

PLAT OF SUBDIVISION

REVIEW CHECKLIST

- 1. Plan Commission Certification (Chairman): (Attested by Secretary)
- 2. Village Certification (Village President & Village Clerk)
- 3. DuPage County Clerk Certificate
- 4A. Certificate of County Superintendent of Highways for Drainage
- 4B. Certificate of County Superintendent of Highways for Access
- 4C. Certificate of IDOT District Engineer of Highways for Access
- 5. Certification of Paid Special Assessments (Village Clerk)
- 6. Land Surveyor's Certificate & Seal
- 7. Village Engineer's Certificate as to Streets, Domestic Water, and Sanitary Sewer
- 8. Owner's Certificate
- 9. Notary Certificate (Seal)
- 10. Easement Grant Village of Bloomingdale for Public Utilities/Drainage
- 11. Drainage Certificate
- 12. Stormwater Drainage/Detention and BMP Provisions
- 13. Easement Provisions for Commonwealth Edison, AT&T, Comcast and NICOR
- 14. Document Number, Book Number, Page Number (Recorder)
- 15. Legal Description of Subdivision – Indication of Boundary Closure, by Calculation and Closure Statement, as applicable
- Proposed Name of Subdivision
- Graphic (Engineering) Scale, North Point (Designated as True North), and Surveyor's Date of Preparation, Title Block.

ITEM 4 A-B-C

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

SIGNATURE BLOCK #1: Developments that are adjacent to a township right-of-way and/or where a side street right-of-way is to be dedicated to and maintained by a Township Highway Office use the following:

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

Approved by the Division of Transportation this _____ day of _____, 20____.

By: _____
County Engineer

SIGNATURE BLOCK #2: For all developments adjacent to a DuPage DOT highway and/or trail right-of-way, use the following:

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

This Plat has been approved by the DuPage County Division of Transportation with respect to roadway access to County Highway ____(Number)____, ____(Street Name)____, pursuant to 765 ILCS 205/2; however, a highway permit for access is required of the owner of the property prior to construction within the County's Right of Way. Dated this _____ day of _____, 20____.

By: _____
County Engineer

CERTIFICATE OF IDOT DISTRICT ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

This Plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of section 2 of "An Act to revise the law in relation to plats", as amended. A plan that meets requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Deputy Director of Highways
Region One Engineer

ITEM 5

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Village Clerk

DATED AT BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF
_____ A.D. 20_____.

ITEM 8

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

I hereby dedicate for public use the lands shown on this plat for streets, alleys, and other thoroughfares, public utilities, and pedestrian ways; and I hereby also reserve for the AT&T Company, Commonwealth Edison Company, Northern Illinois Gas Company, Comcast Inc., and the Village of Bloomingdale the easement provisions which are stated on their standard form which is attached hereto.

(Name)

(Address)

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

ITEM 9

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____, personally known to me to be the same person/s whose name/s are subscribed to the foregoing instrument as such owner/s, appeared before me this day in person and acknowledged that they signed the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

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

(seal)

Notary Public

COUNTY _____

STATE _____

EXPIRATION _____

ITEM 10

EASEMENT GRANT VILLAGE OF BLOOMINGDALE FOR PUBLIC UTILITIES/DRAINAGE

An easement for serving the subdivision and other property with water, sanitary sewer, storm drainage, street lighting, cable television and other public utilities is hereby reserved and granted to the:

VILLAGE OF BLOOMINGDALE, ILLINOIS

Its successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with providing water, sanitary sewer, storm drainage, street lighting, cable television, and other public utilities, in, under, across, along and upon the surface of the property on the plat marked "Easement," together with 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 subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the above described easement without prior written consent of the Grantee. After installation of any facilities, the grade of the subdivision property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof or with surface drainage thereon.

ITEM 11

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision of any part thereof. Or that if such surface water drainage will change, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a 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 resulting from the construction of the subdivision.

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

Owner or Attorney

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

Design Engineer

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

Village Engineer

STORMWATER DRAINAGE/DETENTION AND BMP PROVISIONS

Declarant hereby reserves and grants to the Village of Bloomingdale easements over _____ and drainage easements for purposes of providing adequate stormwater drainage control and Best Management Practices (BMP) maintenance together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alternations in the final topographical grading plan which in any manner impede or diminish stormwater drainage or detention in, over, under, through or upon said easement areas. In the event such obstruction or alternations are found to exist, or if the property owner otherwise fails to properly maintain the stormwater facilities and drainage easements or change the character of the proposed native vegetation, the Village shall upon seventy-two (72) hours prior notice to the property owner (or any owner of property within the subdivision), have the right but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the stormwater facilities and drainage easements or to remove said obstruction or alterations or to perform other maintenance, repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm damage, detention and retention facilities, BMP areas and appurtenances thereto fully operational and that the condition of said drainage easements complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall be required to perform, or have performed on its behalf any maintenance work to or upon the stormwater facilities and drainage easements as set forth in this declaration, or any removal or alteration as aforesaid, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of DuPage County, Illinois, constitute a lien against the assets of the property owner and against drainage easements as well as each and every lot within the subdivision.

The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

If it is determined by the property owner that alterations to the stormwater facilities and drainage easements are necessary to properly maintain the integrity of the stormwater facilities, the Village shall be notified by the property owner of said proposed alteration. No such alteration shall take place without the prior approval of the Village. The Village may in its direction, replace the submittal of plans and specifications for Village approval before said alteration may take place.

ITEM 13

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

COMMONWEALTH EDISON COMPANY,

AT&T COMPANY AND COMCAST GRANTEES

their respective successors and assigns, jointly and separately, to install operate, maintain and remove, from time to time, facilities used in connection with 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 and marked "Easement," and the property designated on the Plat for streets and alleys, together with the right to install required service connections under the surface of each lot to serve improvements thereon, 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 subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the 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.

An easement is hereby reserved for and granted to NICOR, its successors and assigns, in all platted "Easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocations, 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 buildings 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.

ITEM 14

DOCUMENT NUMBER, BOOK NUMBER & PAGE NUMBER FOR FILE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

DOCUMENT NO. _____

FILED FOR RECORD IN THE RECORDER'S OFFICE

OF DUPAGE COUNTY, ILLINOIS ON _____

AT _____ M.

RECORDER

BOOK NO. _____

PAGE NO. _____

ITEM 15

LEGAL DESCRIPTION OF SUBDIVISION

EXAMPLE ONLY

THAT PART OF TRI-LAND PROPERTIES, INC., FIRST SUBDIVISION
BEGIN A SUBDIVISION OF PART OF TRACT 2 AND 3 IN INLAND'S OLDE
TOWN ASSESSMENT PLAT OF PART OF LOT 69 IN FAIRFIELD SUBDIVISION,
IN THE EAST HALF OF SECTION 15,

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