



TRACT SURVEYS

Tazewell County Department of Community Development

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WHEN TRACT SURVEYS CAN BE USED

A tract survey allows the division of land under certain circumstances enabling the applicant to bypass the subdivision review process. While the subdivision review process may be costly and time consuming, the tract survey allows a simpler alternative to split parcels which are exempt from subdivision criteria.

The proposed division must meet guidelines set for by the State of Illinois Plat Act as well as conform to the Tazewell County Zoning Ordinance and Comprehensive Plan.

If the proposed tract survey does not meet the requirements set forth in the Zoning Ordinance, the applicant must then go through a Special Use or Variance process. This process requests permission of the ZBA, Land Use Committee or County Board to split the property.

STATE PLAT ACT REQUIREMENTS

According to the State Plat Act, a tract survey may be completed in place of a subdivision plat if the following provisions are met:

1. Land is being divided into parcels of 5 or more acres and will not involve new streets or easements of access (this means the left over piece must be 5 acres also);
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve new streets or easements of access;
3. The land is a sale or exchange of parcels of land between owners of adjoining/contiguous land and no new parcel is being created;
4. The land is a sale or exchange of parcels of land following the division into no more than 2 parts of a parcel of land existing on July 17, 1959 and not involving any new streets or easements of access;
5. The land is the sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor. (Only one split of less than 5 acres is allowed off a parcel as it existed on October 1, 1973).

TRACT SURVEY PROCESS

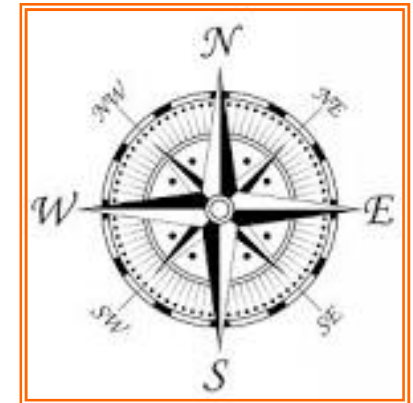
1. Make an appointment with the Tazewell County Plat Officer or department staff to discuss your request and determine the appropriate procedure.
2. Have the parcel surveyed by a licensed surveyor/engineer.
3. Obtain all required signatures. **The Tazewell County Plat Officer signs the survey last.**
4. Have Survey recorded with the Tazewell County Recorders Office.

ITEMS TO BE INCLUDED ON A TRACT SURVEY

Tract Surveys require the following signatures:

- * Owner
- * Surveyor
- * County Clerk, Tazewell County
- * Plat Officer
- * Appropriate Road Official which may include:
 - ⇒ Tazewell County Highway Dept.
 - ⇒ IDOT
 - ⇒ Township Road Official
- * Health Department
- * Local Municipality with 1.5 mile planning jurisdiction

A legal description of the property is also required on the tract survey.



FEES

A fee of \$25.00 per lot will be charged by the Community Development Department.

A fee will be charged by the County Clerk (County Clerk ensures that property taxes are paid and current on the parcel to be divided)

A fee will be charged by the Recorder of Deeds to record the tract survey.