

Chapter 730

SUBDIVISIONS

Sec. 730-1 Purpose

To regulate the subdividing of land within Carroll County so that new additions will be integrated with the Comprehensive Plan for the County and will contribute to an attractive, stable and wholesome living environment.

Sec. 730-2 Authority

This ordinance amends the Carroll County Land Subdivision Ordinance of 1973 and is adopted pursuant to the provisions of 55 ILCS 5/5-1041.

Sec. 730-3 Geographic Jurisdiction

The entire area within Carroll County beyond the corporate limits of municipalities.

Sec. 730-4 Definitions

For the purpose of this ordinance, certain words herein are defined as follows:

Alley – a public right-of-way 20 feet or more in width in residential areas and 30 feet or more in commercial or industrial areas which normally affords a secondary means of vehicular access to abutting property.

Arterial Roadway – one, which provides for through traffic movement of relatively high speed between municipalities, including all federal highways and those state highways, which are a part of the Federal Aid Primary Highway System.

Collector Roadway – one, which collects and distributes traffic to and from municipalities and their surrounding rural area, and to and from arterial and local roadways. Includes some, but not necessarily all state and county highways.

Committee – the County Board's duly appointed Agriculture, Zoning and Planning Committee or its successor committee.

Cul-de-sac – a short street having but one end opening to traffic and the other end being permanently terminated to a vehicular turn-around.

Comprehensive Plan – that policy document which serves as a guide for the future physical development of Carroll County and entitled "Comprehensive Plan, Carroll County, Illinois".

Half Street – a street having on one-half of its intended roadway width developed to accommodate traffic.

Local Street – a street intended to serve and to provide access to neighborhoods or sub-neighborhoods.

Lot – a piece, parcel or plot of land intended for building development or as a unit for transfer of ownership.

Plat – the map, drawing or chart on which the sub divider's plan of subdivision is presented to the Board of Supervisors for approval.

Subdivision – the division of a parcel of land into two or more parts, any one of which is less than five acres, except that the term "subdivision" shall not include any division of land which is exempted from the plat recordation requirements of the Plat Act (765 ILCD 205/1 et seq.) as it may be amended.

Sec. 730-5 Plat Presentation Procedures

The following procedures shall be followed in the administration of this ordinance and no real property within the jurisdiction of this ordinance shall be subdivided and offered for sale or a plat recorded until a pre-application meeting has been held and a Preliminary Plat and a Final Plat of the proposed subdivision have been received by the Zoning Board of Appeals and until the Final Plat has been approved by the County Board as set forth in the procedures provided herein.

(a) Pre-application Meeting.

Prior to the submission of any plat for consideration to the Zoning Board of Appeals under the provisions of this ordinance, the sub divider shall meet with the Plat Officer to introduce himself as a potential sub divider and learn what shall be expected of him in such capacity. The sub divider shall submit a sketch, which will include a location map showing the relationship of the proposed subdivision to existing roads and community water and sewer facilities.

(b) Preliminary Plat Approval

- (1) The sub divider engages a qualified land planner or registered land surveyor to prepare a Preliminary Plat of the area to be subdivided.
- (2) The sub divider shall submit 5 copies of the Preliminary Plat and required attachments to the Plat Officer 30 days prior to the meeting of the Zoning Board of Appeals at which the Preliminary Plat is to be reviewed.
- (3) The Plat Officer shall submit one copy of the Preliminary Plat each to the Zoning Board of Appeals, the County Engineer, the Soil Conservation District Board, any affected municipalities and, if desired, to other agencies no later than seven days after receipt. The Preliminary Plat shall be accompanied by a report from a certified soil scientist, or its equivalent, certifying that he has examined the Preliminary Plat and that he is familiar with the soil types and topography of the affected area, and stating his opinion whether the soil and topography of the subdivision will support the well and septic requirements of

the proposed use. The report must set forth the factors relied upon by the soil scientist in reaching his opinion.

- (4) The County Engineer, Soil and Water Conservation District and Plat Officer shall review the Preliminary Plat and submit a report of their reactions to the Zoning Board of Appeals no less than seven days before the meeting at which the Preliminary Plat is to be considered.
- (5) The Zoning Board of Appeals shall review the Preliminary Plat considering the reports of the County Engineer and the Soil and Water District, and either reject, approve subject to revision, or approve the proposal. If disapproved, the Zoning Board of Appeals shall set forth the grounds for such refusal in its proceedings and transmit them to the Committee. If approved, the preliminary plat is transmitted to the County Board for its review and for action on any re-zoning.
- (6) If the Committee finds that changes are required in the preliminary plat, the Committee shall so advise the sub divider in writing.

