

Tract Survey Guidelines

Within City of Marshall's Authority

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 meet the tract survey criteria.

The proposed division must meet the guidelines set forth by the State of Illinois Plat Act.

Requirements for a Subdivision Plat Review

A subdivision plat review is always required if:

1. Any new parcels created would gain access from an easement or a new street,
2. Any new parcels are less than 5 acres, unless:
 - a. No parcel less than 5 acres have been split from the original parcel since October 1, 1973.
 - b. The parcel has existed since July 1, 1959 with no splits.

Note: a & b are both one time exemptions and cannot be used to create multiple lots smaller than 5 acres.

Requirements of a Tract Survey

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;
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 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).

Items to be included on a Tract Survey

1. Tract surveys require the following signatures:
 - a. Owner(s)
 - b. Surveyor
 - c. County Clerk
 - d. Appropriate Road Officials
2. Tract surveys require a disclaimer by the Clark County Health Department which shall read as follows:

“ This tract survey does not provide for, nor imply, assurance of the compatibility for future construction utilizing a private sewage disposal system”
3. Also to be included on the tract survey is a legal description of the property.