

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

June 7, 2021

Franklin County Board
901 Public Square
Benton, IL 62812

Re: Bartoni Survey
Frontage Variance for New Tract

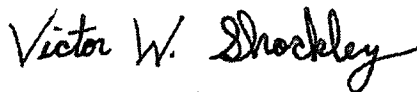
Dear Sirs:

I, Victor Shockley, on behalf of the owners Mike and Jacquelyn Bartoni, am requesting a variance of the subdivision ordinance: as to the property to be divided is two acres and will be accessed by an existing easement to others. The current parcel only has 58.97 feet of right of way frontage on Wyatt Lane and the proposed tract has no frontage on the right of way. The minimum frontage for the subdivision ordinance is 125 feet. The Bartonis have an existing house which is currently accessing the house along the existing drive way/easement. It currently has utilities.

I am asking for the variance so the Bartonis can split this residence on 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

STATE OF ILLINOIS
County of Franklin

Document No. 2021-2782
Filed for record

JUN 25 2021

at 12:30 o'clock p M.

Fee paid \$ 91.80

RHSP Surcharge \$ 9.00

Greg Haskel
County Clerk & Recorder



(IN FEET)
1 inch = 80 ft.

= AN ABSTRACT OF TITLE OR AN ATTORNEY'S OPINION OF TITLE.

E SURVEYOR FROM RECORDED DEEDS.

WAY OF RECORD, OR OTHERWISE.

STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.

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

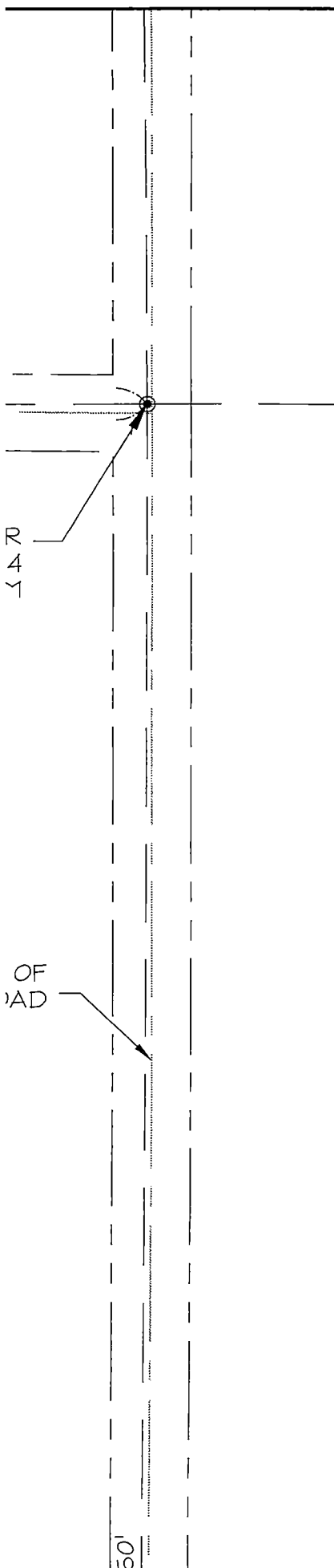
ENFORCING ROD WITH A PINK PLASTIC CAP BEARING "SHOCKLEY PLS 3621".

FORD, I.P.L.S. NO. 2061, FOR MIKE BARTONI, DATED JUNE 11, 2004.

2021-2782

LEGEND

- ⊙ IRON ROD FOUND
- ROOF BOLT FOUND
- △ STONE FOUND
- ⊕ MAG NAIL SET
- IRON ROD SET
- x—x— EXISTING FENCE
- ###/### DEED BOOK/ DEED PAGE



NOTES:

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF
3. THE DESCRIPTION SHOWN HEREON WERE PREPARED BY THE
4. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF OTHER
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 MAY 14, 2021.
8. CURRENT PARCEL NO. PART OF 08-30-300-008.
9. ALL IRON RODS SET ARE 1/2" DIAMETER X 30" LENGTH RE
10. REFERENCE IS MADE TO A PLAT OF SURVEY BY J. CRAWFORD

