CHAPTER 9 MISCELLANEOUS REQUIREMENTS - STATE PLANE COORDINATE SYSTEM ACT,

PLAT CERTIFICATES, TAX SEARCH AND WATER SYSTEM IMPROVEMENTS

5B-9-1 5B-9-2 5B-9-3 5B-9-4 5B-9-5	State Plane Coordinate System Act Required Certificates, Tentative Plats Required Certificates, Final Plat Tax Search Water System Improvements			
5B-9-1	STATE PLANE COORDINATE SYSTEM ACT			
purposes. All	All plats of subdivision shall be prepared on 24-inch by 36-inch mylar suitable for recording purposes. All coordinates shall be based on State Plane Coordinates and shall tie to relevant section and quarter-section lines and existing monuments. (<i>Amended, Ord. 2000-01-676</i>)			
5B-9-2	REQUIRED CERTIFICATES, TENTATIVE PLATS			
A.	(Deleted, Ord. 2000-01-676)			
B. <u>Village Engineer's Approval</u> : All Tentative Plats must be approved by the Village Engineer. A certificate indicating such approval shall be placed on the Tentative Plat. The following wording is suggested:				
	E OF ILLINOIS))SS ITY OF McHENRY)			
My signature, as Village Engineer for the Village of Hebron certifies this tentative plat meets all the requirements of Village ordinances. Signed this (date) of (month), (year).				
	(Signature) Village Engineer			
	<u>Soil Classifier's Certification</u> : The signature of the Soil Classifier who did the on-site nd prepared the soil map (Sheet 2) shall be affixed to both sheets of the Tentative Plat. wording is suggested:			
Hebroi	hereby certify that the soil mapping represented on Sheet sheet was done by me in accordance with Section H-3-A-1 of the Village of a Subdivision Ordinance. I further certify that my qualification to do that complies with the requirements of Section 302.29 of the Village of Hebron			

Subdivision Ordinance.

		(date)	(signature	e)
of Trus		of Trustees' Approval: Whe ing statement will be placed		s been approved by the Board d signed by the President:
		Plat approved by the Board, 19		illage of Hebron this
		ByVill	age President	
NOTE:	day of	Tentative Plat must be subspace over date will void this appr	A.D. Failure to	submit Final Plat by
5B-9-3	<u>REQU</u>	RED CERTIFICATES, FI	NAL PLAT	
	ed by the Plan		e indicating such ap	on: The final plat must be proval, to be signed by the sed:
		ne Plan Commission of the, 19A.D.	Village of Hebron thi	is day of
			(signature) Chairperson	
donatic paymer shall be	bron Subdivision in lieu thereon or dedication e countersigned ate referencing	on Regulations, a develope of) to the school district in of land is made to the sch by the Regional Superinten	er is required to mal which the proposed s nool district, a docum dent of Schools and re	with Title 5B, Chapter 10 of ke a land donation (or cash subdivision is located. When nent evidencing the donation ecorded with the Recorder. A l Plat. The following wording
	land donation	with Title 5B, Chapter 10 (or cash contribution in lient) confirming this donation	eu of land) has been	n made. A letter (or

C. <u>Owner's Certificate and Notary Certificate</u>: A certificate shall be placed on the Final Plat indicating the ownership of the land being subdivided. A notary certificate shall be placed

Hebron Community Unit School District 19 and acknowledged by the Regional Superintendent of Schools has been recorded as Document #______ in the

Recorder's Office.

beneath the owner's certificate in witness of the owner's signature. The following general wording of these two certificates is suggested:

OWNER'S CERTIFICATE

STATE OF ILLINOIS)	
)SS	
COUNTY OF McHENRY)	

This is to certify that the undersigned, (list names), is [are] the legal owner[s] of the land described on the plat hereon drawn and shown hereon as subdivided; that he [they] has [have] caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded as provided by law; and to the best of my [our] knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, 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 damage to the adjoining property because of the construction of the subdivision.

In witness where I [we] have	hereunder set my [our] hand[s] of Seal[s] this _ day of _ A.D. 19
	(Seal)
	(Seal)
]	NOTARY CERTIFICATE
STATE OF ILLINOIS COUNTY OF McHENRY)) SS
COUNTY OF McHENRY)
<u> </u>	Public in and for the county and state aforesaid, do of
personally known to me to be subscribed to the foregoing in	e the same person or persons whose name or names are astrument as, respectively in person and acknowledged that they signed and de
livered the said instrument a	s their own free and voluntary act of said company for set forth and said secretary did also then and there
acknowledge that he or she	as custodian of the corporate seal of said company did of said company to the said instrument as his or he
own free voluntary act, 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
	(SEAL)
	(SEAL) Notary Public
	D. <u>Surveyor's Certificate</u> : The surveyor who prepared the Final Plat shall place thereo ate of substantially the following wording:
S	STATE OF ILLINOIS)
)SS
C	COUNTY OF McHENRY)
h ty	an Illinois Registered Land Surveyor do hereby certify that I have surveyed and subdivided the following described property, and that the plat hereon drawn is a correct representation thereof, all distances have shown in feet and decimal parts thereof.
	(Insert Legal Description)
C	Containing total area, including R.O.W.'s: (in square feet and acres)
sl so th	This is also to certify that upon completion of construction, concrete monuments, as hown, and iron pipes at all lot corners and points of change in alignment will be et, as required by the Plat Act (765 ILCS 205/0.01 <i>et seq.</i>). This is also to certify hat the property, as described in the annexed plat, lies within the corporate limits of he Village of Hebron, Illinois, which has adopted a comprehensive plan.
a	further certify that the above described property as subdivided is within Zone
<u>-</u>	Given under my hand and seal at, Illinois this day of
	(SEAL) Illinois Registered Professional Land Surveyor No
11	innois Registered Frotessional Land Surveyor Ivo.

