



SURVEYING PLAT

SAMPLE CERTIFICATES

AND EASEMENT PROVISIONS

***City of Countryside
803 Joliet Road
Countryside, Illinois 60525***

Phone: 708/354-7270 ♦ Fax: 708/354-9445

CITY OF COUNTRYSIDE

SURVEYING PLAT SAMPLE CERTIFICATES

I N D E X

<u>DESCRIPTION</u>	<u>PAGE NO.</u>
I. Subdivision, Resubdivision, Consolidation and Planned Development Certificates:	
Owner	1
Owner (Trust)	2
Owner's Notary	3
Owner's Notary (Corporation).....	4
Mortgagee	5
School District.....	6
School District's Notary	7
Surveyor	8
Surface Water Drainage	9
City Engineer.....	10
City Treasurer.....	11
County Clerk.....	12
Plan Commission & Zoning Board of Appeals	13
Mayor & City Council	14
County Recorder	15
Cook County Highway	16
State of Illinois Highway	17
II. Dedication Certificates:	
Owner	18
Owner (Trust)	19
Owner's Notary	20
Owner's Notary (Corporation).....	21
Mortgagee	22
Surveyor	23
City Treasurer.....	24
County Clerk.....	25
Mayor & City Council	26
County Recorder	27

III. Easement Certificates:

Owner 28
Owner (Trust) 29
Owner’s Notary 30
Owner’s Notary (Corporation)..... 31
Mortgagee 32
Surveyor 33
Mayor & City Council 34
County Recorder 35

IV. Annexation Certificates:

Owner 36
Owner (Trust) 37
Owner’s Notary 38
Owner’s Notary (Corporation)..... 39
Mortgagee 40
Surveyor 41
Mayor & City Council 42
County Recorder 43

V. Vacation Certificates:

City 44
Surveyor 45
Plan Commission & Zoning Board of Appeals 46
County Recorder 47

VI. Abrogation Certificates:

Easement 48
Building Setback..... 50
Surveyor 51
Plan Commission & Zoning Board of Appeals 52
County Recorder 53

VII. Easement Provisions:

Public Utility and Drainage Easement 54
Drainage and Stormwater Detention Easement 56
Restricted Access Easement..... 57
Landscaping Easement 58
Subdivision Entry Sign Easement..... 59
Subdivision Fence Easement 60

Owner's Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats where the
owner holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

(I / We), _____ (name(s)) _____, do hereby certify that (I am / we are) _____ the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), (I / we) have caused said property to be surveyed and (subdivided / resubdivided / consolidated) as hereon shown, as (my/ our) own free and voluntary act and deed.

(I / We) hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

(I / We) further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this (subdivision / resubdivision / consolidation / planned development) plat or, if any of said installments are not paid, then such installments have been divided in accordance with the (subdivision / resubdivision / consolidation / planned development) and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20_____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats where the
owner holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared ____ (date) ____, said trust being the owner of the property described in the caption to the plat hereon drawn and as such trustee, I have caused the property hereon described to be surveyed and _____ (subdivided / resubdivided / consolidated) _____ as hereon shown, as my own free and voluntary act of the _____ (name) _____ trust.

I hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

I further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this (subdivision / resubdivision / consolidation / planned development) plat or, if any of said installments are not paid, then such installments have been divided in accordance with the (subdivision / resubdivision / consolidation / planned development) and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____.

Trustee: _____
(Name / Names)

Owner's Notary Certificate
(Required for all subdivision, resubdivision, consolidation and planned development plats where the owner holds the land title)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____, personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____ (owner(s) / trustee) _____, appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument 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 _____, 20____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)
(Required for all subdivision, resubdivision, consolidation and planned development plats where a corporation owns the property)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____, of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said _____ (corporation or other entity) _____, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.

By: _____
Notary Public

Mortgagee's Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats where the
owner holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that _____ (name) _____, not personally but as a trustee under certain trust agreement dated _____ (date) _____, has recorded title to the property described on the foregoing instrument and has caused the same to be surveyed and platted as shown on the said instrument, for the purposes therein set forth, as allowed by statute, and that said _____ (name) _____, not personally but as owner, do hereby acknowledge and adopt the same under the style and title hereon shown.