2021-2782

RIGHT OF WAY LINE

E 1355.32'

1218.33'

RIGHT OF WAY LINE

NORTHEAST CORNER
NW 1/4 - SW 1/4
SEC. 30, T6S, R3E, 3PM

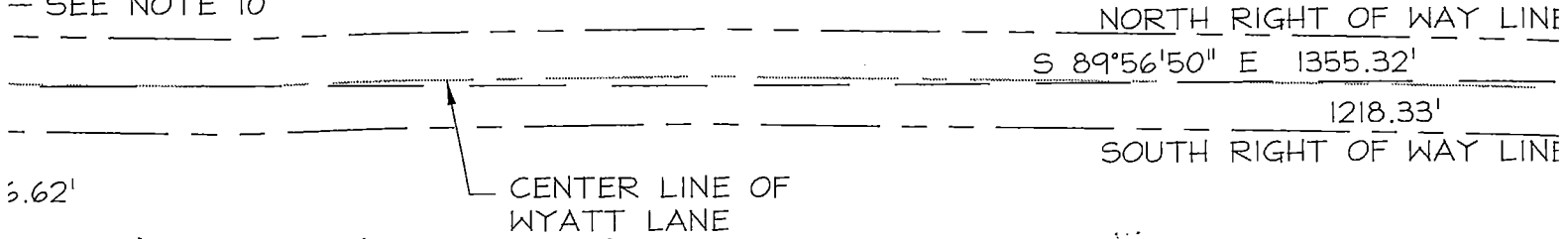
CENTER LINE OF
MINIER ROAD

WEST
1999-8267

2021-2782

RTHWEST CORNER
1/4 - SW 1/4
C. 30, T6S, R3E, 3PM &
INT OF COMMENCEMENT
E NOTE 10

- SEE NOTE 10



5.62'

CENTER LINE OF
WYATT LANE

NORTH RIGHT OF WAY LINE

S 89°56'50" E 1355.32'

1218.33'

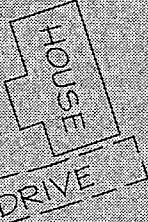
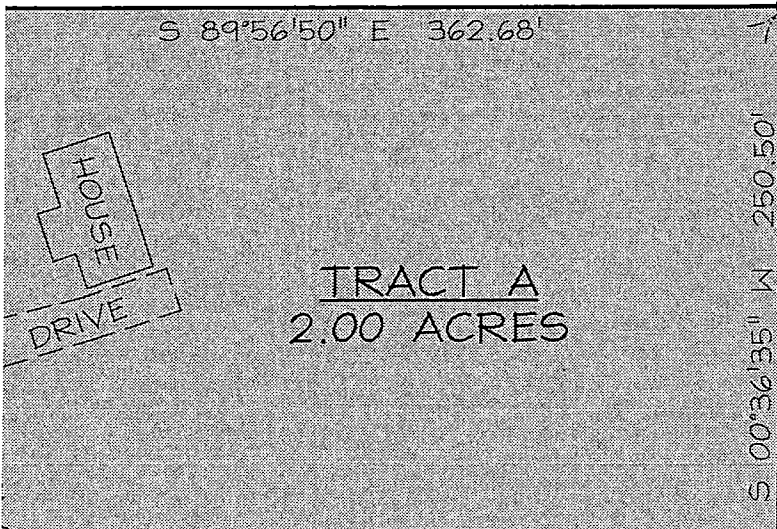
SOUTH RIGHT OF WAY LINE

POINT OF
BEGINNING
OF TRACT A
SEE NOTE 10

SEE NOTE 10

S 89°56'50" E 355.00'

S 89°56'50" E 362.68'



TRACT A
2.00 ACRES

S 00°36'35" W 250.50'
E 450.00'

WEST
DOC. 1999-8267

.1A

NORTHWEST CORNER
NW 1/4 - SW 1/4
SEC. 30, T6S, R3E, 3PM &
POINT OF COMMENCEMENT
SEE NOTE 10

SEE NOTE 10

80.37'