(c) Final Plat Approval

- (1) The sub divider engages a professional land surveyor to prepare a Final Plat, which may constitute only that portion of the Preliminary Plat, which the sub divider proposes to record and develop at the time.
- (2) The sub divider shall submit 5 copies of the Final Plat to the Plat Officer at least three weeks before the next regularly scheduled meeting of the Zoning Board of Appeals. Such Final Plat shall be submitted within one year of Preliminary Plat approval; otherwise, such approval shall become null and void unless the sub divider applies for and extension from the Committee.
- (3) The Plat Officer shall submit three copies of the Final Plat to the Zoning Board of Appeals and one copy to the Count Engineer no later than seven days after its receipt.
- (4) The County Engineer shall review the Final Plat and submit a report of his reaction to the Zoning Board of Appeals prior to its next regularly scheduled meeting.
- (5) The Zoning Board of Appeals shall study the Final Plat and transmit its action to the County Board. The County Board shall review the Final Plat at its next regular meeting. No plat may be approved which does not bear completed certificates set forth in Appendix One and Appendix Two, as may be applicable.
- (6) The Plat Officer shall notify the sub divider of the Board's action.

- (7) The sub divider shall record the Final Plat with the Carroll County Recorder of Deeds within 60 days of the Final Plat approval; otherwise, the approval of the Final Plat shall be considered void.

Sec. 730-6 Plat Presentation Requirements

(a) Preliminary Plat

- (1) Scale: 1 inch equals 100 feet.
- (2) Identification and Description:
 - (A) Proposed name of subdivision
 - (B) Location by section, town, range or by other legal description.
 - (C) Names and addresses of the owner, sub divider, surveyor and designer of the plan.
 - (D) Date, scale, and north arrow.
 - (E) Private restrictions, if any:
 - (1) Boundaries of each type of use restriction.
 - (2) Other private restrictions for each restricted section of the subdivision.
- (3) Existing conditions in tract and in surrounding area to a distance of 200 feet and such additional distance as the County Engineer may require.
 - (A) Boundary line of proposed subdivision clearly indicated.
 - (B) Total approximate acreage.
 - (C) Platted streets, railroad right-of-way and utility easements.
 - (D) Boundary lines and ownership of adjoining un-subdivided land.
 - (E) Sewers, water mains, culverts or other underground facilities.
 - (F) Permanent buildings and structures.
 - (G) Topography, showing watercourses, marsh areas and contours at vertical intervals of not more than two feet. All elevation data shall be mean sea level.
 - (H) The following information is required in regard to sewage disposal facilities:

- (1) A statement as to whether the proposed subdivision is or is not to be annexed to a municipality.
- (2) A statement regarding general plan for handling sewage, including the manner of overcoming any particular sewage problem associated with the proposed subdivision.

(4) Subdivision Design Features

- (A) Layout and width of proposed streets and utility easements showing street names, lot dimensions, parks and other public areas. The street layout shall include all contiguous land owned or controlled by the sub divider.
- (B) Preliminary street grades and drainage plan shall be shown on a copy of the contour map.

(b) Final Plat

- (1) The final plat shall be drawn in ink on Mylar or vellum not to exceed 24 inches by 36 inches and shall be at a scale of 100 feet to the inch. Where more than one sheet is necessary, a small scale key drawing of the entire subdivision, showing the portions appearing on respective sheets, shall appear on the first sheet.
- (2) The final plat shall show clearly the following:
 - (A) All monuments erected, corners and other control points established in the field, shall be shown properly and the material of which made shall be noted.
 - (B) The exact boundary lines of the surveyed land and of all distances and bearing or angles shall be given.
 - (C) Blocks and lots shall be numbered, following the preliminary plat where possible.
 - (D) Name of each street and right-of-way width of each street and alley.
 - (E) The size and dimensions of all lots.
 - (F) Private restriction, if any:
 - (1) Boundaries of each type of use restriction.
 - (2) Other private restrictions for each restricted section of the subdivision.

- (G) Name of subdivision, location, scale, north arrow and date.
- (H) A plan, profile and cross-section design plan of all proposed streets and roads, prepared by a professional engineer.

