



# APPLICATION FOR FINAL PLAT APPROVAL

City of East Moline, Illinois

Name of Subdivision: \_\_\_\_\_

Applicant/Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Owner (if Different from Applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Surveyor or Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Name of person to be contacted concerning this plat: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Site Location: \_\_\_\_\_

¼ Section/Section/Township/Range: \_\_\_\_\_

General Description of Proposed Development: \_\_\_\_\_

*The undersigned certifies that the preliminary plat of a subdivision for which approval is requested by this application complies with and conforms to all applicable laws of the State of Illinois and ordinances of the City of East Moline, Illinois.*

\_\_\_\_\_  
Applicant/Developer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner (if different than Applicant)

\_\_\_\_\_  
Date

## For Office Use Only:

*For Office Use Only:* Application No. \_\_\_\_\_  
Date Application Filed: \_\_\_\_\_  
Application Recv'd by: \_\_\_\_\_  
Six (6) Copies of Final Plat:  Y  N  
Application Fee:  \$25.00



## **FINAL PLAT REQUIREMENTS**

Except as specifically provided below, every person who proposes to subdivide any land located within the subdivision jurisdiction of the City of East Moline shall file six (6) copies of the final plat of said subdivision with the Director of Development Services at least three (3) weeks prior to a regularly scheduled meeting of the Planning Commission.

Additionally, it is the subdivider's responsibility to notify the appropriate public utilities. Proof of notification shall be submitted with the final plat to the City for City approval.

Whenever a large tract is to be developed in stages and only a portion of that tract is to be submitted for final plat approval, a preliminary plat of the entire tract shall be submitted.

All final plats shall be reviewed and acted upon in accordance with 765 Illinois Compiled Statutes Section 205 and the provisions of the applicable subsections. The Rock Island County Recorder of Deeds shall not record any final plat of a subdivision located within the subdivision jurisdiction of the City of East Moline until said final plat has been approved by the City Council. The City Council shall not approve any final plat unless they determine that it is in compliance with all pertinent requirements of this Ordinance including those set forth in the subsections below.

**Information Required on Final Plat:** Every final plat shall be prepared by a land surveyor registered in Illinois at a scale not greater than one hundred feet (100') or less to the inch provided the resultant drawing does not exceed thirty six inches by twenty four inches (36" x 24"). Said preliminary plat, together with the supporting data, shall provide all of the following information:

1. North arrow, graphic scale, and data;
2. Name of subdivider and subdivision;
3. Accurate metes and bounds or other adequate legal description of the tract tied to section or quarter section corner(s);
4. Accurate boundary lines, with dimensions and bearings or angles which provide a survey of the tract, closing with an error of closure of not more than one foot in fifteen thousand feet (1' in 15,000') and provide a copy of the closure calculations;
5. Reference to recorded plats of adjoining platted land by record name, plat book and page number;
6. Accurate locations of all existing streets intersecting the boundaries of the subdivision;
7. Right-of-way lines of all streets, other rights-of-way, easements, areas to be reserved, and lot lines with accurate dimensions, angles, or bearings and curve data, including radii, arcs or chords, points of tangency, central angles and accompanying legal descriptions;
8. Name and right-of-way width of every proposed street;
9. Location, width and purpose of any existing or proposed easement;
10. Number of each lot, lot dimensions and (in a separate list) lot areas;
11. Purpose(s) for which sites, other than private lots, are reserved;
12. Building or setback lines with accurate dimensions;
13. Restrictions of all types which will run with the land and become covenants in the deeds of lots;
14. The names of all legal owners and other parties with an interest, whether recorded or not, in the property being subdivided, together with formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, signed by all parties of interest or their authorized agents, in a form approved by the City Attorney, if the plat is proposed for final approval without improvements in place and accepted with a deed of dedication to the public in fee simple absolute unless otherwise called for on the plat of such lands; and with a commitment for title insurance policy or title opinion from a licensed attorney showing that those signing the plat are necessary and sufficient to create the subdivision and, prior to signing the plat, a title policy for the local government in the sum of ten thousand dollars (\$10,000.00) for any lands or interests to be dedicated to the public; and
15. Monument identification.
16. All certificates and/or forms as required by code including (i) Owners Certificate, (ii) Irrevocable Offers Of Dedication, (iii) Notary Public's Certificate, (iv) Surveyor's Certificate, (v) County Clerk's Certificate, (vi) Certificate of City Council, (vii) City Clerk's Certificate, (viii) Certificate to approve subdivisions of five (5) acres or less, (ix) Roadway Access and Sewage Disposal Systems, (x) surface water drainage certificate, (xi) bond/escrow certificate (if applicable), (xii) any other certificates or disclosures required by code or statute.