56.62'

CENTER
WYATT

S 00°36'35" W 386.97'

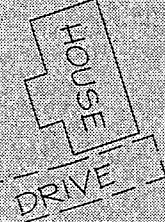
POINT OF
BEGINNING
OF TRACT A
SEE NOTE 10

7.68'

S 89°56'50" E 355.00'
S 89°56'50" E 362.68'

L=844.61 R=5981.60

L=253.71



TRACT A
2.00 ACRES

R=1451.0

EDGE OF
EXISTING
DRIVE

20'

2021-2782

WEST RIGHT OF WAY LINE

R LINE OF NOW OR FORMERLY UNION PACIFIC RAILROAD

L=844.61 R=E

N 00°36'35" E 1337.20'

N 00°07'22" E 411.59'

EDGE OF EXISTING DRIVE WAY

EAST ROW LINE RAILROAD

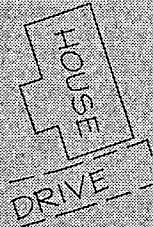
N 89°58'28" W 492.00'

CENTERLINE EXISTING DRIVE WAY

N 89°56'50" W 325.79'

L=253.17'

R=1451.09'



TRACT A
2.00 ACRES

BARTONI
DOC. 2004-6367

SEE NOTE 10 -

BARTONI
DOC. 2004-6367
2004-6368

Page 6 of 15

S 89°58'28" E 463.20'

2021-2782

WEST
DOC. 1999-8267

A
RES

325.79'

