



Plat of Survey Definition:

A document comprised of a parcel diagram and legal description. It is prepared by and contains the signature and seal of a registered Illinois professional land surveyor.

Permits Requiring a Plat of Survey:

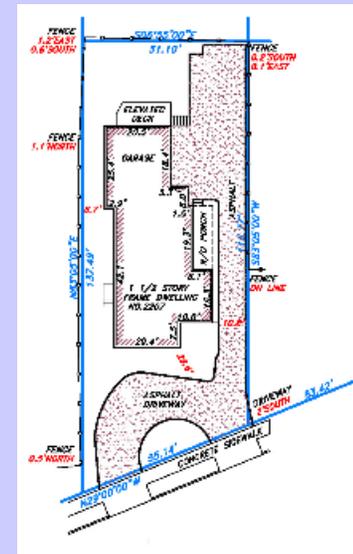
- Deck
- Patio
- Fire Pits
- Driveways
- Sidewalks
- Pool / Temporary Pool
- Shed
- Fence
- Lawn Irrigation
- Drainage Improvements
- Demolition
- New Home Construction
- Home Additions
- Detached Garage
- Signs
- Parking Lots
- Residential
- Nonresidential



**City of Countryside
Community Development Department**

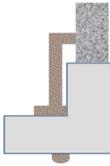
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Rev. 9/2019

▶ **Plat of Survey
Guide**



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Plat of Survey



How to obtain a plat of Survey:

There are several ways to obtain a plat of survey:

- 1) Check your closing documents. Plat of surveys are often required at the time of closing. A copy is typically provided to the new property owner at this time.
- 2) Contact your mortgage holder. In some cases the mortgage holder may have a copy of your plat of survey.
- 3) Ask the Community Development Department if the City has a copy of your plat of survey. Depending on previous permitted projects for your property, the city may have retained a copy.
- 4) If you are not able to locate your plat of survey. You may have to hire a licensed surveyor to survey your property and to create the plat of survey.

Note: Even if you are able to locate a plat of survey there are still times when you may want to hire a licensed surveyor to complete a new survey. You may want to consider creating a new plat of survey if the survey you have is very old or is out of date due to additions, alterations or demolition of structures on the property.

Hiring a Licensed Surveyor:

If you need to create a new plat of survey, search for a "land surveyor" in the business listings online or in a phone book.

When hiring a surveyor, make sure he/she is currently licensed in Illinois.

The cost of a plat of survey varies greatly based on several factors, including:

- 1) Size and shape of the lot to be surveyed.
- 2) Time of year
- 3) Vegetation on the property
- 4) Availability of data related to the property
- 5) Topography of the property.

Plat of Survey versus Topography Survey

A plat of survey is not the same as a topographical survey. A Plat of survey will show the relationship of structures and other landmarks on the property in relationship to the property lines via dimensional measurements.

A topographical survey is used to identify and map the contours of the ground and existing features on the surface of the earth (i.e. trees, buildings, streets, walkways, manholes, utility poles, retaining walls, etc.).

Why are they required:

The City has ordinances that govern the amount of your lot that can be covered by structures and impervious surfaces. The Zoning Department will use your plat of survey to verify that your project does not require any special variances or exceed the ordinances and city code.

So What is a Plat of Survey and Why is it so Important?

A plat is a map, drawn to scale, showing how a piece of land is divided. Plats can also legally dedicate land for roads and other right-of-way or easements. It basically shows your house and other landmarks on your lot with all your lot lines, setbacks and easements shown. Important—ABSOLUTELY! Most likely any outside work requiring a building permit will require a plat of survey. If you are unsure, it is always better to include the plat of survey when applying for a permit.

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