

CHAPTER 23

REQUIRED CERTIFICATES

SECTION:

- 10-23-1: Required Certificates
- 10-23-2: Certificate for Final Plat
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10-23-1: REQUIRED CERTIFICATES: The following certificates are to be used as a guide to indicate that the developer or his representative is in agreement with the intent of these regulations. Substitutions of alternative wording may be used where the intent is not changed.

10-23-2: CERTIFICATE FOR FINAL PLAT: This certificate shall be signed by the Village President, Village Clerk, Chairman of the Zoning Board and Secretary of the Zoning Board following an affirmative vote by the Village Board to accept the final plat of subdivision. This certificate shall be incorporated upon the face of the final plat as approved:

CERTIFICATE OF FINAL APPROVAL

STATE OF ILLINOIS)
COUNTIES OF MOULTRIE)
AND DOUGLAS) SS
VILLAGE OF ARTHUR)

WE, _____, PRESIDENT OF THE VILLAGE BOARD OF ARTHUR, COUNTIES OF MOULTRIE AND DOUGLAS, AND STATE OF ILLINOIS, AND _____, VILLAGE CLERK OF THE VILLAGE OF ARTHUR AFORESAID, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS SUBMITTED TO THE VILLAGE BOARD OF THE VILLAGE OF ARTHUR AFORESAID, AND THAT BY SPECIAL ORDINANCE NO. _____ ADOPTED BY THE VILLAGE BOARD AT A REGULAR MEETING HELD _____, A.D. 20____, SAID PLAT WAS APPROVED BY THE VILLAGE BOARD.

DATED THIS ____ DAY OF _____, A.D. 20____.

PRESIDENT OF THE VILLAGE OF ARTHUR, COUNTIES OF MOULTRIE AND DOUGLAS, STATE OF ILLINOIS

ATTEST:

VILLAGE CLERK OF THE VILLAGE OF ARTHUR, COUNTIES OF MOULTRIE AND DOUGLAS, STATE OF ILLINOIS

STATE OF ILLINOIS)
COUNTIES OF MOULTRIE)
AND DOUGLAS)
VILLAGE OF ARTHUR)

WE, _____, CHAIRMAN OF THE VILLAGE ZONING BOARD OF THE VILLAGE OF ARTHUR, MOULTRIE AND DOUGLAS COUNTIES, ILLINOIS, AND _____, SECRETARY OF THE AFORESAID VILLAGE ZONING BOARD, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF _____ WAS SUBMITTED TO THE VILLAGE ZONING BOARD AT A MEETING HELD _____, A.D. 20____ ATTENDED BY A QUORUM OF SAID VILLAGE ZONING BOARD AND THAT UNDER AUTHORITY PROVIDED BY ILLINOIS REVISED STATUTES AND ORDINANCES ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARTHUR, THE SAID VILLAGE ZONING BOARD APPROVED SAID PLAT BY A VOTE OF A MAJORITY AND INSTRUCTED US TO EXECUTE THIS CERTIFICATE AS EVIDENCE OF SAID PROCEEDINGS.

GIVEN UNDER OUR HANDS THIS ____ DAY OF _____, A.D. 20____.

CHAIRMAN OF THE VILLAGE ZONING BOARD, VILLAGE OF ARTHUR, COUNTIES OF MOULTRIE AND DOUGLAS, STATE OF ILLINOIS.

ATTEST:

SECRETARY OF THE VILLAGE ZONING BOARD, VILLAGE OF ARTHUR, COUNTIES OF MOULTRIE AND DOUGLAS, STATE OF ILLINOIS

10-23-3: DEED OF DEDICATION: This certificate shall set forth covenants and dedicate identified easements for public and semi-public use. It shall be a part of the final plat and so recorded:

DEED OF DEDICATION

We, the undersigned, _____, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided, and hereby lay off, plat, and subdivide said real estate in accordance with the subdivided plat.

This subdivision shall be known and designated as _____. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown in this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground as shown on this plat and marked "Easement" reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No buildings or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities or entities holding vested rights.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative, requirements contained in these regulations, the recommendation of the Zoning Board, or at the request of the Village Board; important provisions are those specifying an agreement, when the property is located outside of the Village and served by the Village water system or the Village sewer system, not to oppose or remonstrate in any manner against the annexation of the property by the Village; the use to be made of the property and, construction and design restrictions.)