Sec. 730-7 Certificates to Accompany Plat

To entitle a final plat to be recorded, all certificates set forth in Appendix One shall be lettered, printed or typed on the plat, and signed. All certificates shall be in substantially the same form as shown in Appendix Two.

Sec. 730-8 Design Standards

Generally, design standards shall assure that the layout of the subdivision harmonizes with existing plans affecting the development and its surroundings and shall be in conformity with the Comprehensive Plan for the development of the entire area. No land shall be approved for subdividing if subject to flooding, poor drainage, adverse topography or any other feature likely to be harmful to the health, safety, or welfare of its future residents. Natural features such as trees, streams, hilltops and views shall be preserved wherever reasonable possible.

(a) Circulation

(1) General Street Design

- (A) The design of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographical conditions, to run off of storm water and to the proposed uses of the area to be served.
- (B) Where new streets extend existing adjoining streets, their projections shall be at the same or greater width, but in no case less than the minimum required width.
- (C) Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provisions for the proper projection of streets. When a new subdivision adjoins un-subdivided land susceptible to being subdivided, then the new streets shall be carried to the boundaries of such un-subdivided land.

(2) Street Width

Local residential streets shall have rights-of-way at least 66 feet in width and shall have improved roadbed widths of at least 36 feet.

- (A) Minimum standards for street design for rural and urban subdivisions. All roadways shall be improved with Bituminous Surface Treatment Class A-3 (Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, 2002) over a bottom layer of 6-ounce minimum separation fabric (meeting AASHTO M288-96 Class 2 Geotextile) 6 inches of clean crushed stone/breaker run (CA-1 or as approved by the County Engineer) and 6 inches of CA-6/10 (IDOT Standard Specifications for Road and Bridge Construction, 2002).

Street	Right-of-Way Width	Roadway Width	Pavement**	Radius of Horizontal Curves	Length of Vertical Curves	Tangents between Reverse Curves
Major*	80 ft	36 ft	24 ft	546 ft	200 ft	200 ft
Collector	66-80 ft	39 ft	24 ft	400 ft	200 ft	150 ft
Minor for Single-family Residences	66 ft	30 ft	24 ft	100 ft	100 ft	100 ft
Cul-de-sacs	66 ft	30 ft	24 ft	200 ft	100 ft	100 ft
Marginal Access	66 ft	30 ft	24 ft	250 ft	100 ft	100 ft
Business/Industrial	80-100 ft	60 ft	48 ft	500 ft	200 ft	200 ft

* Minimum standards for these streets shall be as indicated or as determined by the Zoning Board of Appeals and the County Engineer. Curbs and gutters shall be provided where the gradient would cause erosion as determined by the County Engineer.

** Pavement width is pavement surface.

- (B) Minimum standards for street design for rural and urban subdivisions. All roadways shall be improved with Bituminous Surface Treatment Class A-3 (Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, 2002) over a bottom layer of 6-ounce minimum separation fabric (meeting AASHTO M288-96 Class 2 Geotextile) 6 inches of clean crushed stone/breaker run (CA-1 or as approved by the County Engineer) and 6 inches of CA-6/10 (IDOT Standard Specifications for Road and Bridge Construction, 2002).

Street	Right-of-Way Width	Pavement** Width	Radius of Horizontal Curves	Length of Vertical Curves
Expressways*		8 ft median		
Major*	100 ft	48 ft***	546 ft	200 ft
Collector	66-80 ft	37 ft	400 ft	200 ft
Minor for Single Family Residence	66 ft	34 ft	100 ft	100 ft
Cul-de-sac	66 ft	34 ft	200 ft	100 ft
Marginal Access	66 ft	32 ft	250 ft	100 ft
Business and Industrial Districts	80-100 ft	48 ft	500 ft	200 ft

* Minimum standards for these streets shall be as indicated or as determined by the Zoning Board of Appeals and the County Engineer.

** Pavement width is face-to-face of curb where curb and gutter is provided.

*** Or two 24 ft roadways, divided by a median strip.

(C) Minimum standards for street design.

Street	Maximum Gradient	Minimum Gradient	Clear Sight Distance	Tangent Property Lines at Street Intersection
Major*	6%	0.5%	500 ft	20 ft
Collector	6%	0.5%	400 ft	20 ft
Minor for Single Family Residences	8%	0.5%	200 ft	15 ft
Cul-de-sac	8%	0.5%	200 ft	15 ft
Marginal Access	6%	0.5%	200 ft	15 ft
In Business Districts	2%	0.5%	500 ft	

* Minimum standards for these streets shall be as indicated or as determined by the Zoning Board of Appeals and the County Engineer.

