

**SECTION 7
MISCELLANEOUS REQUIREMENTS
STATE PLANE COORDINATE SYSTEM ACT,
PLAT CERTIFICATES, TAX SEARCH AND WATER SYSTEM IMPROVEMENTS**

7-1 STATE PLANE COORDINATE SYSTEM ACT.

All plats of subdivision shall be submitted to the Village on 24" by 36" mylar for recording purposes. They shall also be submitted to the Village Engineer in electronic format on a 3 ½ " diskette or CD in DWG (autocad) format. All coordinates shall be based upon State Plane Coordinates and shall tie into the Lake in the Hills Survey Control Network. A list of monument locations can be obtained from the Public Works Department or the Village Engineer. Specific electronic layers are required and the Village Engineer should be contacted for more information before surveying and plat preparation takes place.

7-2 REQUIRED CERTIFICATES - FINAL PLAT.

7-2-1 CERTIFICATE INDICATING APPROVAL BY PLANNING AND ZONING COMMISSION.

The final plat must be approved by the Planning and Zoning Commission. A certificate indicating such approval, to be signed by the Chairman, shall be placed on the plat. The following wording shall be used:

Approved by the Planning and Zoning Commission of the Village of Lake in the Hills this
____ day of _____, A.D. _____.

(signature)
Chairperson

7-2-2 DEVELOPER DONATION TO SCHOOL DISTRICTS.

In accordance with Section 6 of the Lake in the Hills Subdivision Control Ordinance, a developer is required to make a land donation (or cash donation in lieu thereof) to the school district in which the proposed subdivision is located. When payment or dedication of land is made to the school district, a document evidencing the donation shall be countersigned by the Regional Superintendent of Schools and recorded with the Recorder. A certificate referencing the signed agreement shall be placed on the Final Plat. The following wording is suggested:

In accordance with Section 6 of the Lake in the Hills Subdivision Control Ordinance a land donation (or cash contribution in lieu of land) has been made. A letter (or signed agreement) confirming this donation, signed by the Superintendent of each school district serving the

Given under my hand and notarial seal, this _____ day of
_____ A.D. _____.

(SEAL)

Notary Public

7-2-5 CERTIFICATE REGARDING FLOOD HAZARD.

In accordance with the Recorder's Act (55 ILCS 5/3-5001 et seq.) the surveyor shall determine if any part of the proposed subdivision lies within a flood hazard area as identified by the Federal Emergency Management Agency. An appropriate certificate shall be placed on the Plat and signed by the surveyor. The following wording is suggested, depending on which situation exists.

I certify that none of the above described property is located in a flood hazard area as identified by the Federal Emergency Management Agency.

(signature)
Illinois Professional Land Surveyor

OR

I certify that none of the above described property is located in a flood hazard area as identified by the Federal Emergency Management Agency except as indicated.

(signature)
Illinois Professional Land Surveyor

NOTE: Refer to Section 7-3-13, for additional information and the wording of a special certificate which is required if the subdivision borders or includes any public waters.

7-2-6 McHENRY COUNTY HEALTH DEPARTMENT CERTIFICATE.

The Plat Act, as amended January 1, 1988, requires the local health department, if one exists, to sign a plat with respect to sewage disposal systems if any part of the platted land will not be a public sewer system. The following wording is suggested:

No public sewer system exists to serve this subdivision. Septic system suitability has been determined for all platted lots in accordance with the pertinent sections of the McHenry County Subdivision Ordinance.

(signature)
Public Health Administrator

7-2-11 VILLAGE TREASURER.

A certificate shall be placed on the Final Plat indicating that there are no delinquent or unpaid obligations to the Village. The following general wording is suggested:

My signature, as Treasurer of the Village of Lake in the Hills, certifies that there are no delinquent or unpaid, current or forfeited special assessments or any deferred installment thereof that have been apportioned against the land included in this Plat of Subdivision.

_____ Date: _____
Village Treasurer

7-2-12 ROAD CERTIFICATE(S).

If interior subdivision streets or roads access upon a county, township or state road, the following certificate(s) shall be included on the Final Plat:

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Approved this _____ day of _____, A.D.____, as to roadway access to
(County/State/Township)_____ Highway No. _____ also known as
_____.

_____ (Signed)
County Engineer and/or Illinois Department of Transportation and/or Township Road
Commissioner

7-2-13 STATE OF ILLINOIS CERTIFICATE.

In accordance with an Act in Relation to Regulation of Rivers, Lakes and Streams (615 ILCS 5/7), if a subdivision borders upon or includes any public waters in which the State of Illinois has any property rights or property interests, it must have a boundary line indicated between the private interests and the public interests.

The proposed boundary line must be reviewed and approved by the Illinois Department of Transportation, Division of Water Resources.

STATE OF ILLINOIS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

Approved by the Department of Transportation of the State of Illinois insofar as this subdivision plat, showing lands bordering upon or including public waters of the State of Illinois, relates to the provisions of Section 7 of "An Act in Relation to the Regulation of Rivers, Lakes, and Streams of the State of Illinois" approved June 10, 1911, as amended, requiring review and approval by said Department as to the boundary line between private interests and public interests.

Dated at Springfield, Illinois, this ___ day of _____ A.D._____.

Approval recommended: _____
Director, Division of Water Resources

State of Illinois, by its Department of Transportation

By:
Secretary

7-2-14 SANITARY DISTRICT ENGINEER'S CERTIFICATE.

A certificate shall be placed on the Final Plat to indicate the approval of the Sanitary District Engineer. The following wording is suggested:

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

My signature, as District Engineer for the Lake in the Hills Sanitary District, certifies that this plat meets all the requirements of District ordinances. Approved this ___ day of _____, (year).

District Engineer

7-2-15 SANITARY DISTRICT BOARD OF TRUSTEE'S CERTIFICATE.

A certificate shall be provided to indicate approval of the Final Plat by the Board of Trustees. Space for the signature of the Board of Trustees, President and the Clerk shall be provided. The following wording is suggested:

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

The plat and dedications shown hereon are hereby approved by the Lake in the Hills Sanitary District, McHenry County, Illinois, at a meeting held on the ___ day of _____, (year).

District President

Attest:

District Clerk

SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. _____.

ENGINEER

OWNER OR ATTORNEY

7-2-18 OTHER REQUIREMENTS.

- A. Any plat that is presented for recording must have a letter from the surveyor naming the particular subdivision and the person designated by the Director of Community Development to record the Final Plat. The letter must be dated and bear the signature and seal of the land surveyor who prepared the Final Plat. The Final Plat shall also have a statement indicating "This Plat Presented By" and give the name and the address of the person designated hereinabove.
- B. The Final Plat shall have a listing of all taxing districts applicable to the subdivision.
- C. Only the original linen or mylar shall be recorded.
- D. The Final Plat shall also state any covenants, easements, conditions or restrictions applicable to the subdivision. The name of the document and recordation number shall be printed on the plat.
- E. The Village Engineer may also require additional wording, certificates or other information be contained on the Final Plat.
- F. The developer's land surveyor shall create and cause to be recorded any monument records required by State law. A copy of the recorded monument record shall be forwarded to the Village Engineer.

7-3 TAX SEARCH.

Before a Final Plat may be submitted to the Board of Trustees, the owner shall make all payments of any and all taxes and special assessments levied against the property being platted by him. In vacating subdivisions previously platted, the petitioner shall submit evidence of the payment of all taxes and special assessments levied against the property in the same manner as is required for subdividing.