



Shawnee Professional Services

Surveyors ♦ Energy Services

May 1, 2023

Larry Miller
Chairman of the Franklin County Board of Commissioners

Re: Leon Sanders Property

Dear Mr. Miller,

We have been informed by Tami Price that the board approved the Leon Sanders Plat dated March 27th, 2023 on April 17th, 2023.

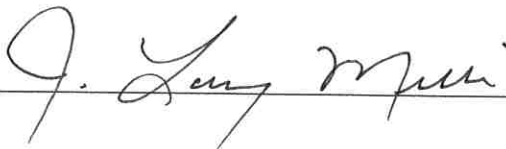
We are needing a variance for a 25 foot easement to create access to a new 5.001 acre parcel (as shown on the plat) for a conveyance to Leon Sanders' son.

Please consider this request for variance for a 25 foot easement from Cyril James Road to this new 5.001 acre parcel as shown on the Plat of Survey.

Thank you for your consideration!

Mitchell R. Garrett – Professional Land Surveyor
Shawnee Professional Services
P.O. Box 125
104 South 4th Street
Vienna, Illinois 62995

Variance approved by: Larry Miller – Chairman



Date 4-17-2023



DocId:8018412

Tx:4015728

2023-1819

05/08/2023 11:36 AM

STATE OF ILLINOIS

COUNTY OF FRANKLIN

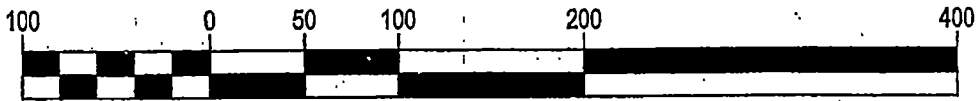
KEVIN WILSON

REC FEE: 91.00

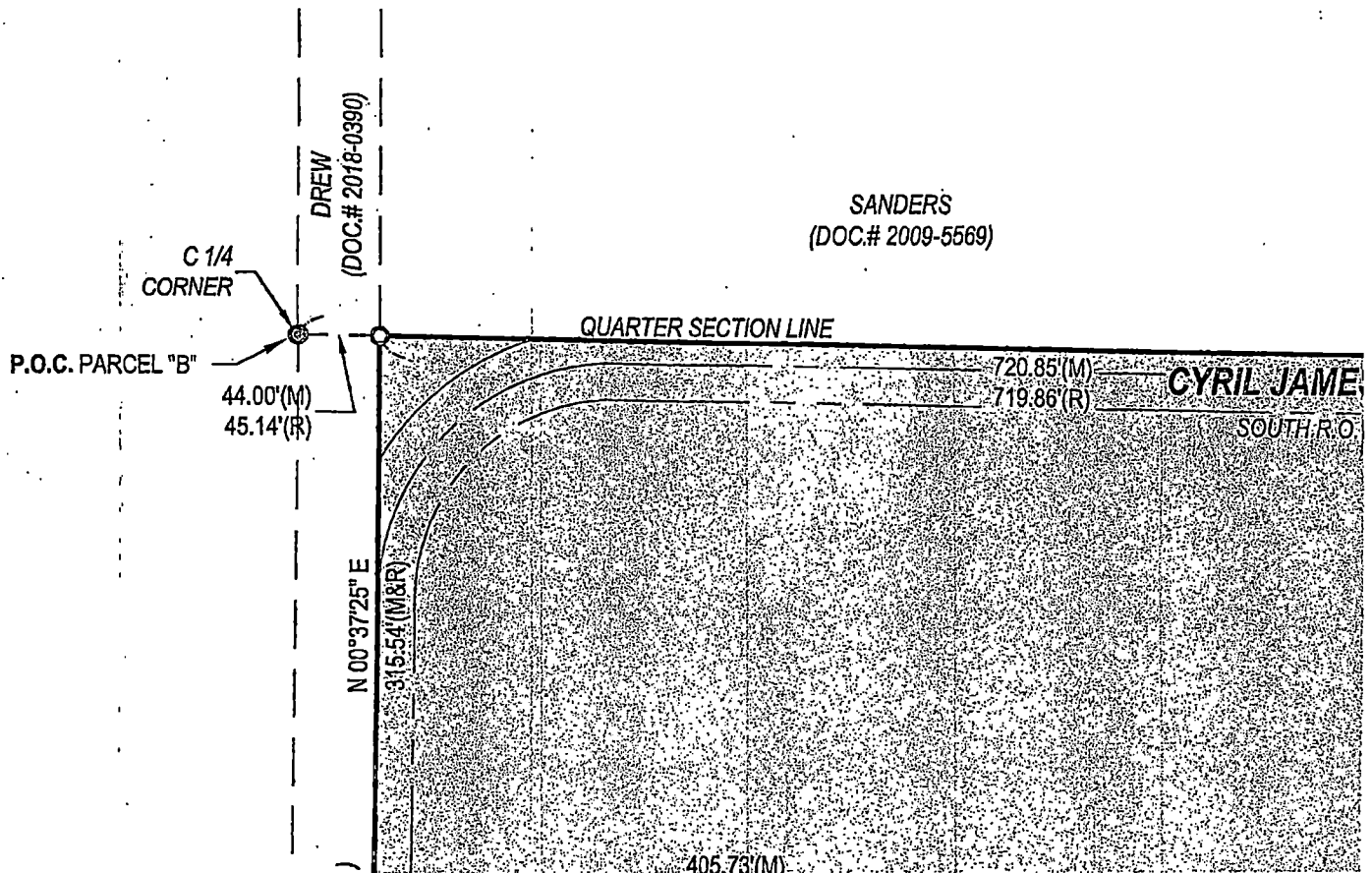
RHSP SURCHARGE: 9.00

LEGAL APPROVAL: 25.00

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



PLAT

PART OF THE SAN
VICTO

PART OF THE NO
SECTION 33, IN 7
FRA

MAIN SOURCE OF REFERI

SW 1/4 - NE 1/4
SECTION 33 - T5S - R3E

DREW
(DOC.# 2018-0390)

CURVE
N64°30'07"E
55.28'
R = 146.49'
L = 55.62'

S 88°38'56" E 1321.91'

IL JAMES RD (40' R.O.W.)
SOUTH R.O.W. LINE

351.00 (M&R)

31.89'

PROPOSED 25' EASEMENT

S 17°53'27" E 336.67'
301.50 (M) 307.00 (R)

LEOND. & VICTORIA A SANDERS
P.H.N. 03-31-100-009
(DOC.# 02-4213)

289.85 (M) 290.66 (R)

N 01°16'55" E 364.38'

