

SPECIAL SERVICE AREA DISCLOSURE

All lots within this subdivision are included within the County of Will Special Service Area Number _____ and are subject to an annual tax levy in accordance with the provisions of County Ordinance No. _____, an ordinance establishing the County of Will Special Service Area No. _____, adopted by the County Board on _____ and filed for record in the Recorder's Office of Will County on _____ as Document Number _____.

COVENANTS, CONDITIONS and RESTRICTIONS DISCLOSURE

All lots within this subdivision are subject to the terms and provisions of the Covenants, Conditions and Restrictions for _____ Subdivision, dated _____ and filed for record in the Recorder's Office of _____ County on _____ as Document Number _____.

Recommended Certificates

DRAINAGE CERTIFICATE (1)

(TO BE PLACED ON TOPOGRAPHIC OVERLAY)

STATE OF ILLINOIS)

) ss

COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS **WILL NOT** BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, 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 THIS SUBDIVISION.

DATED THIS _____ DAY OF _____ 20 ____ .

Illinois Licensed Professional Engineer
License Number and Expiration Date

Owner or Duly Authorized Attorney

OR

DRAINAGE CERTIFICATE (2)

(TO BE PLACED ON TOPOGRAPHIC OVERLAY)

STATE OF ILLINOIS)

) ss

COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS **WILL** BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, BUT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 THIS SUBDIVISION.

DATED THIS _____ DAY OF _____ , 20 ____ .

Illinois Licensed Professional Engineer
Number and Expiration Date

Owner or Duly Authorized Attorney License

AGRICULTURAL LANGUAGE

WILL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR A-1 OR A-1 SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER AREAS.

13.1.1. SURVEYOR

State of Illinois)

) SS

County of _____)

This is to certify that I, _____, an Illinois Registered Land Surveyor (Seal No. _____) that under the direction of the owner thereof I have surveyed and subdivided into _____ lots and _____ streets the following property:

containing _____ acres more or less.

I do further certify that:

1. The land in the annexed legal description falls within Zone _____ per Flood Insurance Rate Map Panel Number _____ with an effective date of _____ as published by the Federal Emergency Management Agency.
2. (No) Part of this subdivision is within one and one-half (1-1/2) miles of a village or municipality.
3. All lot corners and points of curvature have been (staked with _____ iron rods or) monumented according to the Plat Act as amended.
4. All distances are shown in feet and decimal parts thereof.
5. All regulations enacted by the Will County Board relative to plats and subdivisions have been complied with.
6. The attached plat is a correct representation of said survey and subdivision.

Dated at _____, Illinois, this _____ day of _____ A.D., 20____.

Illinois Registered Land Surveyor No. _____

13.1.2. OWNER

State of Illinois)
) SS
County of _____)

This is to certify that the undersigned is the owner of the land described in the attached plat and that he caused the same to be surveyed, subdivided and platted as shown by the Plat for uses and purposes as indicated thereon, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

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

Owner

Address

13.1.3. NOTARY PUBLIC

State of Illinois)
) SS
County of _____)

I, _____ Notary Public in and for the State and County aforesaid, do hereby certify that _____, are personally known to me to be the same person whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledge the execution of the annexed plat and accompanying instruments for the uses and purposes therein set forth as his or their free and voluntary act.

Given under my hand and Notarial Seal this _____ day of _____ A.D., 20_____ .

Notary Public

13.1.4. CHIEF SUBDIVISION ENGINEER

State of Illinois)
) SS
County of Will)

I, _____, do hereby certify that all matters pertaining to the requirements as prescribed in the regulations governing plats adopted by the County Board of Will County insofar as they pertain to the annexed plat, have been complied with Public Works approved this _____ day of _____ A.D., 20 ____ .

Chief Subdivision Engineer

13.1.5. RECORDER

State of Illinois)
) SS
County of Will)

This instrument No. _____ was filed for record in the Recorders Office of Will County aforesaid on the _____ day of _____ A.D., 20 ____, at _____ o'clock _____ M., and recorded in Book of Plats at Page _____.

Will County Recorder

13.1.6. COUNTY CLERK

State of Illinois)
) SS
County of Will)

This is to certify that I find no delinquent or unpaid current taxes or special assessments against any of the real estate described in the foregoing certificates.

