

PUBLIC NOTICE

PLAT ORDINANCE OF HANCOCK COUNTY
RESOLUTION NO. 7-2007-

IT IS HEREBY ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF
HANCOCK, ILLINOIS:

ARTICLE 1

SECTION 1: This Ordinance shall be known and may be cited and referred to as the
"Plat Ordinance of Hancock County". All applicable laws of the State of Illinois are
made a part of these regulations as if written herein at length.

ARTICLE 2

SECTION 2: It shall be unlawful for any person, firm, partnership, corporation, or
agent having control of any land within the unincorporated area of the County of
Hancock, Illinois, to subdivide land except by a plat which is in accordance with the
regulations contained herein.

ARTICLE 3

SECTION 1: (1) If the subdivision lies within one and one-half (1 ½) miles of the
corporate limits of any municipality that has adopted subdivision regulations or an
official plan and is enforcing the same, the subdivider shall first submit the preliminary
plat to the Planning Commission of such municipality for the purpose of determining its
conformity with the subdivision regulations or with the requirements or proposals for
streets, alleys and public grounds of the official plan of such municipality.

(2) No plat will be approved of a subdivision which is subject to periodic
flooding or which contains extremely poor drainage. However, if the subdivider makes
the area completely safe for residential occupancy and provides adequate street
drainage the final plats of the subdivision may be approved.

(3) Whenever the subdivider provides a private water supply system, the
design and construction thereof, including distribution mains, shall conform to the
standards and requirements of the Illinois Department of Public Health. Whenever the
subdivider plans or provides for a private system of sanitary sewers and a treatment
plant, such system and plat shall conform to all standards, specifications and
requirements of the Illinois Department of Public Health.

ARTICLE 4

SECTION 1: There is hereby established a Plat Committee for the County of Hancock to consist of the following officials: Chairman of the County Board, State's Attorney, County Recorder, and Supervisor of Assessments.

SECTION 2: Three copies of the proposed plat shall be filed in the office of the County Clerk and be presented by the County Clerk to the Plat Committee at least two (2) weeks prior to the time to presenting the plat to the County Board for approval.

SECTION 3: Upon the proposed plats being filed with the County Clerk the Plat Committee shall meet as soon thereafter as possible and make certain that the proposed plat complies with the requirements of this ordinance as well as the statutes of the State of Illinois for recording plats.

SECTION 4: Upon approval of the proposed plat by the Plat Committee, an original drawing of the plat to be recorded should be furnished to the County Clerk of Hancock County, Illinois for presentation to the Hancock County Board, said plat being identical to the plat approved by the Plat Committee.

(a) The original drawing of the plat to be recorded should be in a water proof black drawing ink on a permanent surface such as high-quality mylar.

(b) Two (2) copies of the proposed plat shall be furnished with the original plat.

(c) The scale selected for the recorded plat should be a convenient engineer's scale such as one inch equals 40,60,80 or 100 feet and such as to allow the entire subdivision or portion thereof to be drawn in accurate detail on one or more sheets of dimensions of 18 inches by 24 inches which shall fit into the plat books in the office of the Recorder of Deeds. If drawn on more than one sheet matched lines and numbered pages should be supplied. Sufficient space should be allowed for the addition of the various notes, certificates and restrictions desired or required to the subdivision drawing.

(d) All permanent section lines, government boundary lines, and established subdivision lines shall be shown.

(e) Width of existing roads and streets with their names, alleys, lots, easements, building lines on property proposed to be subdivided and full width of streets in property adjacent with their names shall be shown. Also, the location and width of existing highways or streets in subdivision which may be separated by intervening property shall be shown.

(f) Name of the proposed subdivision and name of owner or trustee as owner or name of sponsor for the plat are to be shown. A brief description of the location shall be shown as part of the title.

(g) Names of all adjoining subdivisions shall be included and adjoining property not subdivided shall be marked "Not Subdivided".

ARTICLE 5

SECTION 1: The Plat Act, 765 ILCS 205/0.0.1 et seq., The Illinois Professional Surveyor Act of 1989, 255 ILCS 330/1 et seq., and 55 ILCS 5/3-5029 shall be fully complied with, in addition to the requirements of this ordinance.

ARTICLE 6

SECTION 1: FEES FOR RECORDING:

The fee for recording a subdivision plat, condominium plat, or planned use development plat shall be \$200 (two hundred dollars), and \$10 (ten dollars) for each lot or unit. The fee for additional pages to the plat, including certificates or covenants shall be \$2 (two dollars) per page.

The fee for recording supplemental documents, including certificates or covenants, after the original plat has been recorded shall be the applicable recording fees; and \$5 (five dollars) for each lot or unit in the plat.

Any fees for record preservation purposes, and mapping purposes, or other purposes established by county ordinance shall be additional to the recording fee, and assessed for each lot or unit.

SECTION 2: FEES FOR FILING PLAT WITH COUNTY CLERK

The fee for filing a proposed subdivision plat, condominium plat, or planned use development plat which is within the unincorporated area with the County Clerk for review by the Plat Committee shall be \$800 (eight hundred dollars), and \$10 (ten dollars) for each lot or unit.

ARTICLE 7

SECTION 1: VIOLATIONS

Nothing herein shall prevent Hancock County from taking lawful action to prevent or remedy any violations. All costs connected therein shall accrue to the person or persons responsible.

SECTION 2: ABROGATION AND GREATER RESTRICTIONS

This ordinance repeals and replaces "The Plat Ordinance of Hancock County", which was adopted by the Hancock County Board on August 19, 2003. However, this ordinance does not repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this ordinance and other ordinance easements, covenants, or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

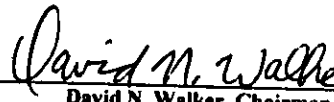
SECTION 3: SEPARABILITY

The provisions and sections of this ordinance shall be deemed separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

SECTION 4: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law.

PASSED AND APPROVED BY THE County Board of Hancock County, Illinois this 17th day of July, 2007.



David N. Walker, Chairman
Hancock County Board

ATTEST:


County Clerk

AYES: 14
NAYES: 0
NOT VOTING: 1