Dated this _____ day of _____, 20_____.

By: _____
(Title)

School District Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that to the best of (my / our) knowledge, (I / we) the undersigned as (Owner(s) / Trustee) of the property, which will be known as (subdivision name) is located within the boundaries of:

Elementary School District: _____

High School District: _____

College District: _____

in Cook County, Illinois.

Dated this _____ day of _____, 20____.

By: _____
(Owner(s) / Trustee)

School District Notary Certificate
(Required for all subdivision, resubdivision, consolidation and planned development plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name(s)) _____, personally known to me to be the same person(s) whose name(s) (is / are) subscribed to foregoing instrument as such (owner(s)/trustee) appeared before me this day in person and acknowledged that (he / she / they) they signed the _____ (subdivision / resubdivision / consolidation / planned development) 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 _____, 20____.

By: _____
Notary Public

Surveyor's Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I _____ (name) _____ an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and _____ (subdivided / resubdivided / consolidated) the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I _____ (name) _____ further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number _____ (number) _____, effective date of _____ (date) _____, (as revised by Letter of Map Revision, effective date of _____ (date) _____), that the parcel included in this record of deed _____ (is / is partially / is not) located in a special flood hazard area.

Furthermore, I designate the City of Countryside to act as my agent, for the purposes of recording this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No.: _____

Surface Water Drainage Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such (subdivision/ resubdivision / consolidation / planned development) or any part thereof, or that if such surface water drainage will be changed, 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 because of the construction of the (subdivision/ resubdivision / consolidation / planned development) .

Dated this _____ day of _____, 20____.

By: _____
Registered Professional Engineer

License No.: _____

By: _____
Owner(s) / Trustee / Duly Authorized Attorney

City Engineer's Certificate
(Required for all Mylar(s) including but not limited to subdivision, resubdivision, consolidation and planned development plats with public improvements)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, City Engineer of the City of Countryside, Illinois, hereby certify that the land improvements in this (subdivision/ resubdivision / consolidation / planned development), as shown by the plans and specifications therefore, meet the minimum requirements of said City and have been approved by all public authorities having jurisdiction thereof.

Dated this _____ day of _____, 20_____.

By: _____
City Engineer

City Treasurer's Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I find that no taxes, liens or special assessments are unpaid and due against the land described herein.

Dated this _____ day of _____, 20____.

By: _____
City Treasurer

County Clerk's Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, County Clerk of Cook County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, no delinquent or unpaid current special assessments, and no redeemable tax sales against any of the land included in the (subdivision/ resubdivision / consolidation / planned development) plat.

Given under my hand and seal of the County Clerk at Chicago, Illinois,

This _____ day of _____, 20____.

By: _____
County Clerk

**Plan Commission and Zoning
Board of Appeal's Certificate**
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that the members of the Plan Commission – Zoning Board of Appeals have reviewed and approved the Plat of (subdivision/ resubdivision / consolidation / planned development) in conformance with subdivision regulations.

Dated this _____ day of _____, 20____.

By: _____
Chairman

Attest: _____
Secretary

Mayor and City Council Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved and accepted by the Mayor and City Council of the City of Countryside, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20____.

By: _____
Mayor

Attest: _____
City Clerk

County Recorder's Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument number _____ was filed for record in the Recorder's Office
of Cook County, Illinois:

Dated this _____ day of _____, 20_____.

At: _____ O'clock _____ M.

By: _____
County Recorder

Cook County Highway Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats with
roadway access to a county highway)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved this ____ day of _____, 20____, as to the roadway access to
County Highway(s) _____
also known as _____.

Superintendent of Highways

State of Illinois Highway Certificate
*(Required for all subdivision,
resubdivision, consolidation and
planned development plats with
roadway access to a county highway)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved this _____ day of _____, 20____, as to the roadway access to State
Highway(s) _____
also known as _____.

Regional Engineer
Illinois Department of Transportation

Owner's Certificate
(Required for all dedication plats where the owner holds the land title)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

(I / we), do hereby certify that (I am / we are) the owner(s) of the property described hereon and do hereby consent to the dedication for public highway and public utility purposes as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title heron drawn.