LAGOON

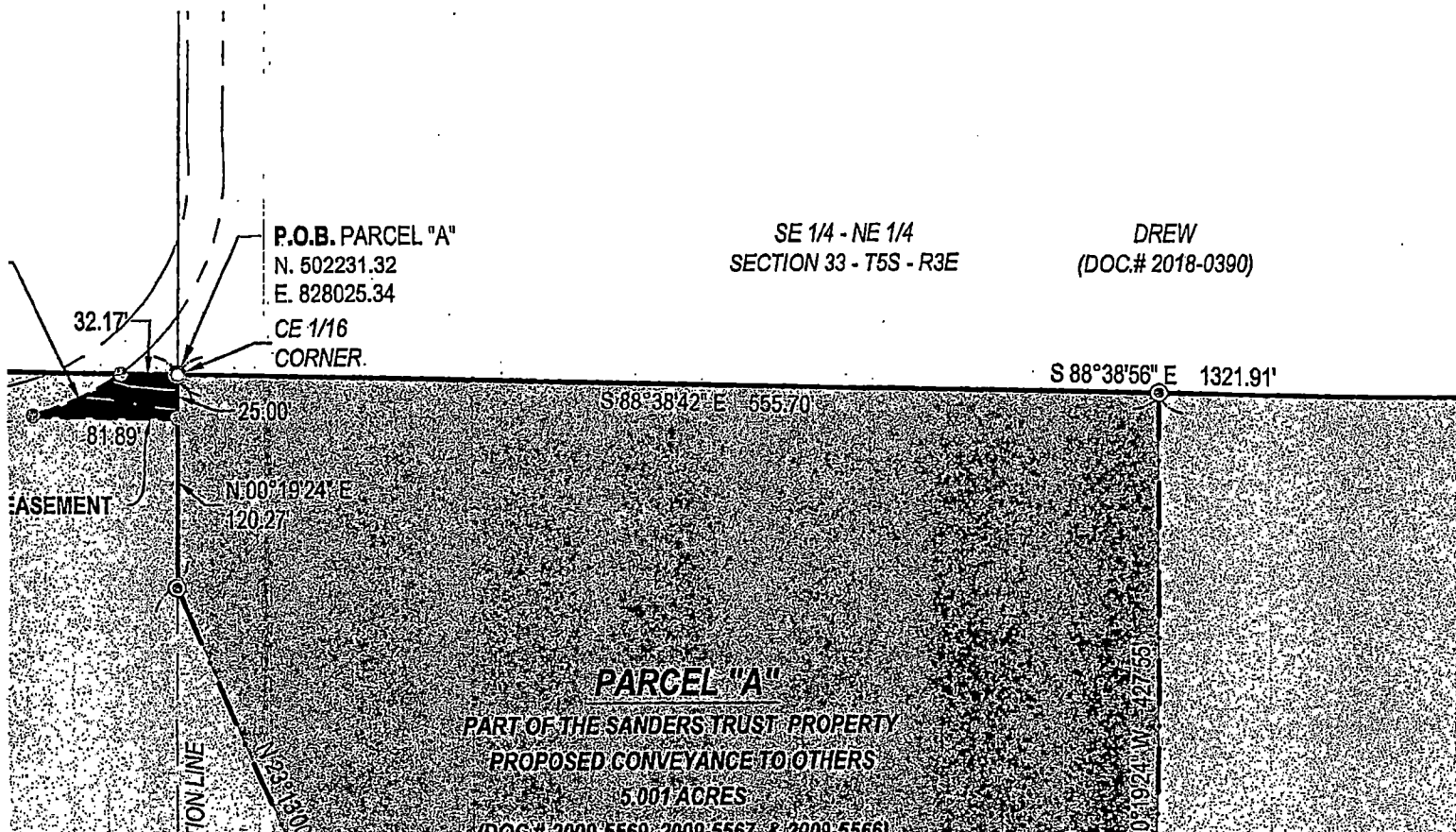
TON LINE

AT OF SURVEY

IE SANDERS TRUST PROPERTY & LEON AND VICTORIA SANDERS PROPERTY

HE NORTH HALF OF THE SOUTHEAST 1/4 OF 3, IN T 5 SOUTH, R 3 EAST OF THE 3RD P.M., FRANKLIN COUNTY, ILLINOIS.

OF REFERENCE: DOC.# 2009-5569, 2009-5567, 2009-5566, & 94-4248



AND

1/4 OF
P.M.,

14-4248

** LEG

⊙ IRON
PER S

○ IRON
SURVI
MONU

⊙ CONC

P.O.C. POINT

P.O.B. POINT

--- RIGHT

--- CENT

--- EDGE

--- BOUI

--- SECT

--- PROF

■ BUIL

--- PROF

W
18-0390)

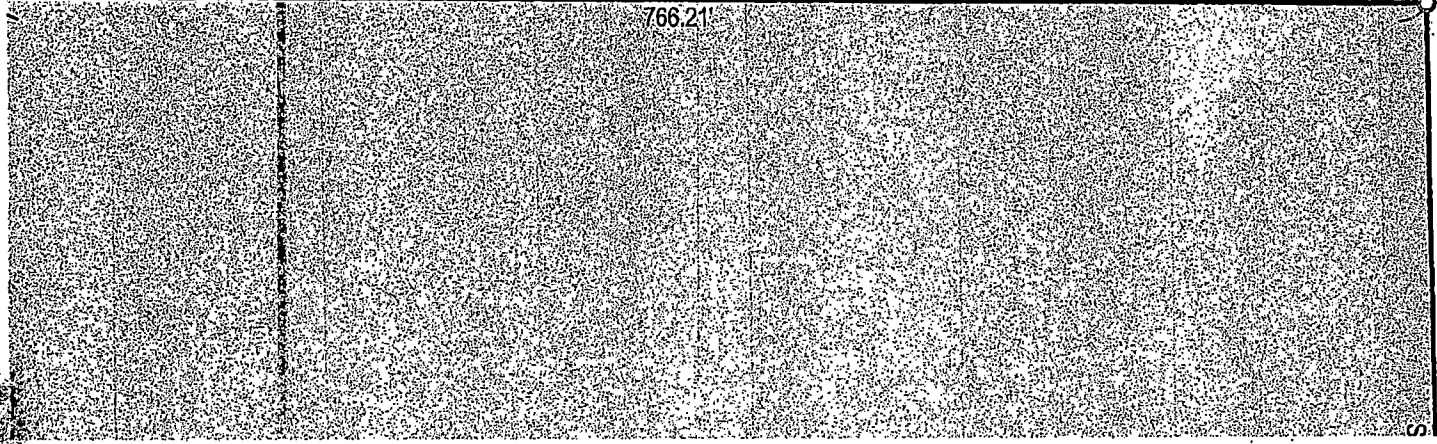
(L

1321.91'

QUARTER SECTION LINE

766.21'

