

SUBDIVISION PLAT WORKSHEET
to determine if a Subdivision Plat is required in accordance with the State of Illinois 765 ILCS205/1

Is land being divided into two or more parts, any which is less than 5 acres?
765 ILCS 205/1 Sec. 1(a)

No → No Subdivision Plat Required

Yes

If a plat is made by an Illinois Licensed Professional Land Surveyor of any parcel or tract of land otherwise exempt from the Subdivision Plat provisions of this Act pursuant to Sec. 1 (b) of this section, such Plat will be recorded. Such Plat shall meet Illinois state minimum standards (administrative Rules Section 1270.56). It shall not be the responsibility of a Recorder of Deeds to determine whether the Plat has been made or recorded under this subsection.
76 ILCS 205/1 Sec 1 (c)

Yes

Are Subdivision parcels 5 acres or more?
765 ILCS 205/1 Sec 1 (b)1

No

Are divisions of lots or blocks less than one acre in any previously recorded subdivision?
765 ILCS 205/1 Sec 1(b)2

No

Are the parcels being sold between owners of adjoining & contiguous land?
765 ILCS 205/1 Sec 1(b)3

No

Are parcels being sold for use as right of way for Railroads, public utilities or pipelines?
765 ILCS 205/1 Sec 1(b)4

No

Are parcels being sold owned by a railroad or public utility?
765 ILC 205/1 Sec 1(b)5

Continued to next page

No Subdivision Plat Required

No

Are new streets or easements of access created with this division?
765 ILCS 205/1 Sec 1(b)

Yes

Subdivision Plat Required

No Subdivision Plat Required

Subdivision
Worksheet
Continued

No

Are parcels being sold for highway or other public purpose? Are parcels being sold for dedication of land for public use? Are parcels being sold for vacation of land for public use? Follow yes if the answer to any of these 3 questions is yes.

Yes

No Subdivision
Plat Required

No

Are parcels sold for purpose of correcting descriptions in prior conveyances?
765 ILCS 205/1 Sec 1 (b)6

Yes

No Subdivision
Plat Required

No

Have parcels being sold been divided into more than two parts from an original tract of land that existed on July 17, 1959?
765 ILCS 205/1 Sec 1(b)8

Yes

Are new streets or easements of access created with this division?
765 ILCS 205/1 Sec 1 (b)

Yes

Subdivision Plat
Required

No

Is parcel being sold a single lot less than 5 acres and created by division from a larger tract of land that existed on Oct. 1, 1973?
765 ILCS 205/1 Sec 1(b)9

Yes

Does this land division conform with local rules and requirements for subdivisions?

Yes

A land survey and Plat must be created and recorded by a Professional Land Surveyor. Only one parcel can be sold under this exemption.

No

Follow State Requirements:
A Subdivision Plat is required that conforms to:
1) IL State minimum standards for a subdivision
2) Plat meet the IL minimum standards (1270.56)
3) Plat submitted by an Illinois Licensed Professional Land Surveyor or authorized agent.

Follow local Subdivision regulations for property within 1-1/2 miles of a city, village or town with an adopted official subdivision plan.
765 ILCS 205/1 Sec 1(a)

In addition to

Both items

Follow County Subdivision regulations for property.
55 ILCS 5/5-1041