(I / we) further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this dedication plat or, if any of said installments are not paid, then such installments have been divided in accordance with the dedication and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)
*(Required for all dedication plats
where the land title is held in trust)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared _____ (date) _____, said trust being the owner of the property described hereon and, as such trustee, do hereby consent to the dedication for public highway and public utility purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title heron drawn and as the free and voluntary act of the _____ (name) _____ trust.

I further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this dedication plat or, if any of said installments are not paid, then such installments have been divided in accordance with the dedication and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____.

Trustee: _____
(Name)

Owner's Notary Certificate
*(Required for all dedication plats where
the owner or trust holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____ personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____ (owner(s) / trustee) _____, appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument 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 _____, 20_____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)
(Required for all dedication plats where a corporation owns the property)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____, of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said _____ (corporation or other entity) _____, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Mortgagee's Certificate
(Required for all dedication plats when a mortgagee holds the land title)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that _____ (name) _____, not personally but as a trustee under certain trust agreement dated _____ (date) _____, has recorded title to the property described on the foregoing instrument and has caused the same to be surveyed and platted as shown on the said instrument, for the purposes therein set forth, as allowed by statute, and that said _____ (name) _____, not personally but as owner, do hereby acknowledge and adopt the same under the style and title hereon shown.

Dated this _____ day of _____, 20_____.

By: _____
(Title)

Surveyor's Certificate
(Required for all dedication plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct representation of the property described in the foregoing caption.

Furthermore, I designate the City of Countryside to act as my agent for the purposes of recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

City Treasurer's Certificate
(Required for all dedication plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I find that no taxes, liens or special assessments are unpaid and due against the land described herein.

Dated this _____ day of _____, 20_____.

By: _____
City Treasurer

County Clerk's Certificate
(Required for all dedication plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, County Clerk of Cook County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, no delinquent or unpaid current special assessments, and no redeemable tax sales against any of the land included in the (subdivision/ resubdivision / consolidation / planned development) plat.

Given under my hand and seal of the County Clerk at Chicago, Illinois,

This _____ day of _____, 20____.

By: _____
County Clerk

Mayor and City Council Certificate
(Required for all dedication plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved and accepted by the Mayor and City Council of the City of Countryside, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20_____.

By: _____
Mayor

Attest: _____
City Clerk

County Recorder's Certificate
(Required for all dedication plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument number _____ was filed for record in the Recorder's Office
of Cook County, Illinois:

Dated this _____ day of _____, 20_____.

At: _____ O'clock _____ M.

By: _____
County Recorder

Owner's Certificate
*(Required for all easement plats where
the owner holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

_____(I / we)_____, _____(name(s))_____, do hereby certify that (I am / we are)
the owner(s) of the property described hereon and does hereby consent to the easement
granted by this document.

Dated this _____ day of _____, 20_____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)
*(Required for all easement plats where
the land title is held in trust)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, do hereby certify that I am the successor trustee of the
_____ (name) _____ trust, declared _____ (date) _____, said trust being the
owner of the property described hereon and, as such trustee, do hereby consent to the
easement granted by this document.

Dated this _____ day of _____, 20_____.

Trustee: _____
(Name)

Owner's Notary Certificate
*(Required for all easement plats where
the owner or trust holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)
(Required for all easement plats where a corporation owns the property)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____, of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said (corporation or other entity), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Mortgagee's Certificate
*(Required for all easement plats when
a mortgagee holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that _____ (name) _____, not personally but as a trustee under certain trust agreement dated _____ (date) _____, has recorded title to the property described on the foregoing instrument and has caused the same to be surveyed and platted as shown on the said instrument, for the purposes therein set forth, as allowed by statute, and that said _____ (name) _____, not personally but as owner, do hereby acknowledge and adopt the same under the style and title hereon shown.

Dated this _____ day of _____, 20_____.

By: _____
(Title)

Surveyor's Certificate
(Required for all easement plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct representation of the property described in the foregoing caption.

Furthermore, I designate the City of Countryside to act as my agent for the purposes of recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

Mayor and City Council Certificate
(Required for all easement plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved and accepted by the Mayor and City Council of the City of Countryside, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20_____.