1/4
CORNER



**** LEGEND ****

- ⊙ IRON ROD SET PER S.P.S.
- IRON ROD FOUND
- SURVEY POINT NO MONUMENTATION
- ⊙ CONCRETE MONUMENT FOUND

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

—— RIGHT-OF-WAY LINE

—— CENTERLINE ROAD/DRIVE

- - - - EDGE OF DRIVEWAY

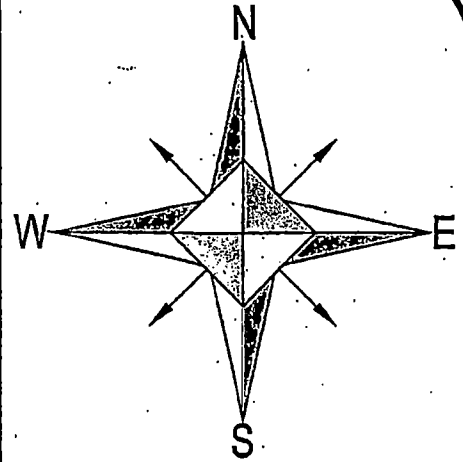
—— BOUNDARY LINE

- - - - SECTION/DEED LINE

- · - · - · PROPOSED LINE

■ BUILDING/STRUCTURE

- · - · - · PROPOSED EASEMENT

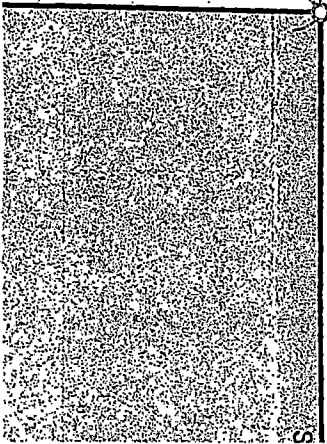


BEARINGS ARE REFERENCED
TO ILLINOIS STATE PLANE
COORDINATES - EAST ZONE
NAD 83



DREW
(DOC.# 2018-0390)

