



CITY OF BATAVIA

PLAT CERTIFICATES

The following are a set of standard certificates that should appear on documents containing property in the City of Batavia. Modifications will need to be made for the Owner's and Surveyor's Certificate on a per project basis, but must include the language requested. The remainder of the certificates shall appear on the plat as they are presented below unless changes have been previously approved by the Engineering Department:

CERTIFICATES

CITY ENGINEER

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

I, _____, CITY ENGINEER OF THE CITY OF BATAVIA, ILLINOIS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LAND IMPROVEMENTS DEDICATED IN THE HEREON PLAT AND PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY.

DATED AT BATAVIA, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

CITY ENGINEER: _____

CITY COUNCIL

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

MAYOR AND CITY COUNCIL OF THE CITY OF BATAVIA, ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF _____ ATTACHED HERETO BY RESOLUTION NO. _____ DULY AUTHENTICATED AND PASSED THIS _____ DAY OF _____, A.D., 20_____.

MAJOR: _____ CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

I, _____, CHAIRMAN OF THE PLAN COMMISSION OF THE CITY OF BATAVIA, ILLINOIS, HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY APPROVED THIS PLAT OF _____ ATTACHED HERETO ON THIS _____ DAY OF _____, A.D., 20_____.

CHAIRMAN: _____



CITY OF BATAVIA

PLAT CERTIFICATES & EASEMENT LANGUAGE

NOTARY PUBLIC

STATE OF _____)

) SS

COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

I, JOHN A. CUNNINGHAM, COUNTY CLERK IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THERE ARE NO DELIQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEVA, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____.

KANE COUNTY CLERK



CITY OF BATAVIA

PLAT CERTIFICATES & EASEMENT LANGUAGE

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ___M, AND WAS RECORDED IN PLAT ENVELOPE NO. _____.

RECORDER

GRADING/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF KANE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION 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 **(OWNER, SUBDIVIDER)** HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTABLE ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20____.

PROFESSIONAL ENGINEER

OWNER OR ATTORNEY



CITY OF BATAVIA

PLAT CERTIFICATES & EASEMENT LANGUAGE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF _____)

State name of owner, be it a single owner or a corporation, IS THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THE UNDERSIGNED, OWNER OF THE PROPERTY DESCRIBED AS ***TYPE OF PLAT*** OF _____ (***SUBDIVISION NAME***) AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME LIES WITHIN THE BOUNDARIES OF BATAVIA SCHOOL DISTRICT 101.

DATED THIS _____ DAY OF _____, A.D., 20 _____.

Owners name and address

OWNER



CITY OF BATAVIA

PLAT CERTIFICATES & EASEMENT LANGUAGE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF _____)

THIS IS TO CERTIFY THAT I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, subdivide, annexed (if applicable) AND PLATTED THAT PART legal description

Subdivided/Annexed PROPERTY CONTAINS _____ ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THIS ALSO DECLARES THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER _____, WITH AN EFFECTIVE DATE OF _____ INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE _____. ZONE _____ IS DEFINED AS _____ (definition).

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20 _____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

LICENSE EXPIRES NOVEMBER 30, 20 _____

DESIGN FIRM LICENSE NO. _____

LICENSE EXPIRES _____