CHAPTER 9
MISCELLANEOUS REQUIREMENTS - STATE
PLANE COORDINATE SYSTEM ACT,
PLAT CERTIFICATES, TAX SEARCH AND WATER SYSTEM IMPROVEMENTS

5B-9-1  State Plane Coordinate System Act
5B-9-2  Required Certificates, Tentative Plats
5B-9-3  Required Certificates, Final Plat
5B-9-4  Tax Search
5B-9-5  Water System Improvements

5B-9-1  STATE PLANE COORDINATE SYSTEM ACT

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. *(Amended, Ord. 2000-01-676)*

5B-9-2  REQUIRED CERTIFICATES, TENTATIVE PLATS

A. *(Deleted, Ord. 2000-01-676)*

B. Village Engineer’s Approval: 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:

STATE OF ILLINOIS  )
)SS
COUNTY 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

C. Soil Classifier’s Certification: The signature of the Soil Classifier who did the on-site
investigation and prepared the soil map (Sheet 2) shall be affixed to both sheets of the Tentative Plat.
The following wording is suggested:

I, ___(name)_____ hereby certify that the soil mapping represented on Sheet
2/this sheet was done by me in accordance with Section H-3-A-1 of the Village of
Hebron Subdivision Ordinance. I further certify that my qualification to do that
work complies with the requirements of Section 302.29 of the Village of Hebron
Subdivision Ordinance.
D. Board of Trustees’ Approval: When a Tentative Plat has been approved by the Board of Trustees, the following statement will be placed on the plat, dated and signed by the President:

This Tentative Plat approved by the Board of Trustees of the Village of Hebron this _____ day of _________________, 19__ A.D.

By ___________________________
Village President

NOTE: This approved Tentative Plat must be submitted with the Final Plat on or before the _____ day of _________________, 19__ A.D. Failure to submit Final Plat by on or before above date will void this approval of Tentative Plat.

5B-9-3 REQUIRED CERTIFICATES, FINAL PLAT

A. Certificate Indicating Approval by Plan Commission: The final plat must be approved by the Plan 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 Plan Commission of the Village of Hebron this _______ day of ________________, 19__ A.D.

________ (signature)__________
Chairperson

B. Developer Donation to School District: In accordance with Title 5B, Chapter 10 of the Hebron Subdivision Regulations, 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 Title 5B, Chapter 10 of the Hebron Subdivision Regulations 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 Alden-Hebron Community Unit School District 19 and acknowledged by the Regional Superintendent of Schools has been recorded as Document #_________ in the Recorder’s Office.

C. Owner’s Certificate and Notary Certificate: A certificate shall be placed on the Final Plat indicating the ownership of the land being subdivided. A notary certificate shall be placed
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**

) )

) SS

) )

COUNTY OF McHENRY

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that __________________________ of __________________________ personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, __________________________ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein 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 affix the said corporate seal of said company to the said instrument as his or her 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 ____________ ______, 19__A.D.

(SEAL) ________________________________________
Notary Public

D. Surveyor’s Certificate: The surveyor who prepared the Final Plat shall place thereon a certificate of substantially the following wording:

STATE OF ILLINOIS  )
) SS
COUNTY OF McHENRY  )

I, ______________________________ 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 are shown in feet and decimal parts thereof.

(Insert Legal Description)

Containing total area, including R.O.W.’s: (in square feet and acres)

This is also to certify that upon completion of construction, concrete monuments, as shown, and iron pipes at all lot corners and points of change in alignment will be set, as required by the Plat Act (765 ILCS 205/0.01 et seq.). This is also to certify that the property, as described in the annexed plat, lies within the corporate limits of the Village of Hebron, Illinois, which has adopted a comprehensive plan.

I further certify that the above described property as subdivided is within Zone _____ as per FEMA Floodway Map, McHenry County, Illinois, Community Plan Number ____________, effective date ________________.

Given under my hand and seal at _______________, Illinois this ______ day of _____________ A.D., 19__.

(SEAL) ________________________________________
Illinois Registered Professional Land Surveyor No. ________________

E. 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.

________________________
(signed)
Illinois Registered 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.

________________________
(signed)
Illinois Registered Land Surveyor

NOTE: Refer to Appendix C, Section C-2-R-2, for additional information and the wording of a special certificate which is required if the subdivision borders or includes any public waters.

F. McHenry County Health Department Certificate: The Plat Act, as amended January 1, 1988, requires the McHenry County Health Department 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.

________________________
(signed)
Public Health Administrator

G. County Clerk’s Certificate: The County Clerk shall make a tax search of the land being subdivided (see Section 5B-9-3). A certificate is required 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     )
                       )SS
COUNTY OF McHENRY    )

I, ____________________________, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

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 Woodstock, Illinois, this ________ day of ________________, 19__A.D.

McHenry County Clerk

H. Village Engineer’s Certificate: 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  )
COUNTY OF McHENRY  ) S S
My signature, as Village Engineer for the Village of Hebron certifies that this plat meets all the requirements of Village ordinances. Approved this ________ day of ________________, 19__A.D.

__________________________
(signed)
(Village Engineer)

I. Board of Trustees 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  )
COUNTY OF McHENRY  ) S S
Plat approved and dedications shown hereon are hereby approved by the Village of Hebron, Illinois, at a meeting held on the ________ day of ________________ ________, 19__A.D.

__________________________
(signed)
Village President

Attest: _______________________
Village Clerk

J. Recorder’s Certificate: A certificate shall be placed on the Final Plat to indicate the date and time of recording, and the book and page on which recorded. The following wording is suggested:

STATE OF ILLINOIS  )
COUNTY OF McHENRY )

This instrument filed for record in the Recorder’s office of McHenry County, Illinois, on this ______ day of _____________, 19___ A.D. at ______ o’clock _______ M. and recorded as Document Number _________.

______________________________
County Recorder

K. Easement Crossing Certificate: A certificate shall be placed on the Final Plat to allow easement crossings. The following wording is suggested:

EASEMENT CROSSING PROVISIONS

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. 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 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

M. 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 )

COUNTY OF McHENRY )

Approved this ______ day of _____________, 19___ A.D. as to roadway access to (County/State/Township) Highway No. ________ also known as ______
County Superintendent of Highways
and/or
Illinois Department of Transportation
and/or
Township Road Commissioner

N. 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, 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 )

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 ________________, 19____ A.D.

Approval recommended: __________________________________________
                     Director, Division of Water Resources

State of Illinois, by its Department 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.