E. <u>Certificate Regarding Flood Hazard</u>: 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 hazar as identified by the Federal Emergency Management Agency.	d area
(signature) Illinois Registered Land Surveyor	
OR	
I certify that none of the above described property is located in a flood hazar as identified by the Federal Emergency Management Agency except as indicated as i	
(signature) Illinois Registered Land Surveyor	
NOTE: Refer to Appendix C, Section C-2-R-2, for additional information and of a special certificate which is required if the subdivision borders or includes any publication.	_
F. McHenry County Health Department Certificate: The Plat Act, as amount 1, 1988, requires the McHenry County Health Department to sign a plat with respudisposal systems if any part of the platted land will not be a public sewer system. Wording is suggested:	ect to sewage
No public sewer system exists to serve this subdivision. Septic system suit has been determined for all platted lots in accordance with the pertinent secti the McHenry County Subdivision Ordinance.	
(signature) Public Health Administrator	
G. <u>County Clerk's Certificate</u> : The County Clerk shall make a tax search being subdivided (see Section 5B-9-3). A certificate is required on all final plats, indicate taxes and the required Tax Search fee have been paid. The following wording is search fee have been paid.	cating that any
STATE OF ILLINOIS))SS COUNTY OF McHENRY)	
I,	nt gen-

I further certify that I have received all statutory fees in connection with the

annexed plat.

Given under my hand and seal of the County at V day of, 19A.D.	Woodstock, Illinois, this
McHenry	County Clerk
H. <u>Village Engineer's Certificate</u> : A certificate the approval of the Village Engineer. The follow	icate shall be placed on the Final Plat to ing wording is suggested:
STATE OF ILLINOIS))SS COUNTY OF McHENRY)	
My signature, as Village Engineer for the Villa meets all the requirements of Village ordinances, 19A.D.	
(signature (Village E	ngineer)
I. <u>Board of Trustees Certificate</u> : A certificate the Final Plat by the Board of Trustees. Space for the si and the Clerk shall be provided. The following wording it	
STATE OF ILLINOIS))SS COUNTY OF McHENRY)	
COUNTY OF McHENRY) Plat approved and dedications shown hereon are Hebron, Illinois, at a meeting held on the, 19A.D.	, ,,
(signature Village Pr	·
Attest:Village Cl	erk
J. <u>Recorder's Certificate</u> : A certificate shall date and time of recording, and the book and page on suggested:	be placed on the Final Plat to indicate the which recorded. The following wording is
STATE OF ILLINOIS	

)SS COUNTY OF McHENRY)
	This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this
	o'clockM. and recorded as Document Number
	(signature) County Recorder
easeme	K. <u>Easement Crossing Certificate</u> : A certificate shall be placed on the Final Plat to allow ent crossings. The following wording is suggested:
	EASEMENT CROSSING PROVISIONS
are no (All easements indicated as road construction and maintenance easements adjacent to road right-of-ways on this plat are reserved for and granted to the Village of Hebron, their successors and assigns, for road construction and maintenance including maintenance of drainage ditches and slopes. Said easements may be crossed perpendicularly by driveways and utilities and drainage or retention/detention easement with the consent of the grantor. Said grantor reserves the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon said property for all such purposes. L. <u>Village Treasurer</u> : A certificate shall be placed on the Final Plat indicating that there delinquent or unpaid obligations to the Village. The following general wording is suggested: My signature, as Treasurer of the Village of Hebron, 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
townsh	M. <u>Road Certificate(s)</u> : If interior subdivision streets or roads access upon a county, ip 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, 19A.D. as to roadway access to (County/State/Township) Highway No also known as

(signature)
County Superintendent of Highways

and/or
Illinois Department of Transportion and/or

Township Road Commissioner

N. <u>State of Illinois Certificate</u>: 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, see Section 5B-9-3-N for the special certificate that must be placed on the Final Plat to indicate that the boundary line has been approved.

STATE OF ILLINOIS CERTIFICATE

STATE OF ILLINOIS)	
COUNTY OF MCHENRY)SS)	
subdivision plat, showing land State of Illinois, relates to the Regulation of Rivers, Lakes, a 1911, as amended, requiring	of Transportation of the State of Illinois insofar and shordering upon or including public waters of provisions of Section 7 of "An Act in Relation and Streams of the State of Illinois" approved Junreview and approval by said Department as the interests and public interests.	of the to the ne 10,
Dated at Springfield, Illinois,A.D.	this day of,	19
Approval recommended:		
	Director, Division of Water Resources	
State of Illinois, by its Departi	ment of Transportation	
By:		
Secretary		

5B-9-4 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 (See Section 5B-9-2-H).

5B-9-5 WATER SYSTEM IMPROVEMENTS

All water system improvements shall meet the requirements of the Standard Specifications for Water and Sewer Main Construction in Illinois, the American Water Works Association (AWWA) and the Village Engineer. All systems shall be sized properly to allow for future expansion.