 01 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 26, a distance of 217.07 feet to a #4 rebar at the Point of Beginning; thence North 1 degree 43 minutes 16 seconds West, 63.75 feet to a # 4 rebar; thence North 85 degrees 24 minutes 35 seconds West, 100.00 feet to a # 4 rebar; thence South 0 degrees 30 minutes 10 seconds East, 100.00 feet to a # 4 rebar; thence South 84 degrees 23 minutes 16 seconds East, along said North line, 150.00 feet to a # 4 rebar; thence North 0 degrees 30 minutes 10 seconds West, 289.82 feet to the said Point of Beginning. Tract 3 contains 1.39 acres more or less.

LEGAL DESCRIPTION FOR TRACT 1

A part of the Northeast Quarter of the Southeast Quarter and also part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 7 South, Range 3 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a # 5 rebar marking the Southeast corner of the Northeast Quarter of said Section 26; thence South 89 degrees 40 minutes 01 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 26, a distance of 217.07 feet to a #4 rebar; thence North 1 degree 43 minutes 16 seconds West, 63.75 feet to a # 4 rebar; thence North 85 degrees 24 minutes 35 seconds West, 100.00 feet to a # 4 rebar at the Point of Beginning; thence North 85 degrees 24 minutes 35 seconds West, 153.75 feet to a # 4 rebar; thence North 89 degrees 44 minutes 23 seconds West, 57.61 feet to a # 4 rebar; thence South 0 degrees 28 minutes 35 seconds East, 281.13 feet to a # 4 rebar on the North Right of Way line of Number 9 Blacktop; thence South 83 degrees 54 minutes 51 seconds East, along said North line, 62.14 feet to a 1 1/2 inch pipe; thence South 84 degrees 23 minutes 16 seconds East, along said North line 150.00 feet to a # 4 rebar; thence North 0 degrees 30 minutes 10 seconds West, 289.82 feet to the said Point of Beginning. Tract 1 contains 1.39 acres more or less.

LEGAL DESCRIPTION FOR TRACT 2

A part of the Northeast Quarter of the Southeast Quarter and also part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 7 South, Range 3 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a # 5 rebar marking the Southeast corner of the Northeast Quarter of said Section 26; thence South 89 degrees 40 minutes 01 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 26, a distance of 217.07 feet to a #4 rebar; thence North 1 degree 43 minutes 16 seconds West, 63.75 feet to a # 4 rebar; thence North 85 degrees 24 minutes 35 seconds West, 253.75 feet to a # 4 rebar; thence North 89 degrees 44 minutes 23 seconds West, 57.61 feet to a # 4 rebar at the Point of Beginning; thence South 0 degrees 28 minutes 35 seconds East, 281.13 feet to a # 4 rebar on the North Right of Way line of Number 9 Blacktop; thence North 83 degrees 57 minutes 32 seconds West, along said North line, 196.55 feet to a 1 1/2 inch pipe; thence North 82 degrees 57 minutes 48 seconds West, along said North line 138.25 feet to a # 4 rebar; thence North 0 degrees 32 minutes 56 seconds East, 245.00 feet to a # 4 rebar; thence South 89 degrees 44 minutes 23 seconds East, 327.99 feet to the said Point of Beginning. Tract 2 contains 2.00 acres more or less.

LEGAL DESCRIPTION FOR TRACT 3

A part of the Northeast Quarter of the Southeast Quarter and also part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 7 South, Range 3 East of the Third Principal Meridian, located in Franklin County, Illinois. Further described as follows:

Commencing at a # 5 rebar marking the Southeast corner of the Northeast Quarter of said Section 26; thence South 89 degrees 40 minutes 01 seconds West, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 26, a distance of 217.07 feet to a #4 rebar at the Point of Beginning; thence North 1 degree 43 minutes 16 seconds West, 63.75 feet to a # 4 rebar; thence North 85 degrees 24 minutes 35 seconds West, 100.00 feet to a # 4 rebar; thence South 0 degrees 30 minutes 10 seconds East, 289.82 feet to a # 4 rebar on the North Right of Way line of Number 9 Blacktop; thence South 84 degrees 23 minutes 16 seconds East, along said North line, 100.00 feet to a # 4 rebar; thence North 0 degrees 07 minutes 05 seconds West, 227.86 feet to the said Point of Beginning. Tract 3 contains 0.67 acres more or less.

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 1983, IL. East Zone
This Plat of Survey meets the minimum standards of practice for Boundary Surveys in the State of Illinois.

I, Donald L. Bullard, Illinois Professional Land Surveyor number 2574, Surveyed the above Legal Description at the request of Dennis Davis, on April 7th, 2023.

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

APPROVED #25
4-24-23

Date: April 7th, 2023	Design By:	Donald L. Bullard	21214 Corinth Rd.
		Land Surveyor	Thompsonville IL. 62890
	Drawn By:		(618) 982-2002
		Dennis Davis	
	Check By:		Section 26, T7S, R3E, 3rd PM. Franklin County, Illinois

Design By:	DB
Drawn By:	PB
Check By:	DB