By: _____
Mayor

Attest: _____
City Clerk

County Recorder's Certificate
(Required for all easement plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument number _____ was filed for record in the Recorder's Office
of Cook County, Illinois:

Dated this _____ day of _____, 20____.

At: _____ O'clock _____ M.

By: _____
County Recorder

Owner's Certificate (Trust)
*(Required for all annexation plats where
the land title is held in trust)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared _____ (date) _____, said trust being the owner of the property described hereon and, as such trustee, do hereby consent to the annexation granted by this document.

Dated this _____ day of _____, 20_____.

Trustee: _____
(Name)

Owner's Notary Certificate
*(Required for all annexation plats where
the owner or trust holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____, personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such (owner(s) / trustee) _____, appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument 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 _____, 20____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)
(Required for all annexation plats where a corporation owns the property)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____ of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said _____ (corporation or other entity) _____, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.

By: _____
Notary Public

Mortgagee's Certificate
*(Required for all annexation plats when
a mortgagee holds the land title)*

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that _____ (name) _____, not personally but as a trustee under certain trust agreement dated _____ (date) _____, has recorded title to the property described on the foregoing instrument and has caused the same to be surveyed and platted as shown on the said instrument, for the purposes therein set forth, as allowed by statute, and that said _____ (name) _____, not personally but as owner, do hereby acknowledge and adopt the same under the style and title hereon shown.

Dated this _____ day of _____, 20____.

By: _____
(Title)

Surveyor's Certificate
(Required for all annexation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct representation of the property described in the foregoing caption.

Furthermore, I designate the City of Countryside to act as my agent for the purposes of recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

Mayor and City Council Certificate
(Required for all annexation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved and accepted by the Mayor and City Council of the City of Countryside, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20_____.

By: _____
Mayor

Attest: _____
City Clerk

County Recorder's Certificate
(Required for all annexation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument number _____ was filed for record in the Recorder's Office
of Cook County, Illinois:

Dated this _____ day of _____, 20____.

At: _____ O'clock _____ M.

By: _____
County Recorder

City's Certificate
(Required for all vacation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

The City of Countryside, a Municipal Corporation, hereby certifies that it is the owner of the property described above, and further certifies that they have hereby caused the above described property to be vacated.

Dated this _____ day of _____, 20____.

By: _____
Mayor

By: _____
City Clerk

Surveyor's Certificate
(Required for all vacation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct representation of the property described in the foregoing caption.

Furthermore, I designate the City of Countryside to act as my agent for the purposes of recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

**Plan Commission and Zoning
Board of Appeal's Certificate**
(Required for all vacation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that the members of the Plan Commission – Zoning Board of Appeals have reviewed and approved the Plat of Vacation as shown.

Dated this _____ day of _____, 20_____.

By: _____
Chairman

Attest: _____
Secretary

County Recorder's Certificate
(Required for all vacation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument number _____ was filed for record in the Recorder's Office
of Cook County, Illinois:

Dated this _____ day of _____, 20____.

At: _____ O'clock _____ M.

By: _____
County Recorder

(Required as applicable for abrogation plats)

_____ (Specify type) _____ easement abrogation approved and accepted:

CITY OF COUNTRYSIDE

Dated this _____ day of _____, 20____.

By: _____

Title: _____

SOUTH LYONS TOWNSHIP SANITARY DISTRICT

Dated this _____ day of _____, 20____.

By: _____

Title: _____

LA GRANGE HIGHLANDS SANITARY DISTRICT

Dated this _____ day of _____, 20____.

By: _____

Title: _____

COM ED

Dated this _____ day of _____, 20____.

By: _____

Title: _____

AT&T

Dated this _____ day of _____, 20____.

By: _____

Title: _____

(Continued)

NICOR

Dated this _____ day of _____, 20____.

By: _____

Title: _____

COMCAST

Dated this _____ day of _____, 20____.

By: _____

Title: _____

(Required as applicable for abrogation plats)

_____ (Specify) _____ building setback abrogation approved and accepted:

CITY OF COUNTRYSIDE

Dated this _____ day of _____, 20_____.

By: _____

Title: _____

Surveyor's Certificate
(Required for all abrogation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct representation of the property described in the foregoing caption.

