

ARTICLE 8 CERTIFICATIONS

801 Intent

The final plat/replat shall contain executed certificates, notices, and statements in the following form. Such certificates, notices or statements may be modified with the permission of the County Attorney when warranted by special conditions.

802 Signatures

All signatures must be signed in indelible black ink only as approved by the Clerk and Recorder. (No blue/red/green/purple ink. No ball points.)

803 Title Verification

Either one of the following title verification statements is acceptable:

We (name of title insurance co.), do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows:

(Company Name)

By: (notarized signature) (date)
(Name of Authorized Official)

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

Notary Public

804.01 Owner Statement (Administrative Replat)

The undersigned, being all the owners of the land described hereon, and the beneficiaries of any deeds of trust encumbering that land, hereby consent to this administrative replat as shown hereon under the name and subdivision of _____.

OWNER(S): (Lot ___)

_____ (owner name) _____ (owner name)

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20__, by ___(owner name)_____ and _____(owner name)_____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

OWNER: (Lot ___)

(name of company or corporation)

By: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20__, by ___(owner name)_____ as _____(title)_____ of _____(name of company or corporation)_____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

BENEFICIARY OF DEED OF TRUST (Lot ____)

(name of company or corporation)

By: _____
 Title: _____

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__, by ____ (owner name) _____ as ____ (title) _____ of ____ (name of company or corporation) ____.

Witness my hand and official seal.

My commission expires: _____

 Notary Public

805 Surveyor

I, (Surveyor's Name), a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on (date of survey), by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution.

I attest the above on this ____ day of _____, 20__.

(signature)
 (Surveyor's Name)
 Colorado registered Professional Land Surveyor #
 Surveyor's seal shall appear with this certificate.

806 Planning Commission

The preliminary plan (*file #*) for this final plat was reviewed by the Planning Commission (*date*).

(signature)
 Planning Director, on behalf of the Planning Commission _____
 Date

806.01 Minor Developments:

The minor development final plat (file #) was reviewed by the Planning Commission on (date) .

_____ (signature) _____
 Planning Director, on behalf of the Planning Commission Date

807 Board of County Commissioners

807.01 All plats, except replats or vacations:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon. The dedications of (streets, tracts, easements - indicate those that are applicable) are accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

_____ (signature)
 Chair, Board of Douglas County Commissioners

807.02 Replats:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon. The dedications of (streets, tracts, easements - indicate those that are applicable) are accepted.

Lot _____, Block _____, (subdivision) _____, Filing # _____ is amended by this plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception # _____.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued.

_____ (signature)
 Chair, Board of Douglas County Commissioners

807.02.1 Administrative Replats:

This plat was approved for filing by the Planning Director, on behalf of the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____.

Lot ____, Block ____, *(subdivision)* ____, Filing # _____ is amended by this plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception # _____.

(signature)
Planning Director, on behalf of Board of Douglas County Commissioners

807.03 Vacations:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon.

The *(streets, lots, tracts, parcels and easements – indicate those that are applicable)* shown on the plat of *(the original subdivision name)*, recorded in the Office of the Douglas County Clerk and Recorder, Reception # _____ are hereby vacated this day of _____, 20____.

(signature)
Chair, Board of Douglas County Commissioners

808 Density Statement for Plats with Density Bonus

The density of _____ units has been allocated to _____ lots. Further subdivision is not permitted by zoning.

809 Clerk and Recorder

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this _____ day of _____, 20__A.D., at _____ a.m./p.m., and was recorded at Reception Number _____.

(signature)
Douglas County Clerk and Recorder

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