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 3½" 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 <u>CERTIFICATE INDICATING APPROVAL BY PLANNING AND ZONING COMMISSION.</u>

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 I	lanning and Zoning C	ommission	of the V	'illage of	Lake in t	he Hills thi
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

	subject property and acknowledg corded as Document #	ed by the Regional Superintendent of Schools has been re- in the Recorder's Office.
7-2-3	OWNER'S CERTIFICATE ANI	O NOTARY CERTIFICATE.
A nota	tary certificate shall be placed be	Plat indicating the ownership of the land being subdivided. eneath the owner's certificate in witness of the owner's ng of these two certificates is suggested:
	OWNER'S CERTIFICATE	
	STATE OF ILLINOIS) S	S
	COUNTY OF McHENRY)	
	described on the plat hereon dra	igned, (list names), is [are] the legal owner[s] of the land awn and shown hereon as subdivided; that he [they] has veyed, subdivided, staked and platted as shown hereon, for ecorded as provided by law.
	In witness where I [we] have he A.D	ereunder set my [our] hand[s] of Seal[s] this day of
		(Seal)
		(Seal)
	NOTARY CERTIFICATE	
	STATE OF ILLINOIS)	S
	COUNTY OF McHENRY)	
		tary Public in and for the county and state aforesaid, do of personally known to
	me to be the same person or persinstrument as,	ons whose name or names are subscribed to the foregoing respectively appeared before me this day in ey signed and delivered the said instrument as their own free any for the uses and purposes therein set forth and said acknowledge that he or she as custodian of the corporate e said corporate seal of said company to the said instrument et, and as the free and voluntary act of said company for the

uses and purposes set forth.

	Given under my hand and notarial seal, this day of
	A.D
(SEAL)
	Notary Public

7-2-4 <u>SURVEYOR'S CERTIFICATE.</u>

The su	rveyor	who	prepared	the	Final	Plat	shall	place	thereon	a	certificate	of	substantially	the
followi	ing wor	ding:												

STATE OF ILLINOIS)) SS
STATE OF ILLINOIS COUNTY OF McHENRY) 55
have surveyed and subdivid	an Illinois Professional Land Surveyor do hereby certify that I ded the following described property, and that the plat hereon ation thereof, all distances are shown in feet and decimal parts
(Insert Legal Description	on)
Containing total area, include	ding R.O.W.'s: (in square feet and acres)
and iron pipes at all lot corne the Plat Act (765 ILCS 20 described in the annexed pla	on completion of construction, concrete monuments, as shown, ers and points of change in alignment will be set, as required by 05/0.01 et seq.). This is also to certify that the property, as at, lies within the corporate limits of the Village of Lake in the opted a comprehensive plan.
FEMA Floodway Map, McI	we described property as subdivided is within Zone as per Henry County, Illinois, Community Plan Number, date
Given under my hand and soA.I	eal at, Illinois this day of D
Illinois Professional Land S	urveyor
No	(SEAL)

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.

<u>(signature)</u> 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.

<u>(signature)</u>
Public Health Administrator

7-2-7 COUNTY CLERK'S CERTIFICATE.

The County Clerk shall make a tax search of the land being subdivided. A certificate is require	d on
all final plats, indicating that any back taxes and the required Tax Search fee have been paid.	The
following wording is suggested:	

STATE OF ILLINOIS)	
COUNTY OF McHENRY)	
I,, County Clerk in McHenry County, Illinois delinquent general taxes, no unpaid current general taxes, redeemable tax against any of the land included in the an	no unpaid forfeited taxes, and no
I further certify that I have received all statutory fees in c	onnection with the annexed plat.
Given under my hand and seal of the County at Wood,A.D	lstock, Illinois, this day of
McHenry County Clerk	

7-2-8 <u>VILLAGE ENGINEER'S CERTIFICATE.</u>

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

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)	

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

Village Engineer

7-2-9 BOARD OF TRUSTEE'S CERTIFICATE.

	dicate approval of the Final Plat by the Board of Trustees. Space ustees, President and the Clerk shall be provided. The following
STATE OF ILLINOIS)) SS
COUNTY OF McHENRY	
	nown hereon are hereby approved by the Village of Lake in the held on the day of, A.D
Vill	age President
Attest: Vill	age Clerk
7.2.10 DECODDEDIS CEDEVIC	A THE
7-2-10 <u>RECORDER'S CERTIFIC</u>	ATE.
A certificate shall be placed on the and page on which recorded. The	Final Plat to indicate the date and time of recording, and the book following wording is suggested:
STATE OF ILLINOIS)
COUNTY OF McHENRY) SS)

County Recorder

Number _____.

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this _____ day of _____, A.D.____, at ____ o'clock __M. and recorded as Document

7-2-11 <u>VILLAGE TREASURER</u>.

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 T	Γransportation 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 <u>SANITARY DISTRICT ENGINEER'S CERTIFICATE.</u>

A certificate shall be placed on the Final Plat to indicate Engineer. The following wording is suggested:	the approval of the Sanitary District
STATE OF ILLINOIS)) SS COUNTY OF MCHENRY)	
COUNTY OF MCHENRY)	
My signature, as District Engineer for the Lake in the this plat meets all the requirements of District ord, (year).	<u> </u>
District Engineer	
7-2-15 SANITARY DISTRICT BOARD OF TRUSTEE'S	CERTIFICATE.
A certificate shall be provided to indicate approval of the Fine for the signature of the Board of Trustees, President and the Cowording is suggested:	
STATE OF ILLINOIS)) SS COUNTY OF MCHENRY)	
COUNTY OF MCHENRY)	
The plat and dedications shown hereon are hereby appropriately District, McHenry County, Illinois, at a meeting held (year).	
District President	
Attest:	

District Clerk

7-2-16 UTILITY EASEMENT PROVISIONS.

An easement is hereby reserved for and granted to (list appropriate utility companies and municipal entities) and their respective successors and assigns, within the strips of ground, as shown by dashed lines on the plat, the widths of which are shown, and marked "easement." To install, lay, construct, renew, operate and maintain drainage, underground conduits and cables, sewers and water mains with all necessary manholes, water valves, and other equipment for the purpose of serving the subdivision and other property with telephone, electric, natural, gas, cable television, water and sanitary sewer service; the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said conduits, cables, manholes, water valves and other equipment; and finally the right is here by granted to cut down and remove or trim and keep trimmed any trees, shrubs, or saplings that interfere or threaten to interfere with any of the said public utility equipment. All installations shall be underground or on the surface, but not overhead. It is further understood the above easements shall be non-exclusive.

No permanent buildings or other structures shall be placed in the easements, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the owners of other lots in this subdivision.

Side Yard Drainage Easement Provisions

An easement is hereby reserved and granted to the Village of Lake in the Hills and ______ to install and maintain, as needed, the side yard areas between buildings to insure proper slopes and drainage.

7-2-17 <u>SURFACE WATER STATEMENT.</u>

A certificate shall be provided on both the Final Plat and Final Engineering Plans to indicate that the drainage of surface waters will not be changed by the construction of the subdivision. The following wording is suggested:

SURFACE WATER STATEMENT

STATE OF ILLINOIS)	
)	SS
COUNTY OF MCHENRY)	

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF

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 <u>TAX SEARCH.</u>

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.