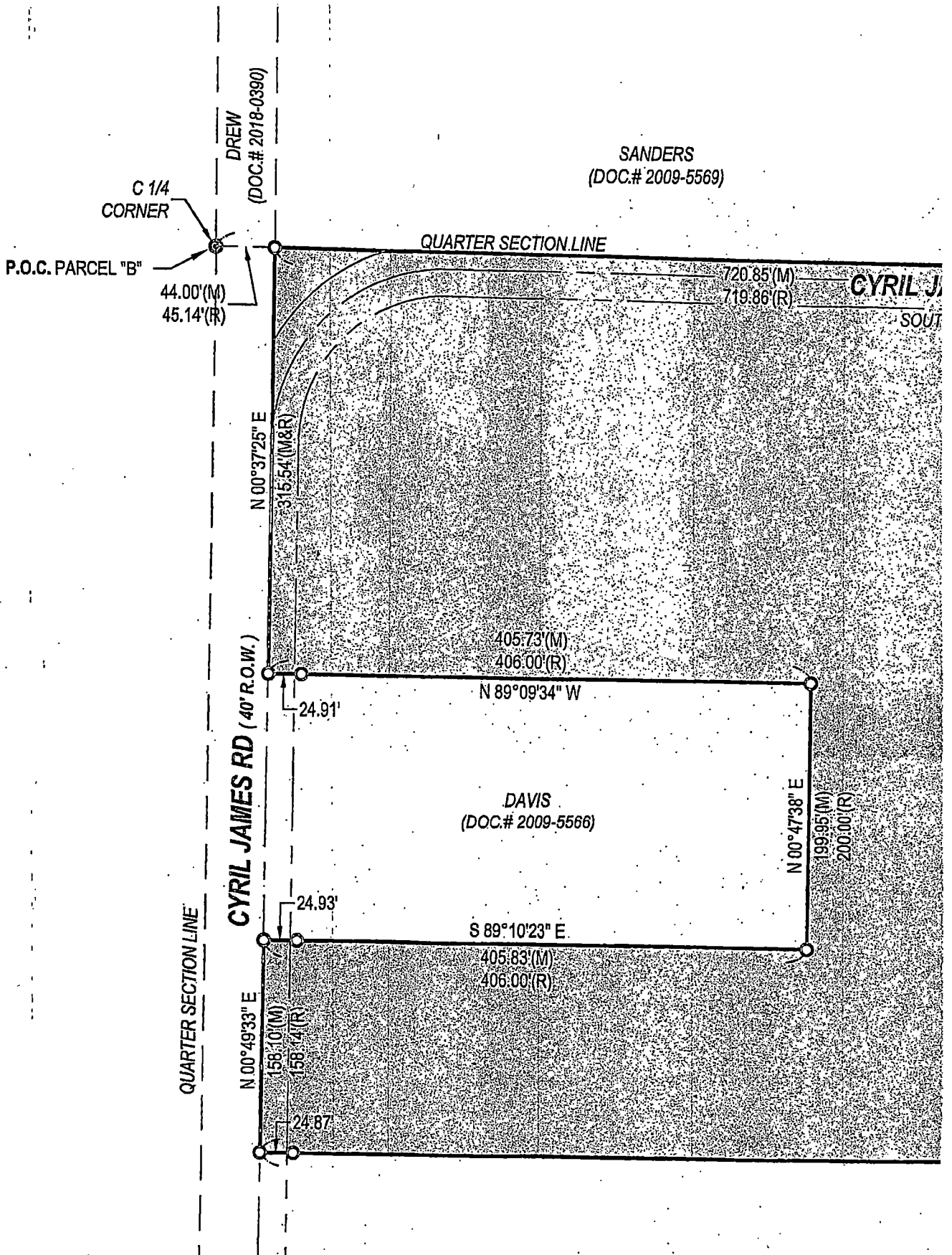
1/4
CORNER



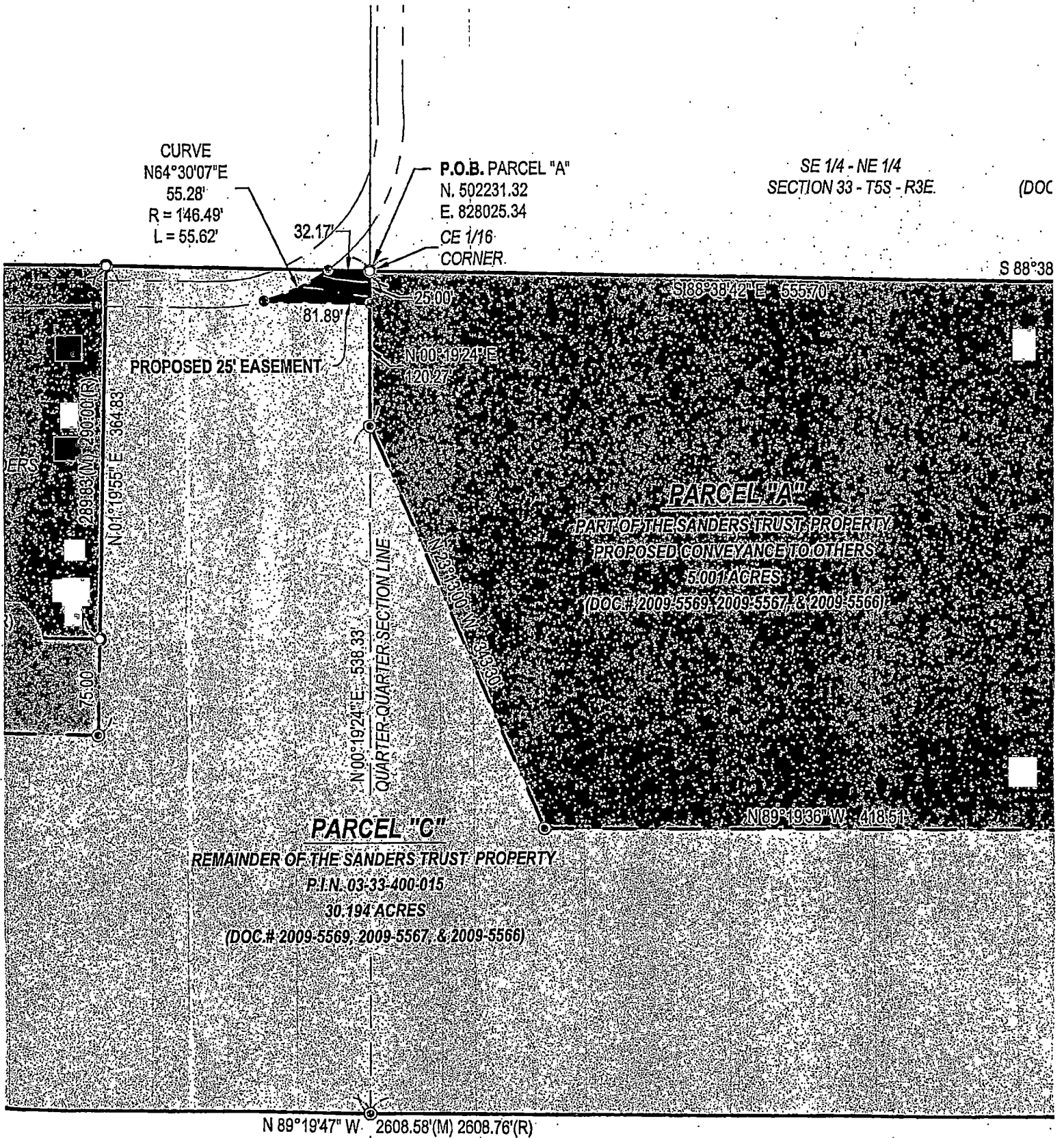
104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62995
(618) 658-6065

ION
T 1/4
1/E

(IN FEET)
1 inch = 100 ft.