(D) Improvements

	Urban Subdivision	Rural Subdivision
Street Pavement	X	X
Curbs	X	O
Gutters	X	O
Public Sanitary Sewer Systems	X	O
Storm Water Sewers	X	O
Public Water Supply Systems	X	O
Street Lights	X	O
Sidewalks	X	O
Street Signs, Guard Rails, etc.	X	X
Grass Storm Water Drainage Ditches	O	X

X = Required

O = May be Required

- (1) Street Grades – Local residential streets shall have vertical grades no greater than 8 percent and no less than 0.5 percent, thereby providing for proper traffic safety and storm water drainage if lay of land does not prohibit.
- (2) Street Jogs – Street jogs with centerline offsets of less than 125 feet shall be avoided.
- (3) Street Intersections – insofar as practical, streets shall intersect at right angles and no intersection shall be at an angle of less than 60 degrees. It must be evidenced that safe and efficient traffic flow is encouraged.
- (4) Cul-de-sacs – Maximum length of permanent cul-de-sac streets shall be 700 feet measured along the centerline from the intersection of origin to end of right-of-way. Each cul-de-sac shall be provided at the closed end with a turn around

having a minimum outside roadway diameter of 96 feet, and a minimum street property line diameter of 140 feet.

- (5) Half Streets – Half streets shall be prohibited.
 - (6) Street Names – Proposed streets obviously in alignment with existing and named streets shall bear the names of such existing streets. In no case shall the name of the proposed street duplicate existing street names, including phonetic similarities, subject to the approval of the Carroll County Emergency Telephone System Board.
 - (7) Private Streets – Public improvements shall not be approved for any private street. All public and private streets and roads within the subdivision must be constructed in accordance with the design standards set forth in this ordinance as determined by the County Engineer. The design shall provide for a covenant enforceable by the Carroll County Emergency Telephone System Board that all road name signs on all private streets or roads shall be installed and maintained by the developer or the property owners.
 - (8) Access to Arterial and Collector Roadways – Where a proposed plat is adjacent to an arterial or collector roadway as designated by the Carroll County Comprehensive Plan, spacing between access points to such thoroughfares of less than 300 feet for collectors and 1,320 feet for arterials shall be avoided except where impractical or impossible due to existing property divisions or topography. Where a subdivision abuts a major thoroughfare, the Zoning Board of Appeals may require a street parallel to each thoroughfare.
 - (9) Hardship to Owners of Adjoining Property – The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.
 - (10) Corners – Curb lines at street intersections shall be rounded at a radius of not less than 10 feet.
 - (11) Alleys – Alleys shall be prohibited in residential subdivisions unless special permission is granted by the County Board for their provision.
- (E) Easements

- (1) Utilities – Easements of at least 20 feet wide centered on rear lot lines shall be provided for utilities where necessary. Easements for storm or sanitary sewers shall be at least 20 feet wide. They shall have continuity of alignment from block to block. Temporary construction easements may be required where installation depths are greater than 10 feet.
- (2) Water Courses – When a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water courses, and such further width or construction as may be determined to be necessary by the Carroll County Superintendent of Highways.

(F) Blocks

- (1) Length – Block Lengths shall not exceed 1,500 feet.
- (2) Pedestrian Ways – In blocks longer than 750 feet, a pedestrian cross way with a minimum right-of-way of 10 feet may be required near the center of the block. The use of additional access ways to parks and other destinations may also be required.

(G) Lots

(1) Layout

- (a) A minimum building setback line will be a minimum of 30 feet from the right-of-way of the street.
- (b) Where possible, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Lots with frontage on two parallel streets shall be avoided.

(2) Size and Dimension

- (a) In no event shall a one-family dwelling be erected on a lot less than 6,000 square feet in area or less than 60 feet in width when such lots are served by public water supply and public sewer and sewage treatment facilities.
- (b) The minimum area of any lot shall be one-half ($\frac{1}{2}$) acre when served by either community water or sewer. The minimum frontage for such lots is one hundred thirty (130) feet. The minimum area for any

lot with neither community water nor sewer shall be one acre.

