

Will County Division of Transportation

Subdivision Plat Checklist

- *Plats shall conform with IDFPR Section 1270.56 “Minimum Standards of Practice” and 765 ILCS 205 Plat Act.*
- *The area(s) to be dedicated shall include existing dedications for roadway purposes (dedication easements)*

N/A or
Req'd. Complete

-
- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Forward the owner’s deed |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Send plats for review by e-mail (.pdf format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Show adjacent property owner info (PINs, land lines, subdivisions info) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Show necessary land lines with proper line types (section lines, lot lines, property lines, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Label all roadway names on the plat including County Highway number (CH XX) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Label the existing and proposed right-of-way lines with dimensions to the section line |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Label previous roadway dedications (including subdivisions) be labeled: “HERETOFORE DEDICATED PER DOC #” |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Proposed dedications shall be labeled: “HEREBY DEDICATED TO THE COUNTY OF WILL”. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Label bearings and distances on all sides of the proposed right of way dedication |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Indicate all found monumentation and the material and size |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Show and label all easements in the proposed and existing WCDOT right-of-way with recording numbers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Show edges of pavement in the existing / proposed WCDOT right-of-way |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Show all existing access points to the property (driveways, field entrance etc.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Show all streams or bodies of water within 50’ of the proposed right-of-way |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. Use land hooks to show common lines of ownership |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Show PLSS corners used to establish the proposed right-of-way |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Label bearings and distances from proposed right of way to the PLSS corners along the section line. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Indicate PLSS corner Monument Record, type, size, and material found |

- 19. Label on plat – Basis of Bearing: Illinois State Plane Coordinate System, NAD 83 East Zone, NGS ADJ. 2011 (GRID)
- 20. Label on plat – Basis of Coordinates: Illinois State Plane Coordinate System, NAD 83 East Zone, NGS ADJ. 2011 (GRID)
- 21. Label ILSPC for all PLSS corners used to establish the proposed right-of-way
- 22. Label ILSPC for all proposed right-of-way
- 23. Monument Records shall be prepared where no Monument Record exists or where the existing monument / ties are not found as described per Section 1270.APPENDIX A Rules for the Perpetuation of Monuments Under the Land Survey Monuments Act
- 24. The Surveyor shall e-mail the WCDOT within 10 days after the right of way plat is recorded and the final right of way is monumented
- 25. Final right-of-way monumentation shall be set after construction and landscaping is complete. All Right-of-Way monumentation shall be marked with 5/8" dia. x 24" long rebar. The rebar shall include a 2-1/2 inch aluminum diameter cap, Model SK-108-2-1/2 D (Dome Top w/plastic insert supplied by SURV -KAP INC - Web site is <http://surv-lcap.com>). An approved equivalent maybe used. The Dome cap shall be stamped with "County of Will" and the PLS #