

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 rights-of-way/easements. It basically shows your house on your lot with all of your lot lines, setbacks and easements. Important-ABSOLUTLEY! Any outside work requiring a building permit will require a copy of the plat of survey.

When would I have received one?

Typically, you would have received a plat of survey when you purchased your home. It is usually found in your mortgage documents. If you cannot locate it, then you will need to order a new one.

Doesn't the Village have a copy?

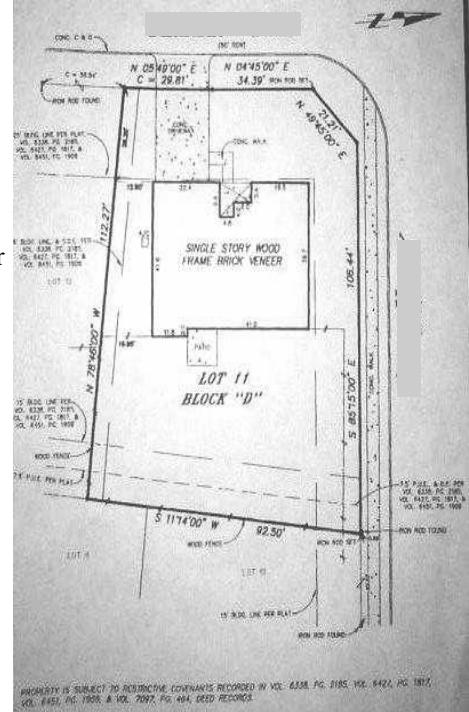
The Village will only have a copy if you have provided it to us in the past for an outside project that required a building permit. However, a Village copy may be outdated and not accurately represent the current conditions.

Why are they required?

The Village 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.

How long does it take to create a plat of survey?

Most land surveys require a two week turnaround time from initial order to completion. A survey field crew will visit your property to measure and obtain the necessary data. This information is then turned into a computer generated plat of survey.



Example of a Plat of Survey

What is a Land Surveyor?

A Professional Land Surveyor is a person who has qualified by education and experience, and who has passed an examination for registration required by the State of Illinois to practice Land Surveying in Illinois.

How can I obtain the services of a licensed Land Surveyor?

- Ask someone who has employed a competent Land Surveyor.
- Consult with your attorney, realtor, banker, or title insurer.
- Look in the yellow pages under Surveyor-Land.
- Obtain a list of Professional Land Surveyors in your area free of charge from the Illinois Professional Land Surveyor's Association

Illinois Professional Land Surveyors Association
203 South Walnut Street • P.O. Box 588 • Rochester, IL 62563
Phone 217/498-8102 • Fax 217/498-8489
www.iplsa.org

How much will a Survey cost?

Fees of Surveyors are on a level with other professions. The Surveyor's fees are dependent upon the size of the land and other factors, including the terrain and vegetation, accessibility, and if reliable survey monuments exist in the area. Therefore, the Surveyor will estimate the approximate cost of the survey for you prior to commencing the work. However, do not depend on the lowest priced survey to be the best survey. Obtain the services of a reputable Surveyor.