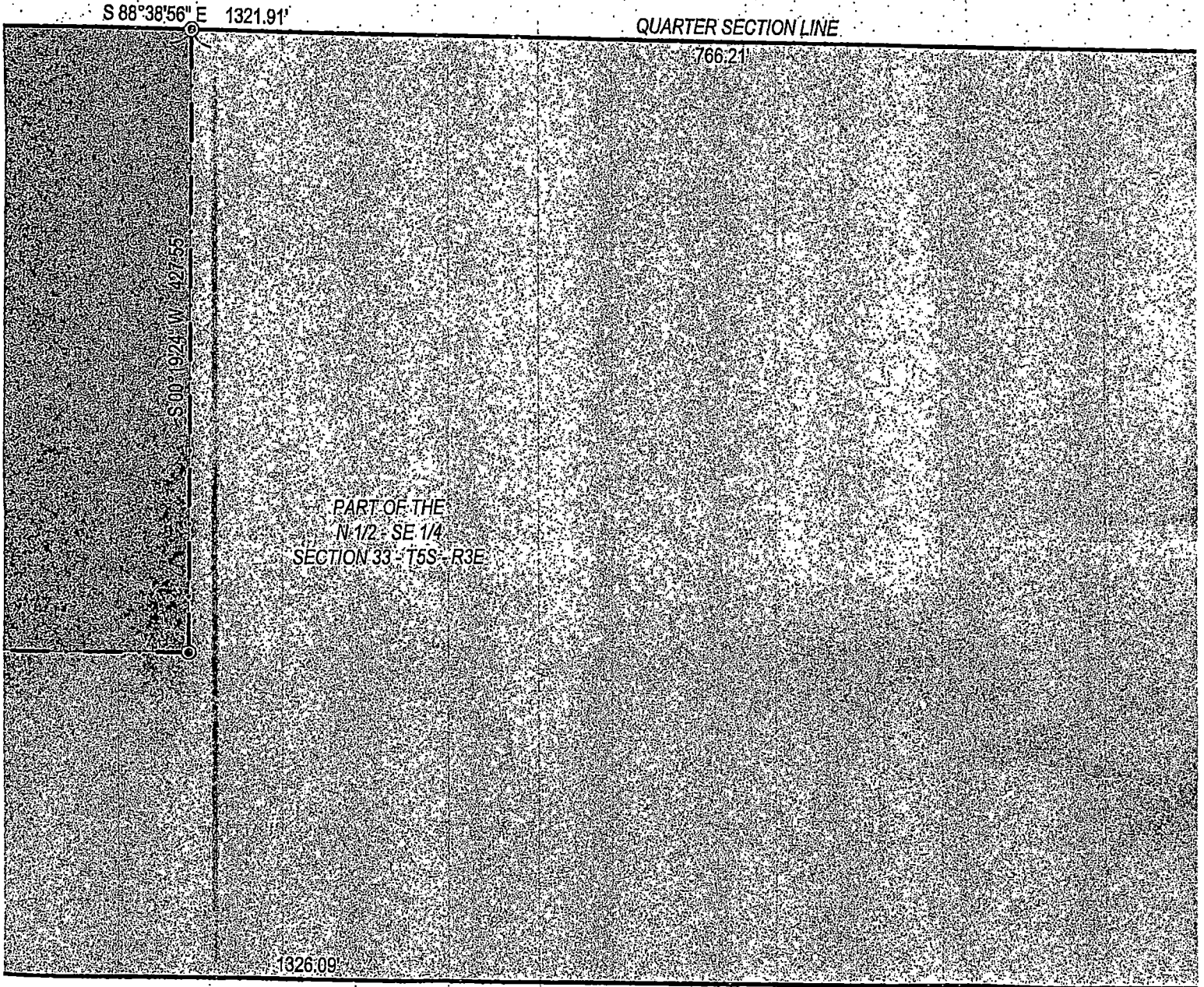


MAIN SOURCE OF REFERENCE: DOC.# 2009-5569, 2009-5567, 2009-5566,



009-5566, & 94-4248

R3E
DREW
(DOC.# 2018-0390)



WEBSTER TRUST
(DOC.# 2000-5587)

