

TO BE FILED WITH THE CHRISTIAN COUNTY CLERK & RECORDER

AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS
THIS IS A LEGAL DOCUMENT – PLEASE CONSULT YOUR ATTORNEY

(Zoning & Subdivision Ordinances May Also Apply)

Except as otherwise indicated below, whenever the owner of land subdivides it into 2 or more parts, any of which is less than 5 acres, he must have it surveyed and a subdivision plat thereof made by an Illinois Registered Land Surveyor - 765 ILCS 205/1(a). If a plat is made by an Illinois Registered Surveyor of any parcel or tract of land otherwise exempt from the plat provisions of this Act as indicated below, such plat shall be recorded - 765 ILCS 205/1(c). When a property is divided into parcels so that it cannot be described without describing it by metes and bounds, it is the duty of the owner to have the land surveyed and platted into lots. The platting shall be in accord with the Plat Act. The plat shall be certified and recorded - 35 ILCS 200/9-55.

AFFIANT is the Grantor or is the Grantor's authorized representative in a deed transferring interest in the real estate described in the accompanying deed. AFFIANT further states this transfer is exempt from the Illinois Plat Act (765 ILCS 205) because of the following:

- NOT A DIVISION OF LAND – PARCEL BOUNDARIES REMAIN UNCHANGED
- A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS – APPROVAL BY COUNTY PLAT OFFICER (OR DESIGNEE) OR COUNTY BOARD IS REQUIRED ALONG WITH APPLICABLE FEE PRIOR TO RECORDING:
 - The division or subdivision of land into parcels or tracts of 5 acres or more in size which **does not involve any new streets or easements of access.**
 - The division of lots or blocks of less than 1 acre in any recorded subdivision which **does not involve any new streets or easements of access.**
 - The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which **does not involve any new streets or easements of access.**
 - The conveyance of land owned by a railroad or other public utility which **does not involve any new streets or easements of access.**
 - The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - Conveyances made to correct descriptions in prior conveyances.
 - The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and **not involving any new streets or easements of access.**
 - The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
 - The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.
- A DIVISION OF LAND NOT MEETING ONE OF THE ABOVE EXCEPTIONS – APPROVAL BY COUNTY PLAT OFFICER (OR DESIGNEE) OR COUNTY BOARD IS REQUIRED ALONG WITH APPLICABLE FEE PRIOR TO RECORDING

All divisions requiring a metes and bounds description must be surveyed and a plat prepared by an Illinois Licensed Professional Land Surveyor shall be recorded.

Surveyor's Name: _____ Phone: _____

Who wrote the legal description? (If different from above)

Name: _____ Phone: _____

**ANY division within County jurisdiction must be reviewed by the County Plat Officer (or Designee) or
County Board. (OVER)**