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____, (a twenty-five (25) year period is suggested), at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), and where affecting special rights assigned to public protection, by approval of a majority vote of the Village Board. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other covenants (or restrictions), which shall remain in full force and effect.

County of _____)

Before me, the undersigned Notary Public, in and for the County and State The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs, successors, and assigns, as well as to any entity having interest in said included easements.

Witness our Hands and Seals this ____ day of _____, A.D. 20____.

State of Illinois)
) SS

, personally appeared _____, and each separately and severally acknowledge the execution of the foregoing as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this ____ day of _____, A.D. 20____.

Notary Public

10-23-4

10-23-5

10-24-4: TOPOGRAPHIC AND DRAINAGE CERTIFICATE: An Illinois Registered Professional Engineer and the owner(s) of the subdivision shall submit this signed certificate to certify that the drainage of surface waters will not be changed, or if changed, will not harm adjacent properties. It shall be a part of the final plat and so recorded.

TOPOGRAPHIC AND DRAINAGE STATEMENT

We, the undersigned, respectively a registered professional engineer and the owner(s) of the land subdivided hereby, or the duly authorized attorney representing such owner, do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision, or that if surface water drainage is changed, adequate provision has been made for the collection and diversion of surface waters into public areas or drains which the subdivider has the right to use, and such surface water practices will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining property because of the construction of the subdivision.

Engineer's Signature and Registration Number

Date

Owner's Signature and Address

Date

10-23-5: SURVEYOR'S CERTIFICATE: This certificate shall be signed by the surveyor and attached to the final plat to indicate the survey is correct and that the plat is or is not within five hundred feet (500') of and tributary draining six hundred forty (640) acres or more.

SURVEYOR'S CERTIFICATE

I, _____, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Illinois, that this plat correctly represents a survey completed by me on the ____ day of _____, A.D. 20____, that all monuments shown thereon actually exist, and that the location, size, type and material of said monuments are accurately shown. I further certify that no part of the property covered by this plat is located within a special Flood Hazard Area as identified by the Federal Emergency Management Agency.

Surveyor's Signature and Registration Number

10-23-6

10-23-7

10-23-6: AS-BUILT ENGINEER'S CERTIFICATE: This certificate shall be signed by the developer's engineer to certify that all improvements have been built in accordance with the final plat and approved engineering drawings and specifications.

AS-BUILT ENGINEER'S CERTIFICATE

I, _____, Registered Engineer in the State of Illinois, do hereby certify that I have made an inspection of the subdivision improvements construction in _____. I further certify that all improvements have been made in accordance with the approved plan and that said improvements are as shown on the attached "as-built" plan.

Dated this _____ day of _____, A.D. 20_____.

Surveyor's Signature and Registration Number

10-23-7: SURVEYOR'S MONUMENT AND PIN CERTIFICATE: This certificate shall certify that the permanent monuments and lot pins are in place before the streets and accepted. It shall be filed with the as-built plans.

SURVEYOR'S MONUMENT AND PIN CERTIFICATE

I, _____, of _____, Illinois, do hereby certify that I am a Land Surveyor duly licensed under the laws of the State of Illinois and that I have reset all permanent monuments destroyed in construction work and have set all pins at lot corners of (name of subdivision) and that said permanent monument and lot pins are in place as of this date.

Dated this _____ day of _____, A.D. 20_____.

Surveyor's Signature and Registration Number

10-23-8

10-23-8

10-23-8: ACCEPTANCE OF STREETS AND ROADS: This certificate shall be signed by the road authority who accepts the streets and roads, as applicable under Illinois State Statutes. It will be submitted after the final plat, "as-built" engineer's certificate accompanied by the "as-built" plans, and surveyor's monument and pin certificate have been received and upon completion, inspection and approval by said authorized jurisdiction.

ACCEPTANCE OF STREETS AND ROADS

The (Village of Arthur or Township Road Commissioner of Township) hereby agrees to accept the streets and roads in (name of subdivision) located in Section _____, Township _____ North, Range _____ (East of West) of the _____ Principal Meridian, said subdivision consisting of approximately _____ miles of streets and roads.

The (Village or Township, as applicable) will maintain the streets and roads, including snow removal from the traveled way, surface drainage of the streets and roads as it exists at the time of acceptance, existing culverts and surfacing of the streets and roads constructed according to approved plans and specifications.

Dated this _____ day of _____, A.D. 20_____.

Signature (of Township Road Commissioner, if applicable)

Dated this _____ day of _____, A.D. 20_____.

Signature of Village Clerk or Township Clerk