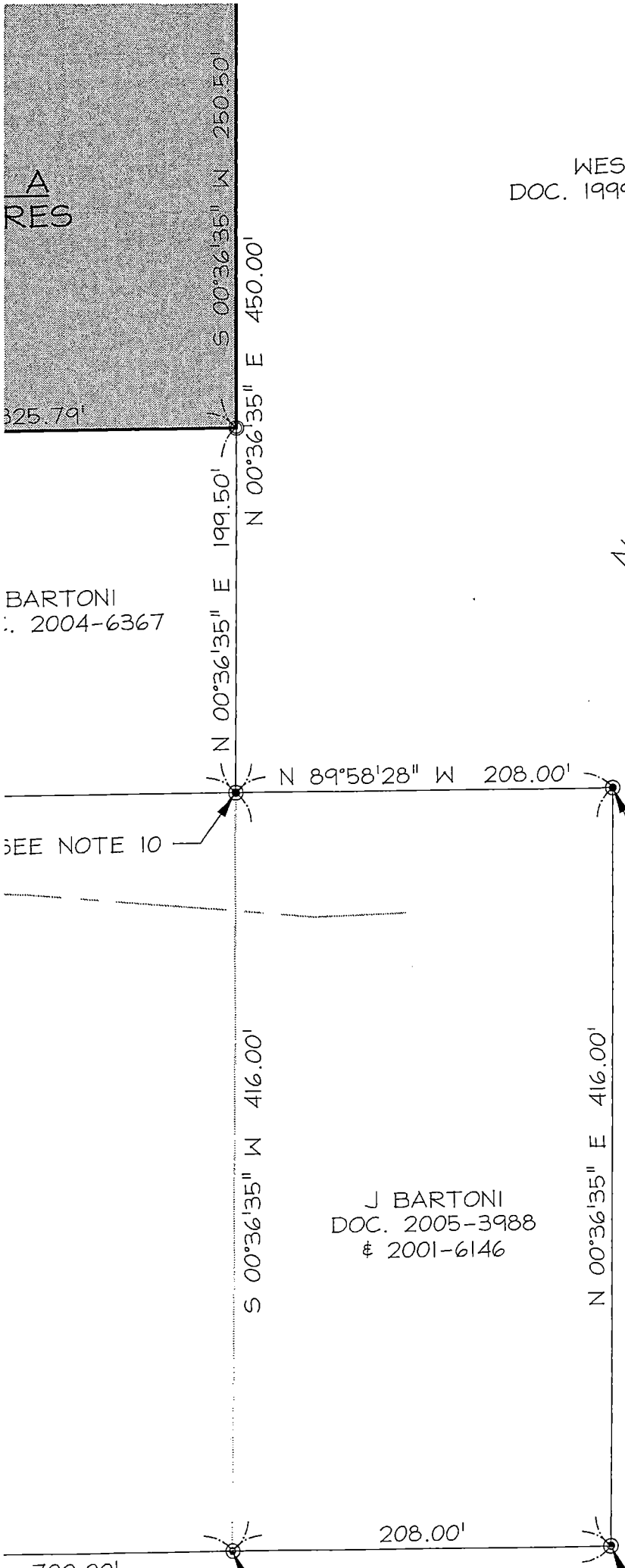
BARTONI
DOC. 2004-6367

NW 1/4 - SW 1/4
SECTION 30
T6S, R3E, 3PM

SEE NOTE 10

SEE NOTE 10

J BARTONI
DOC. 2005-3988
2001-6146



2021-2782

S 00°14'54" W 1336.50'

- 7. FIELD W
- 8. CURREN
- 9. ALL IRO
- 10. REFERE

STATE OF
 COUNTY OF
 I, VICTOR
 BARTONI,
 I FURTHER
 THE CURRI
 26TH DAY

Victor W.
 VICTOR W.
 I.P.L.S. NC
 CARTERVIL
 LICENSE E

TRACT A
 PART OF
 THIRD PR
 COMMENCI
 SECTION E
 TO AN IRO
 2004-6367
 IRON ROD
 PROPERTY
 BARTONI
 TO THE N
 EXISTING
 RADIUS O
 ALONG TH
 EAST ALC
 OF BEGNI
 NO. 3621,

7. FIELD WORK COMPLETED ON MAY 14, 2021.
8. CURRENT PARCEL NO. PART OF 08-30-300-008.
9. ALL IRON RODS SET ARE 1/2" DIAMETER X 30" LENGTH REINFORCING ROD WITH A PIN
10. REFERENCE IS MADE TO A PLAT OF SURVEY BY J. CRAWFORD, I.P.L.S. NO. 2061, FOR

2021-2782

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

I, VICTOR W. SHOCKLEY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3621, DO HEREBY CERTIFY THAT I CAUSED THE TRACT DESCRIBED AND PLATTED HEREON TO BE SURVEYED:

I FURTHER CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY AS PLATTED HEREON AND MEETS THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE 26TH DAY OF MAY, 2021.

Victor W. Shockley

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



APPROVED

EJC 4/25/2021 425

Page 9 of 15

TRACT A

PART OF THE NORTHWEST ONE FOURTH OF THE SOUTHWEST QUARTER OF SECTION 30, THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF NORTHWEST QUARTER SECTION 30; THENCE SOUTH 89°56'50" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE CHARLES MICHAEL AND J. BARTONI PARCEL (DEED NO. 2004-6367); THENCE SOUTH 00°36'35" WEST ALONG THE EAST LINE OF SAID BARTONI PARCEL TO AN IRON ROD FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°56'50" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 355.00 FEET TO AN IRON ROD FOUND; THENCE SOUTH 00°36'35" WEST ALONG THE WEST LINE OF SAID BARTONI PROPERTY, A DISTANCE OF 250.50 FEET TO AN IRON ROD SET; THENCE NORTH 89°56'50" WEST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 325.79 FEET TO THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 325.79 FEET TO AN EXISTING GRAVEL DRIVE WAY SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE WITH A RADIUS OF 1,451.09 FEET TO WHICH A RADIAL LINE BEARS SOUTH 77°13'28" WEST; THENCE SOUTH 77°13'28" WEST ALONG THE EAST EDGE OF AN EXISTING GRAVEL DRIVE, AN ARC DISTANCE OF 253.17 FEET TO AN IRON ROD SET; THENCE EAST ALONG A NEW LINE PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, PER SURVEY BY VICTOR W. SHOCKLEY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3621, DATED MAY 26, 2021.