Furthermore, I designate the City of Countryside to act as my agent for the purposes of recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

**Plan Commission and Zoning
Board of Appeal's Certificate**
(Required for all abrogation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This is to certify that the members of the Plan Commission – Zoning Board of Appeals have reviewed and approved the Plat of Abrogation as shown.

Dated this _____ day of _____, 20_____.

By: _____
Chairman

Attest: _____
Secretary

County Recorder's Certificate
(Required for all abrogation plats)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument number _____ was filed for record in the Recorder's Office
of Cook County, Illinois:

Dated this _____ day of _____, 20____.

At: _____ O'clock _____ M.

By: _____
County Recorder

(As Applicable)

Public Utility and Drainage Easement Provisions

CITY OF COUNTRYSIDE, _____ SANITARY DISTRICT

A non-exclusive perpetual easement is hereby reserved and granted to the City of Countryside, (South Lyons Township Sanitary District / LaGrange Highlands Sanitary District), and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said City (and Sanitary District), over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the City of Countryside and to City approval as to design and location.

Perpetual easements are hereby reserved for and granted to the City of Countryside and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys required to provide the _____ (subdivision / planned unit development) and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, 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. No building or other obstruction shall be placed over grantees' facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NICOR CORPORATION / NICOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision / planned unit development) and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the City of Countryside, its successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under! Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision / planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

(As Applicable)

Drainage and Stormwater Detention Easement Provisions

All easements indicated as detention / stormwater management easements on this plat are reserved for and granted to the City of Countryside and their successors and assigns. No building shall be placed on said easement, but the same may be used for other purposes that do not adversely affect the storage/free-flow of stormwater. Each owner or subsequent purchaser shall be equally responsible for maintaining the detention easement and shall not destroy or modify grades or slopes without having first received prior written approval of the City of Countryside, or any other unit of local government having jurisdiction over drainage.

In the event any owner or subsequent purchaser fails to properly maintain the water detention area easement, the City of Countryside, Illinois or any other unit of local government having jurisdiction over drainage, shall upon ten (10) days prior written notice, have the right to perform or have performed on its behalf, any maintenance work to or upon the stormwater detention area reasonably necessary to insure adequate stormwater storage and free flow of stormwater through the detention easement area.

In the event the City of Countryside, Illinois, or any other unit of local government having jurisdiction over drainage, shall be required to perform, or have performed on its behalf, any maintenance work to or upon the water detention area easement, the cost together with an additional sum of ten (10) percent of said cost shall upon recordation of a Notice of Lien within ninety (90) days of completion of the work constitute a lien against all lots created by this plat which maybe foreclosed by any action brought by our on behalf of the City of Countryside, Illinois.

(As Applicable)

Restricted Access Easement Provisions

Restricted access easements are hereby reserved for and granted to the City of Countryside and its successors and assigns in, on, over, upon, across, under, and through those areas depicted on the Plat as a “Restricted Access Easement”. The purpose of said easements is to allow the City of Countryside to prohibit any and all improvements, driveways, curb cuts, and related facilities intended for the purpose of ingress and egress by motorized vehicles from the public right-of-way to the private property.

Said easements herein granted are perpetual easements and shall run with the land and all covenants, agreements, terms, conditions, obligations, rights, and interest herein contained are provided for and shall likewise inure to the benefit of the parties hereto, their heirs, executors, successors, grantees, lessees, and assigns.

(As Applicable)

Landscaping Easement Provisions

A perpetual easement is hereby reserved and granted for subdivision landscaping for the (Property Owner(s) / Homeowner's Association) and the City of Countryside (the "City") and their successors and assigns, over, upon, under, through, and along all areas marked "Landscaping Easement" on the plat. Said easement shall be for the perpetual right, privilege and authority to plant, maintain, repair, replace, inspect, trim, cut down, or remove landscaping as may be determined necessary by the (Property Owner(s) / Homeowner's Association) and in a manner consistent with plans tendered to and approved by the City. No alteration, permanent structures, landscaping, grading, or appurtenances therein that deviate from plans approved by the (Property Owner(s) / Homeowner's Association) and the City shall be allowed in this easement without the prior written approval of the (Property Owner(s) / Homeowner's Association) and the City.