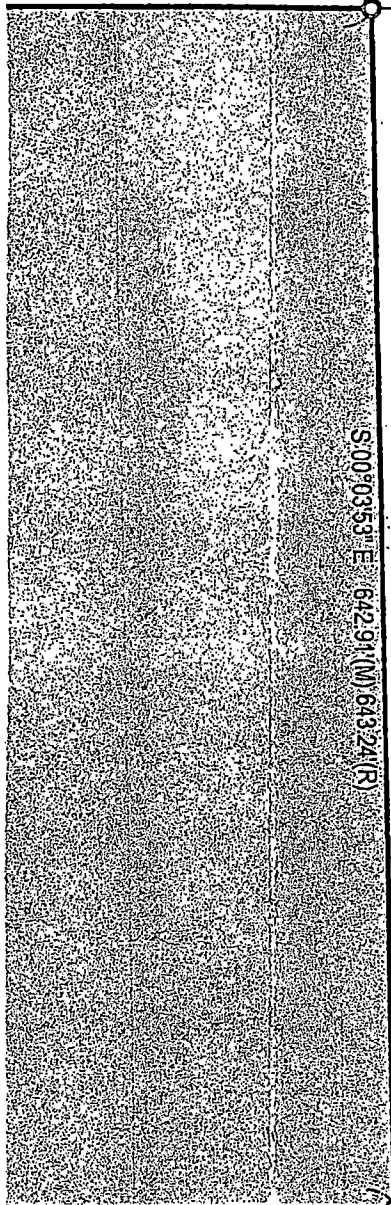
CORNER LOCAT

- BOUNDARY LINE
- - - SECTION/DEED LINE
- · - · - PROPOSED LINE
- ▨ BUILDING/STRUCTURE
- - - PROPOSED EASEMENT



DREW
(DOC.# 2018-0360)

1/4
CORNER



S:00:03:55 E:69:00:00 S
(R) 642.91 (N) 643.24 (R)

SECTION LINE

WILLIS
(DOC.# 2020-4292)

104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62995
(618) 658-6065

PLAT OF SURVEY

PART OF THE SANDERS TRUST PROPERTY & LEON
AND VICTORIA SANDERS PROPERTY
PART OF THE NORTH HALF OF THE SOUTHEAST 1/4
OF SECTION 33, IN T 5 SOUTH, R 3 EAST OF THE
3RD P.M., FRANKLIN COUNTY, ILLINOIS.

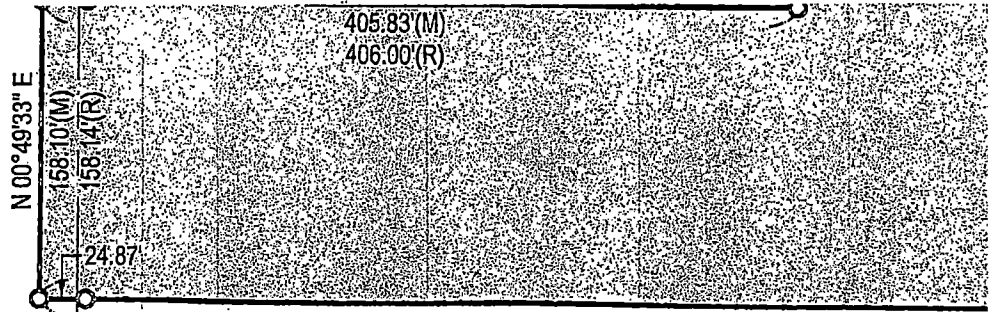
S:\2023\FRANKLIN\2023-482 LEON SANDERS\DELIVERABLES\DWG\2023-082\PLAT-OPTION 3.DWG



Revisions

CORNER LOCATED

QUARTER SECTION



DESCRIPTION OF PARCEL "A"
5.001 ACRES - THE SANDERS TRUST PROPERTY
PROPOSED CONVEYANCE TO OTHERS

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING PROPERTY DESCRIBED AND RECORDED IN DOCUMENT NUMBERS 2009-5567, 2009-5569, AND 2009-5570, THE FRANKLIN COUNTY COURT HOUSE DATED OCTOBER 8, 2009. SAID PARCEL BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE S88°38'42"E 555.70 FEET ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO AN IRON ROD SET; THENCE ALONG PROPOSED LINE FOLLOWING THREE (3) CALLS: THENCE S00°19'24"W 427.55 FEET TO AN IRON ROD SET; THENCE N89°41'51"E 418.51 FEET TO AN IRON ROD SET; THENCE N23°13'00"W 343.30 FEET TO AN IRON ROD SET ON THE LINE OF LAST SAID QUARTER-QUARTER SECTION; THENCE N00°19'24"E 120.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 5.001 ACRES, MORE OR LESS, PER SURVEY BY MITCHELL R. GARRETT, SURVEYOR, 3085, AND DATED MARCH 27, 2023.

SAID PARCEL BEING SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS, RECORDED OTHERWISE. ALL SITUATED IN THE COUNTY OF FRANKLIN, STATE OF ILLINOIS.