INFORCING ROD WITH A PINK PLASTIC CAP BEARING "SHOCKLEY PLS 3621".
ORD, I.P.L.S. NO. 2061, FOR MIKE BARTONI, DATED JUNE 11, 2004.

2021-2782

BYOR NO. 3621, DO HEREBY CERTIFY THAT AT THE REQUEST OF MIKE
BARTONI TO BE SURVEYED:

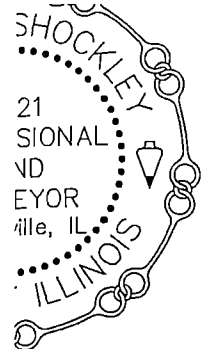
SURVEY AS PLATTED HEREON. THIS PROFESSIONAL SERVICE CONFORMS TO
THE REQUIREMENTS OF A SURVEY. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS



Page 10 of 15

THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST OF THE
SPECIFICALLY DESCRIBED AS FOLLOWS:

THE CORNER OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION, A DISTANCE OF 136.99 FEET
TO CHARLES MICHAEL AND JACQUELYN L. BARTONI PROPERTY (DOC.
NO. 3621) ALONG THE EAST LINE OF SAID BARTONI
PROPERTY, A DISTANCE OF 386.97 FEET TO AN
IRON ROD SET; THENCE SOUTH 89°56'50" EAST ALONG THE EAST LINE OF SAID BARTONI
PROPERTY; THENCE SOUTH 00°36'35" WEST ALONG THE EAST LINE OF SAID
BARTONI PROPERTY; THENCE NORTH 89°56'50" WEST ALONG A NEW LINE PARALLEL
TO THE EAST LINE OF SAID BARTONI PROPERTY, A DISTANCE OF 325.79 FEET TO AN IRON ROD SET IN THE EAST EDGE OF AN
ACREAGE OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A
BEARING SOUTH 77°13'28" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND
ARC DISTANCE OF 253.17 FEET TO AN IRON SET; THENCE SOUTH 89°56'50"
EAST ALONG THE EAST LINE OF SAID BARTONI PROPERTY, A DISTANCE OF 7.68 FEET TO THE POINT
OF BEGINNING OF SAID SURVEY BY VICTOR W. SHOCKLEY, ILLINOIS PROFESSIONAL LAND SURVEYOR



2021-2782

NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST OF THE
RANGE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTHWEST CORNER OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 136.99 FEET
CORNER OF THE CHARLES MICHAEL AND JACQUELYN L. BARTONI PROPERTY (DOC.
THE EAST LINE OF SAID BARTONI PROPERTY, A DISTANCE OF 386.97 FEET TO AN
BEGINNING; THENCE SOUTH 89°56'50" EAST ALONG THE EAST LINE OF SAID BARTONI
IRON ROD FOUND; THENCE SOUTH 00°36'35" WEST ALONG THE EAST LINE OF SAID
TO AN IRON ROD SET; THENCE NORTH 89°56'50" WEST ALONG A NEW LINE PARALLEL
SECTION, A DISTANCE OF 325.79 FEET TO AN IRON ROD SET IN THE EAST EDGE OF AN
BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A
BEARS SOUTH 77°13'28" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND
TANGENT, AN ARC DISTANCE OF 253.17 FEET TO AN IRON SET; THENCE SOUTH 89°56'50"
NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 7.68 FEET TO THE POINT
BEGINNING, PER SURVEY BY VICTOR W. SHOCKLEY, ILLINOIS PROFESSIONAL LAND SURVEYOR

CONVEYANCE FROM THE ABOVE DESCRIBED REAL ESTATE OVER AND ACROSS AN EXISTING
NORTHWEST ONE FOURTH OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

INSTALLING OR REPLACING THE EXISTING WATER LINE TO THE ABOVE DESCRIBED REAL
ESTATE LYING 5 FEET ON EITHER SIDE OF THE EXISTING WATER LINE ACROSS AND
NORTHWEST QUARTER OF SAID SECTION 30, ALL SITUATED IN FRANKLIN COUNTY, ILLINOIS.

