

APPENDIX A

FINAL PLAT

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FINAL PLAT RECORDING SPECIFICATIONS

- 1) All plats for recording must be submitted on reproducible Mylar and must meet the following criteria:
 - a) Either ink on Mylar or photographically reproduced Mylar is required (no colors or sepias) and shall have the capability of legible reproduction on both microfilm and blueprint equipment.
 - b) The Mylar must be a minimum of three one-thousandths (.003) of an inch in thickness, black line, and measure 24 by 36 inches in size.
 - c) Lettering shall have a minimum height of 80 cl and must be legible.
 - d) Signatures shall be affixed with black acetone-based ink (not blue), after the Mylar has been prepared.
 - e) Imprint (raised) notary stamps are not acceptable for use in signature blocks. All notary stamps shall utilize ink and must be clear and legible upon drying. (*orig. 05/01/07*)

For Final Plats, Type A Minor Subdivisions, Amended Final Plats (Public Process):

County Commissioners' Certificate

This plat approved by the Board of County Commissioners of Eagle County, Colorado this ____ day of _____ A.D., 20____, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provision that approval in no way obligates Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued. This approval is with the understanding that all expenses involving required 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 the County of Eagle.

Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ATTEST:

Clerk to the Board of County Commissioners

For Type B Minor Subdivision, Amended Final Plats (Administrative Process):

County Commissioners' Certificate

Based upon the review and recommendation of the Eagle County Director of Community Development, the Board of County Commissioners of Eagle County, Colorado hereby approved this plat this _____ day of _____, A.D., 20____, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provisions that approval in no way obligates Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued. This approval is with the understanding that all expenses involving required 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 the County of Eagle.

Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ATTEST: _____
Clerk to the Board of County Commissioners

For Subdivision Exemption Plats:

County Commissioners' Certificate

This Exemption Plat approved by the Board of County Commissioners of Eagle County, Colorado this ____ day of _____, A.D., 20____, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon; subject to the provisions that approval in no way obligates Eagle County for maintenance of roads dedicated to the public unless and until the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of the lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued.

Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ATTEST:

Clerk to the Board of County Commissioners

For Final Plats, Type A Minor Subdivisions, Amended Final Plats:

Certificate of Dedication and Ownership

Know all men by these presents that _____ being sole owner(s) in fee simple of all that real property situated in Eagle County, Colorado described as follows: _____ containing _____ acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of _____ a subdivision in the County of Eagle; and do hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this _____ day of _____, A.D., 20_____.

Owner
Address:

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this day of _____, A.D. 20_____, by _____

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

Lender Consent

_____ being the beneficiary of the deed of trust recorded in the office of the clerk and recorder of Eagle County as reception no. _____, as amended from time to time, hereby consents to and approves this final plat of the _____ and agrees that any foreclosure or other enforcement action under such deed of trust shall not cause a termination or invalidation of this final plat.

By: _____
Authorized Signer

STATE OF COLORADO)
 SS.
COUNTY OF _____)

The foregoing lender consent was acknowledged before me this ___ day of _____, 20__ by _____ as an Authorized Signer for _____.

My Commission Expires: _____

Witness My Hand And Official Seal.

Notary Public

For Combined Plat and Condominium Maps:

Certificate of Dedication and Ownership

Know all men by these presents that _____ being sole owner(s) in fee simple of all that real property situated in Eagle County, Colorado described as follows _____ containing _____ acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks and condominium units as shown on this final plat under the name and style of _____, a subdivision in the County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and does hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; and does hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this _____ day of _____, A.D., 20_____.

Owner
Address:

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D. 20_____, by _____

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

Lender Consent

_____ being the beneficiary of the deed of trust recorded in the office of the clerk and recorder of Eagle County as reception no. _____, as amended from time to time, hereby consents to and approves this final plat of the _____ and agrees that any foreclosure or other enforcement action under such deed of trust shall not cause a termination or invalidation of this final plat.

By: _____
Authorized Signer

STATE OF COLORADO)
 SS.
COUNTY OF _____)

The foregoing lender consent was acknowledged before me this ___ day of _____, 20__ by _____ as an Authorized Signer for _____.

My Commission Expires: _____

Witness My Hand And Official Seal.

Notary Public

For Subdivision Exemption Plats:

Certificate of Dedication and Ownership

Know all men by these presents that _____ being sole owner(s) in fee simple of all that real property situated in Eagle, County, Colorado described as follows _____ containing _____ acres more or less; have by these presents laid out and platted the same as shown on this plat under the name and style of _____, an exemption plat of lands in the County of Eagle; and do hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat for the purposes shown herein, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this _____ day of _____, A.D., 20_____.

Owner
Address:

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D. 20_____, by _____

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

Lender Consent

_____ being the beneficiary of the deed of trust recorded in the office of the clerk and recorder of Eagle County as reception no. _____, as amended from time to time, hereby consents to and approves this final plat of the _____ and agrees that any foreclosure or other enforcement action under such deed of trust shall not cause a termination or invalidation of this final plat.

By: _____
Authorized Signer

STATE OF COLORADO)
 SS.
COUNTY OF _____)

The foregoing lender consent was acknowledged before me this ___ day of _____, 20__ by _____ as an Authorized Signer for _____.

My Commission Expires: _____

Witness My Hand And Official Seal.

Notary Public

Clerk and Recorder's Certificate

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this _____ day of _____, 20 _____ and is duly recorded at Reception No. _____.

Clerk and Recorder

By: _____
Deputy

Community Development Director Certificate

Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this final plat the _____ day of _____, A.D., 20_____.

Director, Community Development
County of Eagle, Colorado

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____, by _____.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

(SEAL)

For Final Plats, Minor Type A and B Subdivision Plats, Amended Final Plats, Subdivision Exemptions

Surveyor's Certificate

I, _____, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is a true, correct and complete plat of _____ as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 20XX.

SEAL

Colorado Licensed Professional Land Surveyor
(Surveyors Name)

License Number _____

Note: A professional land surveyor seal shall be placed on each sheet of the plat or other documents resulting from the practice of land surveying in compliance with C.R.S. 12-25-217 as amended from time to time. The signature of the licensee and the date shall appear through the seal.

For Combined Plat and Condominium Maps:

Surveyor's Certificate

I, (name-printed), do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this condominium map fully and accurately depicts the improvements, including the condominium units and the common ownership area, and identifies location, layout, dimension, and horizontal and vertical boundaries, that said map is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, that such map is not a guaranty or warranty, either expressed or implied, and that such plat contains all the information required by, C.R.S. §38-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivision.

In Witness Whereof, I have set my hand and seal this _____ day of _____,
A.D., 20XX.

SEAL

Colorado Licensed Professional Land Surveyor
(Surveyors Name)

License Number _____

Title Certificate

_____ does hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in _____, free and clear of all liens, and encumbrances, except as follows: _____

Dated this _____ day of _____, A.D., 20_____.

AGENT: _____

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this plat are paid in full.

Dated this _____ day of _____, A.D., 20_____.

Treasurer of Eagle County