

Chapter 16.24

FINAL PLAT

Sections:

- 16.24.010 Requirements generally.
- 16.24.020 Conformance with statutory provisions - Drawing specifications.
- 16.24.030 Additional delineation.
- 16.24.040 Certificates.

16.24.010 Requirements generally.

The final plat shall show the information required by Sections 16.24.020 through 16.24.040. The final plat shall be accompanied by a properly executed checklist as set forth in Section 16.36.030. (Ord. 1987-M-45 § 7.)

16.24.020 Conformance with statutory provisions - Drawing specifications.

- A. Final plats shall conform to all statutory provisions pertaining to plats.
- B. All information required shall be shown accurately, drawn with ink on mylar, or equal, in a manner that clear and legible contact prints or photostatic copies may be made.

(Ord. 1963-21 § VIII(1): Prior code § 11.008(1).)

16.24.030 Additional delineation.

Additional delineation shall be required on the final plat as follows:

- A. Accurate angular and lineal dimensions for all lines, angles, and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved for public use, and other important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (one foot for each ten thousand feet of perimeter survey). Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners the measurement of the angle shall be shown;
- B. An identification system for all lots and blocks;
- C. True angles and distances to the nearest established street lines and official monuments (not less than two), which shall be accurately described in the plat by location, size and elevation;
- D. Municipal, township, county, or section lines and section corners accurately tied to lines of the subdivision by distances and angles; if the section lines or corner lie within the subdivision;
- E. Accurate location of all monuments which shall be portland cement concrete four inches by six inches by twenty-four inches, or approved equal, with a one-half inch diameter iron rod cast in the center, a minimum of two. Permanent concrete monuments shall be set at each corner or angle on the outside boundary. Pipes of three-fourths-inch diameter or steel rods of one-half-inch diameter, by eighteen-inch lengths, shall be placed at the corners of each lot and block, at angle points, and at the ends and suitable intervals along curves. All U.S., state, county, city, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position;
- F. Accurate outlines and legal descriptions of any area to be dedicated or reserved for public use, or for the exclusive use of property owners within the subdivision, with the purposes indicated thereon;
- G. Protective covenants shall be lettered on the final plat, or appropriately referenced thereon.

(Ord. 1963-21 § VIII(2): Prior code § 11.008(2).)

16.24.040 Certificates.

Appropriate certificates as follows:

A. "SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE) ss.

"This is to certify that I, _____ Illinois Land
Surveyor No. _____, have surveyed and subdivided the _____ following described
property:

"Given under my hand and seal at _____, Illinois, this _____ day of _____, A.D.
19__."

Illinois Registered Land Surveyor

No. _____"

B. "OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE) ss.

"This is to certify that the undersigned is the owner of the land described in the annexed plat,
and that he has caused the same to be surveyed and subdivided as indicated thereon, for the
uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the
style and title thereon indicated.

Dated this _____ day of _____ A.D. 19__."

C. "NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE) ss.

"I, _____, a notary public, in and for said county, in the state aforesaid, do hereby
certify that _____, personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such owners, appeared before me this day in person
and acknowledged that they signed and delivered the annexed plat as their own free and
voluntary act for the uses and purposes therein set forth.

"Given under my hand and Notarial Seal this _____ day of _____, A.D. 19__, at _____,
Illinois.

Notary Public

D. "COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE) ss.

"I, _____ County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales 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 at _____, Illinois, this ____ day of _____, A.D. 19__.

County Clerk

E. "CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS)
COUNTY OF KANE) ss.

"I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Collector of Special Assessments

Dated at _____, Illinois, this ____ day of _____, A.D. 19__."

F. "COUNTY ENGINEER'S CERTIFICATE

"This plat has been approved by the Kane County Engineer with respect to roadway access to _____ pursuant to ILCS Chapter 765 Paragraph 205/2.

Dated this ____ day of _____, A.D. 19__."

County Engineer"

G. "PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
CITY OF ST. CHARLES) ss.

"Approved this ____ day of _____, A.D. 19__.

CITY OF ST. CHARLES PLAN COMMISSION

Chairman

H. "DIRECTOR OF PUBLIC WORKS
CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE) ss.

"I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Director of Public Works

Dated at _____, Illinois, this ____ day of _____, A.D. 19__."

I. "CITY COUNCIL CERTIFICATE

"Approved and accepted this ____ day of _____, A.D. 19__."

CITY COUNCIL OF CITY OF
ST. CHARLES, ILLINOIS

Mayor

ATTEST:

City Clerk

J. "SPECIAL FLOOD HAZARD AREA CERTIFICATE

"This is to certify that the parcels included in this record of deed {are/are not} located in the Special Flood Hazard Area identified for the {city/village/county} of _____, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. _____ dated _____, 19__.

Illinois Registered Land Surveyor

No. _____"

K. "MORTGAGEE'S CERTIFICATE

"Accepted and approved by _____, as Mortgagee.

Dated at _____, Illinois, this ____ day of _____, A.D., 19__.

By:

Attest: _____"

(Ord. 1994-M-14 § 1; Ord. 1963-21 § VIII(3): Prior code § 11.008(3).)