JOHN H. CRAWFORD & ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
SOUTH DIVISION STREET, CARTERVILLE, ILLINOIS 62918
PHONE (618) 985-6370 FAX (618) 985-4692
PROFESSIONAL DESIGN FIRM # 184-002885

SHEET NO.	
1	
ISSUE	DATE
A	5/26/21

Victor W. Shockley 2021-2782
VICTOR W. SHOCKLEY
I.P.L.S. NO. 3621
CARTERVILLE, ILLINOIS
LICENSE EXPIRES 11/30/2022



APPROVED

TRACT A E/C 4/25/2021 \$25

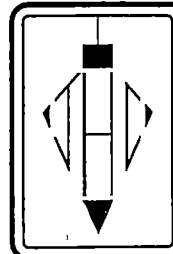
PART OF THE NORTHWEST ONE FOURTH OF THE SOUTHWEST QU, THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICU

COMMENCING AT AN IRON ROD FOUND AT THE NORTHWEST CORN SECTION 30; THENCE SOUTH 89°56'50" EAST ALONG THE NORTH I TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE C 2004-6367); THENCE SOUTH 00°36'35" WEST ALONG THE EAST LI IRON ROD FOUND, SAID POINT BEING THE POINT OF BEGINNING; PROPERTY, A DISTANCE OF 355.00 FEET TO AN IRON ROD FOUN BARTONI PROPERTY, A DISTANCE OF 250.50 FEET TO AN IRON I TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A D EXISTING GRAVEL DRIVE WAY SAID POINT BEING THE BEGINNING RADIUS OF 1,451.09 FEET TO WHICH A RADIAL LINE BEARS SOUT ALONG THE EAST EDGE OF AN EXISTING GRAVEL DRIVE, AN ARC EAST ALONG A NEW LINE PARALLEL TO THE NORTH LINE OF SA OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, PER SU NO. 3621, DATED MAY 26, 2021.

ALSO AN EASEMENT FOR INGRESS AND EGRESS TO AN FROM TH ROADWAY LYING ALONG THE WEST SIDE OF THE NORTHWEST ON

ALSO AN EASEMENT FOR LAYING, MAINTAINING, REPAIRING OR R ESTATE WHICH EASEMENT SHALL BE 10 FEET IN WIDTH LYING 5 THROUGH THE NORTHWEST QUARTER OF THE SOUTHWEST QUART

SURVEY FOR
JACQUELYN BARTONI
COUNTY, ILLINOIS



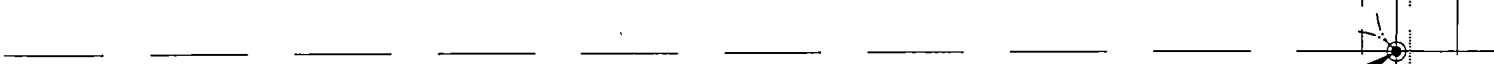
JOHN H. C
CIVIL ENGINEER
201 SOUTH DIVISION S
PHONE (618) 985-6370
PROFESSIONAL DESIG