30.194 ACRES
(DOC.# 2009-5569, 2009-5567, & 2009-5566)

N 89°19'47" W 2608.58'(M) 2608.76'(R)

DEED "B"
PROPERTY

THE NORTH HALF OF THE SOUTHEAST QUARTER SECTION 33,
E THIRD PRINCIPAL MERIDIAN. SAID PARCEL BEING PART OF
DOCUMENT NUMBERS 2009-5567, 2009-5569, AND 2009-5566 IN
DATED OCTOBER 8, 2009. SAID PARCEL BEING MORE

OR LESS, PER SURVEY BY MITCHELL R. GARRETT, IPLS.
AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE NORTH HALF
SECTION 33; THENCE S88°38'56"E 764.85 FEET ALONG THE NORTH
LINE OF SAID SANDERS PROPERTY TO AN IRON ROD FOUND AT THE
NORTHWEST CORNER OF SAID SANDERS PROPERTY (DOC.# 92-4248); THENCE
S88°38'56"E 249.84 FEET ALONG THE SOUTH LINE OF SAID SANDERS
PROPERTY TO AN IRON ROD FOUND AND
ALONG PROPOSED LINES THE FOLLOWING THREE (3) CALLS:
AN IRON ROD SET; THENCE N88°46'09"W 223.86 FEET TO AN IRON ROD
POINT OF BEGINNING.

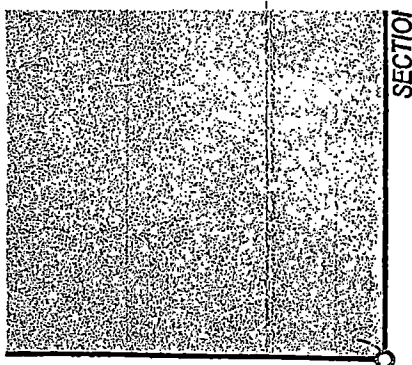
RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE,
STATE OF ILLINOIS.

DESCRIPTION OF EASEMENT

0.030 ACRES - PART OF THE SANDERS TRUST

AN EASEMENT FOR THE RIGHT OF INGRESS,
NORTH HALF OF THE SOUTHEAST QUARTER OF S.
THIRD PRINCIPAL MERIDIAN. SAID EASEMENT BEING
BEGINNING AT AN IRON FOUND AT THE NORTH
SOUTHEAST QUARTER OF SAID SECTION 33; THEN
SAID QUARTER-QUARTER SECTION TO A POINT;
SOUTHEASTERLY RIGHT-OF-WAY OF CYRIL JAMES
CURVE TO THE LEFT WITH A CHORD BEARING OF N
ARC LENGTH OF 55.62 FEET TO A POINT ON THE N
THENCE S88°38'56"E 32.17 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT TO CONTAIN 0.030 ACRES, MEASURED BY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3085,
SAID PARCEL BEING SUBJECT TO THE RIGHTS-OF-WAY AND EASEMENTS,
RECORDED IN BOOK 100, PAGE 100, OF THE PUBLIC RECORDS OF
FRANKLIN, STATE OF ILLINOIS.



CORNER LOCATED
 N00°03'53"W 685.84'
 FROM AN IRON ROD FOUND
 AT THE S 1/16 CORNER

APPROVED
 5-5-23 #25

NOTES & REFERENCES

TO CREATE A NEW PARCEL FOR CONVEYANCE AND ADD 75 FEET TO THE
 SANDERS PARCEL TO INCLUDE THE LAGOON.
 THIS IS PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
 THIS IS A SURVEY BY GARRETT (SPS), IPLS 3085 FOR GESELL'S PUMP AND
 #21.
 VYRIL JAMES RD IS ESTABLISHED IN ACCORDANCE WITH STATE OF
 ILLINOIS (CS 5/6-301) OF 40 FEET, 20 FEET EITHER SIDE OF THE CENTERLINE.
 IRON RODS AND IRON RODS SET PER PRIOR S.P.S. SURVEY ARE 24" LONG, 1/2"
 DIAMETER SURVEY KAP UNLESS OTHERWISE NOTED.

CERTIFICATION

I, MITCHELL R. GARRETT, AN ILLINOIS
 PROFESSIONAL LAND SURVEYOR, MAKE A SURVEY AS SHOWN HEREIN, AND THAT SAID SURVEY
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Handwritten Signature]

PROFESSIONAL LAND SURVEYOR NO. 3085



PLATO
 PART OF THE SANDE
 AND VICTORIA
 PART OF THE NORTH
 OF SECTION 33, IN
 3RD P.M., FRAN

Path: S:\2023\FRANKLIN\2023-082 LEON SANDERS

Revisions

#	Date	Note

Drafted by:	MSC
Project Manager:	MSC
Date:	03/27/2023
Reviewed by:	MRG
Scale:	1" = 100'
Job Number:	2023-082
Sheet:	1 OF 1

Drawing Status
 Preliminary Drawing
 Final Drawing

Requested By:

LEON SANDERS

This Professional Service Conforms To
 The Current Illinois Minimum Standards
 of Practice Applicable To Boundary
 Surveys.