

Kay T. Olson
Grundy County Clerk & Recorder

PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTIONS

State of Illinois)
County of Grundy) ss

_____, being duly sworn on oath, states that they reside
at _____. That the attached deed is
not in violation of Section 1 of the IL Plat Act (765 ILCS 205/1) for one of the following reasons:

***CIRCLE NUMBER WHICH IS APPLICABLE TO ATTACHED DEED ***

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities and pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale of exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the County Recorder of Grundy County, Illinois to accept the attached deed for recording.

Affiant Signature

SUBSCRIBED AND SWORN TO BEFORE ME:
this _____ day of _____, 20____.

Notary Public