NOTE 10

2021-2782

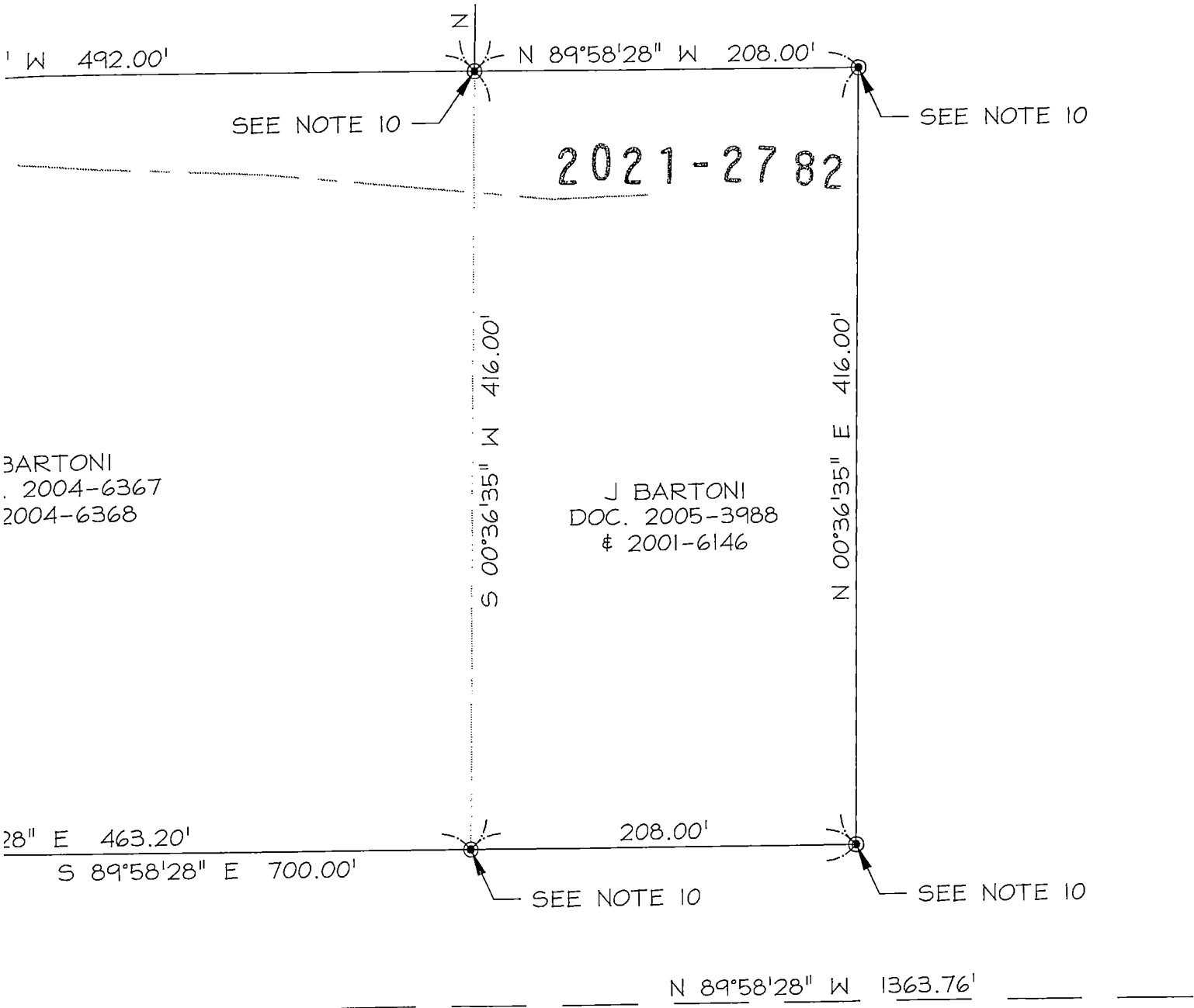
NOTE 10

SOUTHEAST CORNER
 NW 1/4 - SW 1/4
 SEC. 30, T6S, R3E, 3PM



BY	DATE		BY	DATE
		DESIGNED		
		DRAWN	VWS	5/25/21
		CHECKED	VWS	5/26/21

PLAT OF SURVEY
 MIKE & JACQUELYN
 FRANKLIN COUNTY,



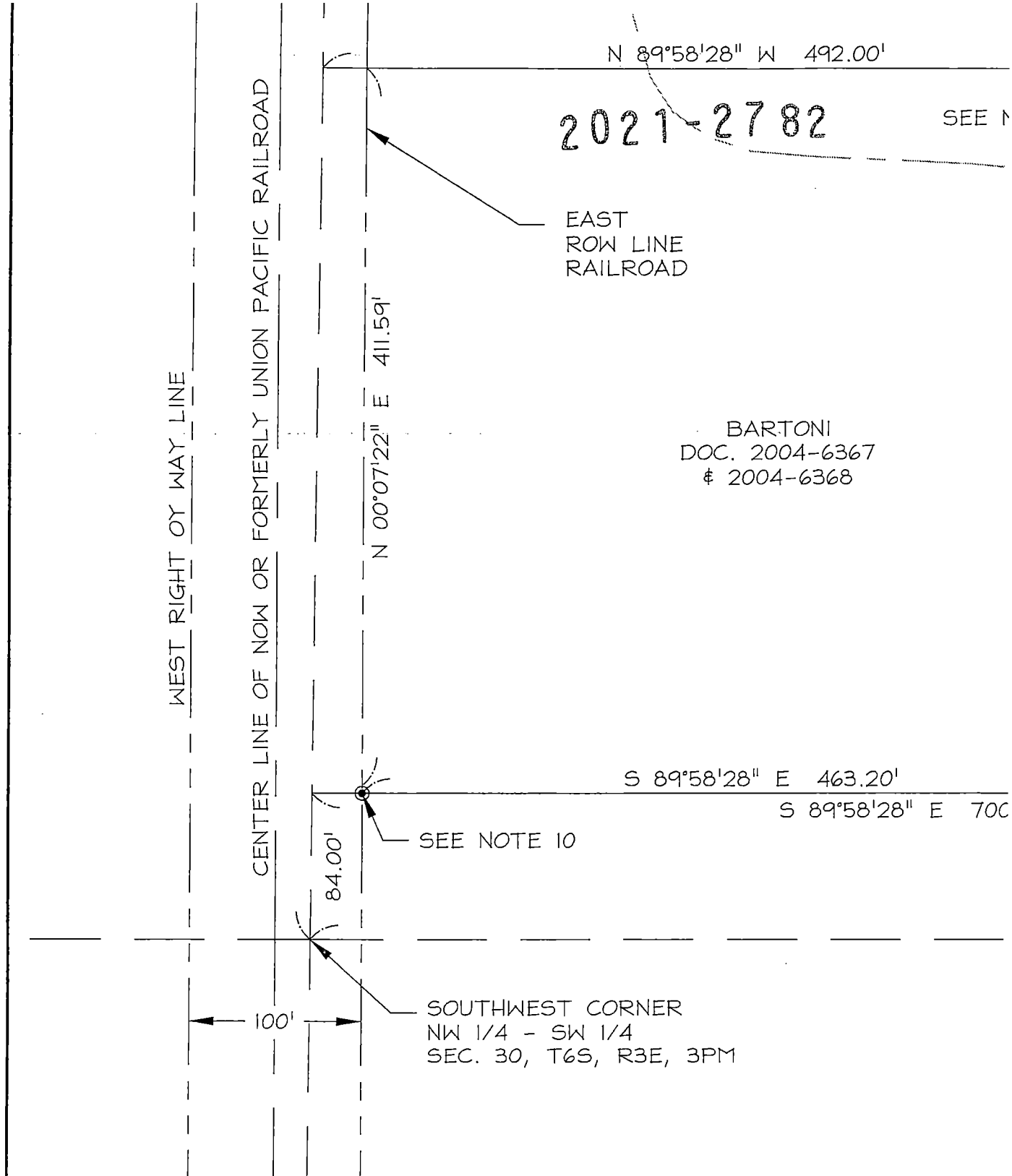
BARTONI
 . 2004-6367
 2004-6368

J BARTONI
 DOC. 2005-3988
 # 2001-6146

1

BY	DATE	NO.	DESCRIPTION	BY

X:\Land Projects\SURVEYSA\BARTONI\dwg\MIKE BARTONI 21-1090.dwg, 6/25/2021 10:19:30 AM, KIP 7170k.pc3



BARTONI
DOC. 2004-6367
2004-6368

NO.	DESCRIPTION	BY	DATE	N