

Guidelines for Plats of Subdivision, Re-Subdivision, Consolidation, P.U.D.

City of Elmhurst Requirements:

Elmhurst Municipal Code (Chapter 23 - Subdivisions) has the complete list of requirements, which include, but are not limited to:

- Name of owner(s) of the property and notarized owner's signature
- Surveyor's signature, seal and certificate
- Certificate to include Authorization to Record of a form similar to:
"I hereby authorize an agent of the City of Elmhurst to record this Plat of Subdivision."
- Legal description
- Common address
- Boundary of plat, with angular and linear dimensions and area
- Location of all permanent monuments
- Existing setbacks and easements
- Existing zoning
- All other measurements, dimensions, data and certificates required by the Illinois Revised Statutes
- Any other plat details or information as may be required by the Zoning and Planning Commission
- Proper forms for all other signatures and provisions as are required for recording and all other statements as are proper and customary such as:

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS
THIS ____ DAY OF _____, A.D. 20__.

MAYOR

ATTEST: CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR OF THE CITY OF ELMHURST, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ELMHURST, ILLINOIS, THIS ____ DAY OF _____, A.D. 20__.

CITY COLLECTOR

PLANNING COMMISSION CERTIFICATE

(Only required for subdivisions of 1 acre or greater in total area.)

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF ELMHURST PLAN COMMISSION
THIS ____ DAY OF _____, A.D. 20__.

CHAIRMAN

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS
ON THIS ____ DAY OF _____, A.D. 20__, AT ____ O'CLOCK __M.

AS DOCUMENT NUMBER _____.

RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT 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 OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS
____ DAY OF _____, A.D. 20__.

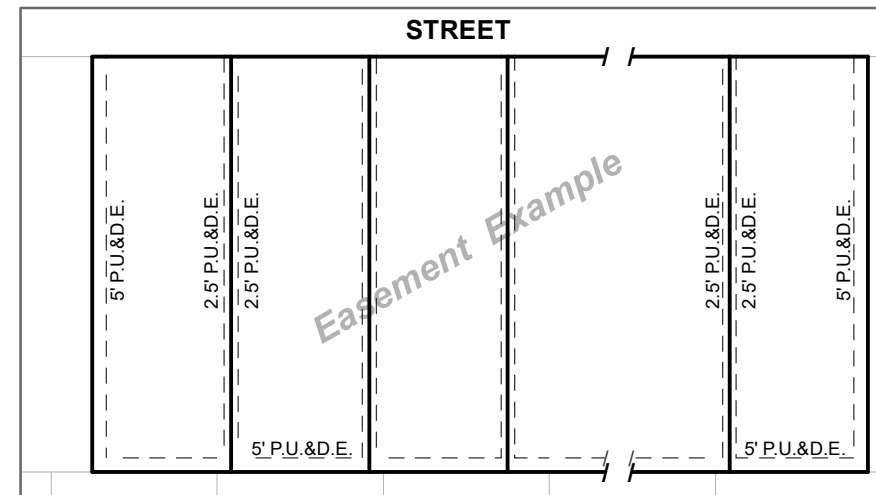
COUNTY CLERK

DuPage County Requirements:

- Permanent Index Number (P.I.N.)
- Legal Description
- Title
- Owner's Signature (Notarization recommended)
- Submitted By: Name and Mailing Address

- Surveyor's or Engineer's Signature and Seal
- County Clerk's Signature and Seal
- County Recorder's Certification
- Subdivision Plats Only: School District Statement

Public Utility and Drainage easements shall be provided on all plats. Easements for Residential parcels shall generally be five (5) feet in width along the rear and sides of all lots. The Director of Public Works, or his designee, shall have final determination of easement requirements, including any alteration or waiver of the above.



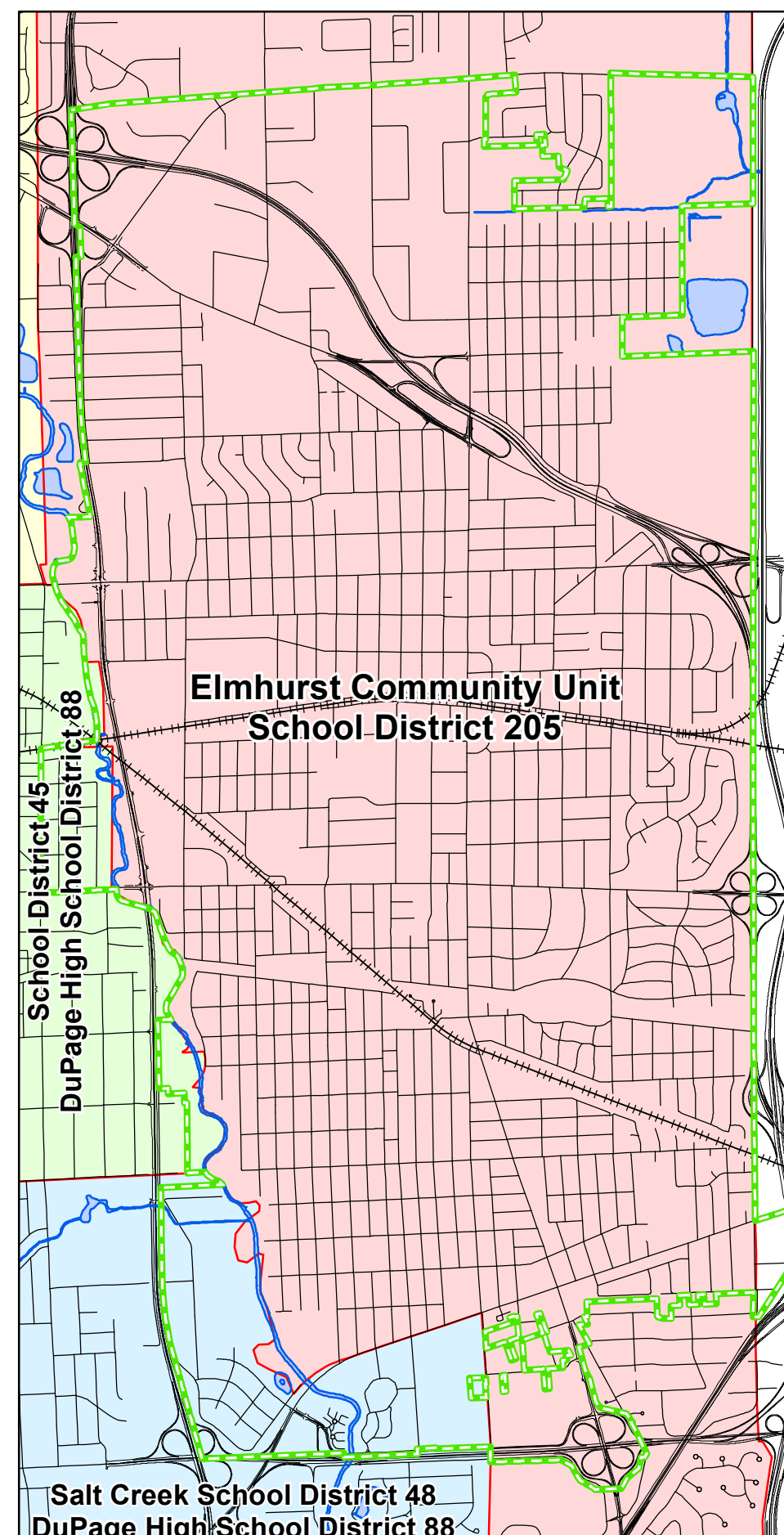
Plats shall include easement provisions similar to the following:

Public Utilities Easement Provisions

All easements indicated as Easement, Utility Easement, Public Utility Easement, Public Utility and Drainage Easement (or similar designation) on this plat are reserved for and granted to the City of Elmhurst and those public utility companies operating under franchise from the City of Elmhurst, including, without limitation, AT&T/SBC/Ameritech Company, Nicor Gas Company, Commonwealth Edison Company, and their successors and assigns (Collectively, the City of Elmhurst and the franchisees are grantee) for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate the "Public Utility" together with any and all necessary manholes, catch basins, connections, appliances, pipes, wires, cables and other structures and appurtenances as may be deemed necessary by said City of Elmhurst, upon, along, under and through said indicated easement, together with right of access across the property for necessary men and equipment to do the above work, the right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easement that interfere with the operation of the "Public Utility". The grantee or grantees performing or causing to be performed any of said work shall be responsible at its or their expense to backfill all areas with approved materials and restore grassy areas with a good quality seed but otherwise the owner of the property shall be responsible for such restoration of the easement area such work and any maintenance, except as otherwise provided in the preceding sentence, the grantor shall be responsible for the full and complete restoration of the easement premises. No permanent buildings shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights. Elevations or grades shall not be changes within the easement premises without the written approval of the City of Elmhurst.

In the event that any work performed by the grantee or grantees within the easement area causes any damage to private property located outside of the easement area, including any buildings, structures, and other improvements, the grantee or grantees shall be responsible for the cost of repairing such damage. The grantees hereby agree to indemnify, save, and hold harmless the owner of the property from all claims, causes of action, suits, damages, or demands that arise from the negligence of the respective grantees or their respective authorized agents, servants, employees, or contractors in the performance of any work within the easement premises.

School District map for reference only.



Submitted By:
CITY OF ELMHURST
209 N. YORK ST.
ELMHURST, IL 60126

Owner and School District Certificates are required, and are to be signed by property owner(s), and notarized. The Certificates may be separate, or combined into one Certificate.

Separate Certificates

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

OWNER: _____

PRINTED NAME & ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THE AFORESAID HOLDER OF RECORD TITLE, PER ACT #286-765 ILCS 205/1.005, DOES HEREBY CERTIFY THAT SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

*Applicable School District(s) ***

COMMUNITY COLLEGE DISTRICT 502

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

OWNER: _____

PRINTED NAME & ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

*** Based on location (see School District map for reference), the applicable district(s) will be one of:*

- ELMHURST COMMUNITY UNIT SCHOOL DISTRICT 205

*- SCHOOL DISTRICT 45
DuPAGE HIGH SCHOOL DISTRICT 88*

*- SALT CREEK SCHOOL DISTRICT 48
DuPAGE HIGH SCHOOL DISTRICT 88*

Combined Certificate

Based on location (see School District map for reference), the applicable districts will be one of:

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, PER ACT #286-765 ILCS 205/1.005, LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

ELMHURST COMMUNITY UNIT SCHOOL DISTRICT 205
COMMUNITY COLLEGE DISTRICT 502

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

OWNER: _____

PRINTED NAME & ADDRESS:

District 205

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, PER ACT #286-765 ILCS 205/1.005, LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

SCHOOL DISTRICT 45
DuPAGE HIGH SCHOOL DISTRICT 88
COMMUNITY COLLEGE DISTRICT 502

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

OWNER: _____

PRINTED NAME & ADDRESS:

Districts 45 & 88

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, PER ACT #286-765 ILCS 205/1.005, LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

SALT CREEK SCHOOL DISTRICT 48
DuPAGE HIGH SCHOOL DISTRICT 88
COMMUNITY COLLEGE DISTRICT 502

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

OWNER: _____

PRINTED NAME & ADDRESS:

Districts 48 & 88

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____