

SUBDIVISIONS

§ 78-51

such final plat, but in no case shall the minimum final approval fee so paid be less than \$100.00. Final approval of a final plat will be granted by the Plat Officer on the basis of its conformity with the tentative plat as approved, with all pertinent laws, regulations, and particularly with the technical requirements of article IV of this chapter.

(Code 1969, § 18-5; Ord. No. 574, § 5, 12-2-68; Ord. No. 1858, § 1, 6-4-90; Ord. No. 2986-03, §§ 5-7, 4-28-03)

Secs. 78-32—78-50. Reserved.

ARTICLE III. FINAL PLATS

Sec. 78-51. Form and content.

The final plat shall be drawn with waterproof, nonfading black ink on drafting media measuring 24 inches by 36 inches or 24 inches by 21¼ inches at a scale of 100 feet to one inch or larger. Variation in scale may be allowed when agreed to by the county recorder and where necessary for a proper exhibit of a subdivision. When more than one sheet is used for any one plat, they shall be numbered consecutively, and each sheet shall contain a notation showing the whole number of sheets in the plat, and its relation to other sheets. Linear dimensions shall be given in feet and decimals of a foot. The final plat shall show on the face thereof the following:

- (1) The name of the plat, such name not duplicating the name of any plat previously recorded in the county.
- (2) The location and position of the subdivision indicated in each of the following ways:
 - a. By quarter-quarter section, section, township, range, county, and state.
 - b. By distances and bearings from true north or angles with reference to a corner or corners established in the United States Public Land Survey.
 - c. By a written legal description of the exterior boundaries of the land as surveyed and divided.
- (3) An arrow indicating north, a graphic scale, and a date of preparation.
- (4) A notation in their proper places of all monuments erected, corner and other points established in the field, and the materials of which such monuments, corners and other points are composed.
- (5) Sufficient engineering data to close the survey and to reproduce any line on the ground. The error of linear closure shall be not more than one in 5,000.
- (6) A graphic presentation of all streets, alleys, blocks, lots, parcels, and public grounds into which the land is divided, and to all easements and rights-of-way.

§ 78-51

LOVES PARK CODE

- (7) The length of boundary lines of all streets, alleys, blocks, lots, parcels, public grounds, easements, and rights-of-way or enough information so that the length of these lines can be derived by simple calculation. Where a boundary line is an arc of a circle, the length of the chord shall be shown.
- (8) The widths of all streets, alleys, easements and rights-of-way.
- (9) A graphic presentation of the minimum building setback lines on all lots and parcels, and a notation of the distance between such lines and street right-of-way line.
- (10) The area of each lot or parcel containing an area of one acre or more.
- (11) Consecutive numbers shall be used on all lots within a subdivision.
- (12) The name of each street, printed on the graphic representation of each street, and an appropriate label designating all other easements, rights-of-way, setback lines and dedications.
- (13) The words "private road" clearly marked on all streets shown on the plat which are not dedicated to public use.
- (14) Abutting street lines of adjoining subdivisions, shown in their correct locations by dashed lines.
- (15) The water elevation of adjoining lakes or streams at the date of survey and a graphic presentation, as well as a notation of, the high water marks of such lakes or streams—all elevations referring to the city datum plane.
- (16) Any subdivision, plat or replat (exempting minor subdivisions as defined) will be required to provide geodetic survey horizontal values for a minimum of two opposing corners of the permanently monumented subdivision, plat or replat.

Horizontal control values must be provided in the Illinois State Plane Coordinate System, North American Datum (NAD) 1983 West Zone and referenced on the subdivision, plat or replat.

The positional accuracy for the horizontal control values shall be a minimum order C-1. If differential GPS methods are used to acquire the horizontal control values, vertical control values shall also be required for the two opposing corners.

A Winnebago County Geographic Information System (WinGIS) Geodetic Control Network Reference Tie Form must be submitted to the WinGIS program manager for review. This form shall also be submitted to the city at the time of plat submittal. The final plat shall contain a signature certification by the WinGIS program manager.

(Code 1969, § 18-6(I); Ord. No. 3008-03, § 2, 7-14-03)

Sec. 78-52. Certificates.

The following certificates and affidavits shall appear on the final plat. They must be duly signed by the appropriate person before the plat is entitled to record.