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

Will County Clerk

13.1.7. HIGHWAY AUTHORITY

13.1.7-1 Certificate for Road District

State of Illinois)
) SS
County of Will)

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

Road District Commissioner

13.1.7-2 Certificate of County Highway

State of Illinois)
) SS
County of Will)

Approved this _____ day of _____ A.D., 20____.
As to roadway access to County Highway _____
also known as _____

Will County Engineer

13.1.7-3 Certificate for State Highway

State of Illinois)
) SS
County of Will)

Approved this _____ day of _____ A.D., 20____.
As to roadway access to State Highway _____
also known as _____

District Engineer IDOT District 1

13.1.8. WILL COUNTY HEALTH AUTHORITY

13.1.8-1 Certificate for Private Water Supply and Individual Septic Fields

State of Illinois)
) SS
County of Will)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE WILL COUNTY HEALTH DEPARTMENT REGARDING COMPLIANCE WITH ALL STATE LAWS AND COUNTY ORDINANCES AND THAT IT IS HEREBY APPROVED BY THE WILL COUNTY HEALTH DEPARTMENT PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET:

1. The minimum size septic tank to serve each lot having homes consisting of three (3) bedrooms or less shall be 1,000 gallons. For the addition of each bedroom in excess of three (3), the working capacity of the septic tank must be increased by at least 250 gallons. For the installation of a garbage grinder or disposal, the total working capacity of the septic tank must be increased by 50%.
2. The minimum size soil absorption trench system to serve each home consisting of three (3) bedrooms or less shall be _____ square feet consisting of _____ lineal feet of a 36" wide trench system. For the addition of each bedroom in excess of three (3), the soil absorption trench system shall be increased by 300 square feet consisting of 100 lineal feet of a 36" wide trench system. For the installation of a garbage grinder or disposal, the soil absorption trench system shall be increased by 300 square feet consisting of 100 lineal feet of a 36" wide trench system.
3. The minimum lot size within the subdivision shall be at least _____ square feet, having a minimum lot width of _____ feet.
4. The private water supply to serve this dwelling shall be installed under permit from the Illinois Department of Public Health and in accordance with their rules and regulations promulgated under the Illinois Water Well Construction Code and the Illinois Water Well Pump Installation Code.

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

WILL COUNTY HEALTH DEPARTMENT

By _____
Representative of Health Authority

13.1.8-2 CERTIFICATE FOR RESIDENTIAL SUBDIVISION SERVED BY INDIVIDUAL MECHANICAL SYSTEMS AND PRIVATE WATER SUPPLY

State of Illinois)
) SS
County of Will)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE WILL COUNTY HEALTH DEPARTMENT REGARDING COMPLIANCE WITH ALL STATE AND COUNTY ORDINANCES PERTAINING TO THE TREATMENT AND DISPOSAL OF SEWAGE. APPROVAL IS HEREBY GRANTED PROVIDED THE FOLLOWING REQUIREMENTS ARE MET:

A. On each lot, the following individual mechanical sewage treatment system must be installed:

1. An individual mechanical sewage treatment system designed and installed in accordance with the minimum requirements of the Will County Sewage Treatment and Disposal Ordinance.
2. The sand filter must be a minimum of 300 square feet for a three (3) bedroom house and shall meet the requirements of the Will County Sewage Treatment and Disposal Ordinance for each additional bedroom.
3. The overflow from the sand filter must be discharged into a permanently constructed chlorine contact chamber having the capacity to provide a holding time of at least 30 minutes and provided with a chlorinator of sufficient size and capacity to maintain a chlorine residual of between 0.2 and 0.75 parts per million in the final sewage effluent prior to being discharged.
4. The effluent from the chlorine contact chamber must be discharged directly into _____ (fill in appropriate approved area).
5. The owner of each lot is required to obtain and maintain a service contract to be in effect at all times with copies being supplied to the Will County Health Department.

B. The minimum lot size within this subdivision shall be at least 40,000 square feet, having a minimum lot width of 120 feet.

C. The private water supply well to serve each dwelling shall be installed under permit from the State of Illinois and in accordance with the rules and regulations promulgated under the Illinois Water Well Construction Code and the Illinois Water Well Pump Installation Code.

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

WILL COUNTY HEALTH DEPARTMENT

By: _____
Representative of Health Authority

13.1.8-3 CERTIFICATE FOR RESIDENTIAL SUBDIVISION SERVED BY SEWAGE TREATMENT PLANT AND PUBLIC WATER SUPPLY

This is to certify that the water supply and sewage treatment and disposal facilities proposed to serve this subdivision are in compliance with the requirements of all state laws and county ordinances.

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

WILL COUNTY HEALTH DEPARTMENT

By: _____
Representative of Health Authority

13.1.8-4 CERTIFICATE FOR RESIDENTIAL SUBDIVISION SERVED BY SEWAGE TREATMENT PLANT AND PUBLIC WATER SUPPLY WITH CONSTRUCT ONLY PERMITS FOR SEWER MAIN EXTENSIONS

This is to certify that the water supply and sewage treatment and disposal facilities proposed to serve this subdivision are in compliance with the requirements of all state laws and county ordinances, provided that Operating Permits for the sewer main extensions are issued by the Illinois Environmental Protection.