- (3) Corner lots – Corner lots for residential use ordinarily should be platted wider than interior lots in order to permit conformance with required setbacks.
- (4) Natural Feature – In the subdivision of land, due regard shall be shown for all natural features which, if preserved, will add attractiveness and stability to the proposed development.
- (5) Lots Along Thoroughfares – There shall be no direct vehicular access from residential lots to arterial streets.
- (6) Lot Remnants – Lot remnants, which are below the minimum lot size, must be added to adjacent or surrounding lots rather than be allowed to remain as an unusable out lot or parcel unless the owner can show plans for the future use of such remnant.

Sec. 730-9 Required Improvements

- (a) Monuments – Steel monuments shall be placed at all block corners, angle points, points of curves in streets and at intermediate points as shown on the Final Plat. All U.S., State, County or other official benchmarks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position.
- (b) Streets – All streets shall be graded and surfaced in accordance with the design standards, of Section 730-8 of this ordinance.
- (c) Utilities – All utilities, whether private or public, shall be installed underground so as to enhance the visual appearance of the area. Where utilities are to be installed in street right-of-ways, such installation shall take place prior to street surfacing.
- (d) Drainage Facilities – Storm sewer and/or other surface drainage facilities for the proper drainage of surface water shall be installed as determined to be necessary by the County Engineer and/or in accordance with the technical standards of the soil and water conservation district.
- (e) Tree Planting – Boulevard trees shall be provided in the right-of-ways of all streets at the rate of at least one tree per lot, and with a minimum spacing of 40 feet.
- (f) Specifications – Unless otherwise stated, all of the required improvements shall conform to engineering standards and specifications as required by the County Board of Supervisors. Such improvements shall be made in sequence as determined by the County Superintendent of Highways and soil and water conservation district.

- (g) Financing – Before a Final Plat is approved by the County Board the sub divider shall submit an agreement and performance bond or cash escrow agreement to assure the following:
- (1) The sub divider shall pay for the cost of all improvements required in the subdivision.
 - (2) Guaranteed completion of the required improvement within a two-year period.
 - (3) Payment by the sub divider for all costs incurred by the County for review and inspection. This would include preparation and review of plans and specifications by the Superintendent of Highways, Planner and Attorney, as well as other costs of a similar nature.
 - (4) The County Board may elect to install any of the required improvements under the terms of a cash escrow agreement.
 - (5) The performance bond or cash escrow agreement shall be equal to one and one-quarter ($1 \frac{1}{4}$) times the Superintendent of Highway's estimated cost of the required improvement.
 - (6) If the required improvements are not complete within the two period, all amounts held under the escrow agreement or performance bond shall be turned over and delivered to the County and applied to the cost of the required improvements. Any balance remaining after such improvements have been made shall be returned to the owner or sub divider.
 - (7) Identification – After completion of all public improvements and prior to final acceptance of said improvements, the sub divider shall present a map to the Superintendent of Highways showing the actual location of all valves, manholes, stubbed lines, sewer and water mains. This map shall bear the signature and seal of a Professional Engineer registered in Illinois. This map shall be a condition of final acceptance of the improvements and release of the surety bond assuring their completion. The Map shall be filed with the Plat Officer.

Sec 730-10 Administration and Enforcement

- (a) Responsible Official – It shall be the duty of the Carroll County Plat Officer to see that the provisions of this ordinance are properly enforced.
- (b) Building Permit – No building permit shall be issued by any governing official for the construction of any building, structure or improvement on any land henceforth subdivided until all requirements of this ordinance have been fully complied with.

- (c) Violations – Any person violating any provision of this ordinance shall be guilty of a Class B misdemeanor. Each day a violation is allowed to continue shall be construed as a separate offense.

Sec 730-11 Fees

- (a) Plat presentation fee – The fee for the presentation of preliminary plat shall be \$300.00 per hearing to be held, payment of which must accompany the preliminary plat when presented to the Plat Officer.
- (b) Engineering fee – A field engineering fee of three (3) percent of the engineer's estimate of cost of the required improvements must be deposited with the County Engineer before the Plat may be presented to the County Board for final approval.

Sec 730-12 Miscellaneous

- (a) Exemption – Nothing contained within this Ordinance shall apply to or have any control over the lands now owned by or under option to the developer of a recreational development area, any portion of which has been platted or subdivided as of the effective date of this Ordinance and which has on file as the effective date of this Ordinance, a preliminary master plan. The term recreational development area means an area containing platted lots and recreational facilities (such as a lake or ski slope or swimming pool or tennis court or riding stable or golf course) which can be used by owners of lots within said area or any part thereof, and whether or not the usage of said recreational facilities is free or for a fee.
- (b) Variances – Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this Ordinance, the Board shall have the power to vary from the requirements of this Ordinance in harmony with the general purpose and intent thereof.