The (Property Owner(s) / Homeowner's Association) shall maintain the landscaping in said easement in a manner consistent with the plans approved by the City and the standards typical of private property maintenance throughout the community. In the event the (Property Owner(s) / Homeowner's Association) fails to properly maintain this easement, the City shall, upon seventy-two (72) hours prior notice to the (Property Owner(s) / Homeowner's Association), have the right, but not the duty, to perform, or have performed on its behalf, landscaping maintenance as described herein. In the event of an emergency situation, as determined by the City, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the City shall have the right, but not the duty, to proceed without notice to the (Property Owner(s) / Homeowner's Association).

In the event the City shall perform, or have performed on it behalf, any maintenance work within the easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the (Property Owner(s) / Homeowner's Association) and against each and every lot within the subdivision.

The cost of the work incurred by the City 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.

(As Applicable)

Subdivision Entry Sign Easement Provisions

A perpetual easement is hereby reserved and granted for a Subdivision Entry Sign Easement for the (Property Owner(s) / Homeowner's Association) and the City of Countryside (the "City") and their successors and assigns, over, upon, under, through, and along all areas marked "Subdivision Entry Sign Easement" on the plat. Said easement shall be for the perpetual right, privilege and authority to construct, reconstruct, repair, replace, inspect, trim, cut down, remove, and maintain, a subdivision entry sign and landscaping appurtenant thereto as may be determined necessary by the (Property Owner(s) / Homeowner's Association) and in a manner consistent with plans tendered to and approved by the City. No alteration, permanent structures, landscaping, grading, or appurtenances therein shall be allowed in this easement without the prior written approval of the (Property Owner(s) / Homeowner's Association) and the City.

The (Property Owner(s) / Homeowner's Association) shall maintain the subdivision entry sign and landscaping appurtenant thereto in a manner consistent with the plans approved by the City and the standards typical of private property maintenance throughout the community. In the event the (Property Owner(s) / Homeowner's Association) fails to properly maintain this easement, the City shall, upon seventy-two (72) hours prior notice to the (Property Owner(s) / Homeowner's Association), have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the subdivision entry sign and its appurtenant structures and landscaping. In the event of an emergency situation, as determined by the City, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the City shall have the right, but not the duty, to proceed without notice to the (Property Owner(s) / Homeowner's Association).

In the event the City shall perform, or have performed on its behalf, any maintenance work within this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the (Property Owner(s) / Homeowner's Association) and against each and every lot within the Subdivision.

The cost of the work incurred by the City 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.

(As Applicable)

Subdivision Fence Easement Provisions

A perpetual easement is hereby reserved and granted for a Subdivision Fence Easement for the (Property Owner(s) / Homeowner's (Property Owner(s) / Homeowner's Association)) and the City of Countryside (the "City") and their successors and assigns, over, upon, under, through, and along all areas marked "Subdivision Fence Easement" on the Plat. Said easement shall be for the perpetual right, privilege and authority to construct, reconstruct, repair, replace, inspect, trim, cut down, remove, and maintain, a subdivision fence as may be determined necessary by the (Property Owner(s) / Homeowner's Association) and in a manner consistent with plans tendered to and approved by the City. No alteration, permanent structures, landscaping, grading, or appurtenances therein shall be allowed in this easement without the prior written approval of the (Property Owner(s) / Homeowner's Association) and the City.

The (Property Owner(s) / Homeowner's Association) shall maintain the subdivision fence in a manner consistent with the plans approved by the City and the standards typical of private property maintenance throughout the community. In the event the (Property Owner(s) / Homeowner's Association) fails to properly maintain this easement, the City shall, upon seventy-two (72) hours prior notice to the (Property Owner(s) / Homeowner's Association), have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the subdivision fence. In the event of an emergency situation, as determined by the City, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the City shall have the right, but not the duty, to proceed without notice to the (Property Owner(s) / Homeowner's Association).

In the event the City shall perform, or have performed on its behalf, any maintenance work within this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the (Property Owner(s) / Homeowner's Association) and against each and every lot within the Subdivision.

The cost of the work incurred by the City 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.