- (1) *Certification by the surveyor.* Certification by the surveyor shall be as follows:

"I hereby certify that, at the request of the owners, I have surveyed and subdivided according to the annexed plat _____ of _____"

SUBDIVISIONS

§ 78-52

subdivision; a part of the _____ quarter of section _____, township _____ north, range _____ east of the _____ principal meridian, bounded and described as follows: (legal description).

"Dimensions are given in feet and decimals of a foot. Iron pins three-quarters of an inch in diameter and four feet long have been found or set at all points marked on the plat with a _____, and iron pins five-eighths of an inch in diameter and three feet long have been found or set at all other lot corners.

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

Registered Land Surveyor No. _____."

- (2) Certification of dedication by the owner of the land. Certification of dedication by the owner of the land shall be as follows:

"As owner, I hereby certify that I have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the easement provisions hereon.

Owner"

- (3) Certification by notary public. Certification by a notary public shall be as follows:

"I, _____, a notary public in and for the County of _____ of the State of _____, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledged that he/she (they) signed, sealed and delivered such instrument as his/her (their) free and voluntary act for the uses and purposes therein set forth.

"Given under my hand and notarial seal this _____ day of _____, 19__.

Notary Public"

- (4) Certification by the county clerk. Certification by the county clerk shall be as follows:

"I, _____, County Clerk of Winnebago County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the annexed plat of _____ subdivision.

§ 78-52

LOVES PARK CODE

"In witness whereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, 19____."

- (5) *Easement provision.* The following constitutes provision for easement:

"An easement is hereby reserved for and granted to franchised telephone and cable companies, electric companies and natural gas companies, governmental bodies and other public utilities and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate, and maintain storm and sanitary sewers, pipes, conduits, cables, poles, and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, electric and other utility service. Also granted hereby is the right to use the streets for such purposes, the right to overhang lots with aerial service wires to serve adjacent lots; the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers, pipes, conduits, cables, poles, wires, braces, guys, anchors, and other equipment; and finally the right is hereby 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 public utility equipment installed on the easement. No permanent buildings or trees shall be placed on the easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the uses described in this subsection or the rights granted in this subsection."

- (6) *Certification by the city engineer.* Certification by the city engineer shall be as follows:

"All streets shown herein have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for by bonded contract to my approval.

"Dated this _____ day of _____, 19____.

City Engineer"

- (7) *Certification by the plat officer.* Certification by the plat officer shall be as follows:

"This is to certify that the Plat Officer has reviewed the attached plat of _____ Subdivision. In witness whereof I have hereto set my hand this _____ day of _____, 20____.

Plat Officer"

- (8) *Certification by the city council.* Certification by the city council shall be as follows:

"Approved at a meeting of the City Council of the City of Loves Park, Illinois, this _____ day of _____, A.D., 19____.

SUBDIVISIONS

§ 78-53

Mayor

Attest:

City Clerk"

- (9) *Form for certification of recording official.* The form for certification of the recording official is as follows:

"Filed for record this _____ day of _____, 19____, at _____ m., recorded in Book _____ of Plats, page _____ and examined.

County Recorder

Document Number _____"

- (10) *Certification by lienholder.* Certification by the lienholder shall be as follows:

"As lienholder(s) of record, I, (we) upon behalf of myself (ourselves) successors and assigns, hereby join in the dedication to the public for public purposes of all streets, alleys, walkways, parks, playgrounds and school sites shown on this plat, and further join in the dedication of all easements shown on this plat subject to the easement provisions hereon.

Lienholders"

- (11) *Certification by the WinGIS program manager.* Certification by the WinGIS program manager shall be as follows:

"I hereby certify that I have reviewed and approved the ties to the Winnebago County Geodetic Control Network for the property embraced within this plat. The Geodetic Control Network Tie Form has been submitted and approved.

WinGIS Program Manager"

(Code 1969, § 18-6(II); Ord. No. 2986-03, § 8, 4-28-03; Ord. No. 3008-03, § 3, 7-14-03)

Sec. 78-53. Required improvements.

After conditional approval has been granted but before the final plat is submitted for final approval, the subdivider shall either install all improvements specified in this section, or deliver to the city engineer a duplicate signed contract covering all of the improvements and an acceptable surety bond guaranteeing the completion of the improvements contracted for within three years from the date of the contract. Vacation of a plat or of a portion of a plat will dissolve the corresponding bond obligation or portion thereof.

- (1) *Monuments.* Iron pins three-quarters of an inch in diameter and four feet long shall be placed at all block corner, angle points of streets and of exterior boundaries, points of