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

WILL COUNTY HEALTH DEPARTMENT

By: _____
Representative of Health Authority

13.1.9. PLAT COMMITTEE

State of Illinois)
) SS
County of Will)

Approved by the Plat Committee this _____ day
of _____ A.D., 20 _____.

Chairperson

13.1.10. SCHOOL, PARK, AND LIBRARY CONTRIBUTION:

13.1.10-1 SCHOOL CONTRIBUTION

I do hereby certify that all matters pertaining to the requirements as prescribed in the Will County School Site Contribution Ordinance, insofar as they pertain to this plat, have been complied with.

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

Regional Superintendent of the Will County Schools

13.1.10-2 PARK AUTHORITY ACKNOWLEDGMENT

I do hereby certify that all matters pertaining to the requirements of the local Park Authority, insofar as they pertain to this plat, have been complied with.

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

Representative of the Park Authority

13.1.10-3 LIBRARY AUTHORITY ACKNOWLEDGMENT

I do hereby certify that all matters pertaining to the requirements of the local Library Authority, insofar as they pertain to this plat, have been complied with.

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

Representative of the Library Authority

13.1.11. TAX MAPPING

State of Illinois)
) SS
County of Will)

I, _____, Director of the Tax Mapping and Platting Office do hereby certify that I have checked the property description on this plat against available County records and find said description to be true and correct. The property herein described is located on Tax Map # _____ and identified as permanent real estate tax index number (PIN) _____.

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

Director

13.1.12. EASEMENTS

1. An easement is hereby reserved for and granted to _____ (natural gas provider), its successors and assigns, in all platted "easements" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No building or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.
2. An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to _____ (electric service provider), _____ (telephone service provider), and _____ (cable TV provider), GRANTEES, their respective successors and assigns, jointly and severally, to install, operate, and maintain and remove, from time-to-time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat for streets and alleys, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, the right to overhang all lots, aerial services wires to serve adjacent lots, 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 the subdivision property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within dotted lines marked "easement" without prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NOTE: If installation is to be limited to underground systems, strike the inappropriate words. See ordinances of authorities having jurisdiction and inquire as to grantee's requirements.

3. Detention easement and covenant provisions

All easements indicated as detention easements on this plat are reserved for and granted to the Township of _____/ the County of Will and to their successors and assigns. No buildings shall be placed on said easement, but the same may be used for other purposes that do not adversely affect the storage/free flow of stormwater. Each owner or subsequent purchaser shall be equally responsible for maintaining the detention easement and shall not destroy or modify grades or slopes without having first received prior written approval of the Township of _____ / the County of Will, or any other unit of local government having jurisdiction over drainage.

In the event any owner or subsequent purchaser fails to properly maintain the water detention area easements, the Township of _____, County of Will, Illinois, or any other unit of local government having jurisdiction over drainage, shall upon ten (10) days prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the water detention area reasonably necessary to insure adequate stormwater storage and free flow of stormwater through the detention easement area.

In the event the Township of _____, County of Will, Illinois, or any other unit of local government having jurisdiction over drainage, shall be required to perform, or have performed on its behalf, any maintenance work to or upon the water detention area easement, the cost together with an additional sum of ten percent (10%) of said cost completion of the work constitutes a lien against any lot or lots created by this Plat which may require maintenance. The lien may be foreclosed by any action brought by or on behalf of the Township of _____, the County of Will, Illinois.

13.1.13. CITY COUNCIL OR VILLAGE BOARD

State of Illinois)
) SS
County of Will)

Approved by the City Council (Village Board) of the City (Village) of _____, Will County, Illinois.

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

Mayor

Clerk

13.1.14. CITY OR VILLAGE PLAN COMMISSION

State of Illinois)
) SS
County of Will)

Approved by the _____ Plan Commission, this _____ day of _____ A.D.,
20 _____ .

Chairperson

Secretary

13.1.15. RECEIPT OF PLAT FEES

I do hereby certify that I have received payment of the fees required under the Subdivision
Ordinance of Will County, dated this _____ day of _____ A.D., 20 _____ .

Will County Zoning Officer

13.1.16. WILL COUNTY 9-1-1

State of Illinois)
) SS
County of Will)

This plat has been checked for conformance to all Will County 9-1-1 Emergency Telephone
System requirements.

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

Chief Administrator