Sec 730-13 Validity

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions thereof.

APPENDIX ONE

Certificates

The final plat shall show thereon the following:

1. Certification by a licensed surveyor, to the effect that the plat represents a survey made by him, and the monuments and markers shown thereon exist as located and that all dimensional and geodetic details are correct; and that he has complied with all of the rules contained herein governing plats, noting exceptions if any.
2. Certification by owner, and, if required, by any mortgage holder of record, of the adoption of the plat and dedication of streets and other public areas.
3. Certification of owner's signatures before a notary public.
4. Certification of approval of Plat Officer.
5. Certification by the Carroll County Clerk that all taxes and special assessments have been paid to date.
6. Easement provisions of the utility companies serving Carroll County.
7. County soil and water conservation board certificate of approval.
8. County Engineer and Township Road Commissioner.
9. Certification that approval of City or Village has been obtained where required by law.
10. Drainage certificate.
11. County Board approval.
12. Recorder of Deeds.

APPENDIX TWO

Forms

All certifications required by this ordinance shall be in substantially the following form.

1. Surveyor's Certificate

State of Illinois)
County of Carroll)

This is to certify that I have surveyed the land platted hereon to be known as _____, located at (legal description).

The dimensions shown hereon are in feet and decimals of a foot unless otherwise specified.

I further certify that all regulations enacted by the Carroll County Board relative to plats and subdivisions have been complied with in the preparation of this plat.

In witness whereof, I have hereunto set my hand and seal this _____ day of _____, 20____.

(Seal)

Illinois Registered Land Surveyor

No. _____

2. Owner's Certificate

State of Illinois)
County of Carroll)

This is to certify that the undersigned is the owner of the lands represented on the plat hereon and that he has caused the same to be surveyed, subdivided and plated as shown by the plat for uses and purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The following protective covenants regulating the use of property shown hereon are subscribed without reservation:

Dated at _____, Illinois, This _____ day of _____, 20____.

Owner

Address

3. Acknowledgement

State of Illinois)
County of Carroll)

I, _____, Notary Public for the State and County aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose names are subscribed to the foregoing certificate and plat, appeared before me this day in person and signed and delivered the said certificate and plat for the sue and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this _____ day of _____, 20____.

(Seal)

Notary Public

My Commission Expires

4. Plat Officer Certificate

The foregoing plat was presented and approved by the Carroll County Zoning Board of Appeals in accordance with the Carroll County Land Subdivision Ordinance.

Dated: _____

Plat Officer

5. County Clerk's Tax Certificate

State of Illinois)
County of Carroll)

This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing plat.

Dated this _____ day of _____, 20____.

County Clerk

6. Easement Provisions

(Included with Owner's Certificate)

7. County Soil and Water Conservation Board Certificate

State of Illinois)
County of Carroll)

We, the Carroll County Soil and Water Conservation District Directors, certify that the technical standards of the Carroll County Soil and Water Conservation District have been adequately provided for by the plat.

Carroll County Soil and Water Conservation
District

8. County Engineer and Township Road Commissioner Certificate

We, _____, County Engineer and Township Road Commissioner, hereby certify that all streets shown on this plat have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for by a bonded contract, to our approval this _____ day of _____, 20____.

County Engineer

Township Road Commissioner

9. City Council or Village Board Certificate

State of Illinois)
County of Carroll)

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

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

City (Village) Clerk

10. Drainage Certification

State of Illinois)
County of Carroll)

No part (A part) of the property covered by this plat or subdivision is situated within 500 feet of any surface drain or watercourse serving a tributary area of 640 acres or more.

Dated this _____ day of _____, 20____.

Illinois Registered Land Surveyor

No.

11. County Board Certificate of Approval

State of Illinois)
County of Carroll)

Approved by the County Board of Carroll County this _____ day of _____, 20____.

Chairman of the County Board

12. County Recorder's Certificate

State of Illinois)
County of Carroll)

Filed for record this _____ day of _____, 20____, at _____ o'clock
_____ M. in book _____ of Plats, Page _____ and examined.

County Recorder