May 5, 2008

SAMPLE OF CERTFICATES/SIGNATURE BLOCKS REQUIRED ON FINAL PLATS, FINAL PUDS, MINOR SUBDIVISIONS AND ANNEXATION MAPS

1. Planning Commission Certificates
2. City Council Certificate
3. Planning Director Certificate
4. Review Certificates (City Engineer, Public Service Company of Colorado, Qwest Communications)
5. City Administrator's Certificate
6. Attorney's Certificate
7. Title Company's Certificate
8. Surveyor's Certificate
9. Clerk and Recorder's Certificate
10. Certificate of Dedication and Ownership
11. Lender's Approval & Subordination
12. Plat and/or PUD Notes (may or may not be applicable).
13. Annexation Petition Acknowledgment (annexation map)
14. Vesting Statement

1. Planning Commission Certificates

Planning Commission Certificate (final plat)

The Preliminary Plat for NAME OF DEVELOPMENT was approved by the City of Lafayette Planning Commission on EXACT DATE OF PRELIMINARY PLAN APPROVAL A.D.

_____ _____

Chairperson Attest: Secretary

Planning Commission Certificate (final PUD)

The Preliminary Planned Unit Development for NAME OF DEVELOPMENT was approved by the City of Lafayette Planning Commission on EXACT DATE OF PRELIMINARY PLAN APPROVAL A.D.

_____ _____

Chairperson Attest: Secretary

Planning Commission Certificate (minor subdivision approved by PC)

Pursuant to Section 26-16-6 of the Lafayette Code of Ordinances, this Minor Subdivision plat for NAME OF DEVELOPMENT was approved by the Planning Commission of the City of Lafayette, Colorado on EXACT DATE OF MINOR SUBDIVISION APPROVAL A.D.

_____ _____

Chairperson Attest: Secretary

2. City Council Certificates

City Council Certificate (final plat or minor subdivision)

This final plat **(minor subdivision)** is approved by the City Council of the City of Lafayette, Colorado, this _____ day of _____, 20__, A.D. for filing with the Clerk and Recorder of Boulder County and for conveyance to the City of the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Lafayette for the financing or constructing of improvements on land or easements dedicated to the public except as specifically agreed to by the City Council.

_____

Mayor

Witness my hand and official seal of the City of Lafayette.

_____

Attest: City Clerk

City Council Certificate (final PUD)

This final PUD is approved by the City Council of the City of Lafayette, Colorado, this ____ day of _____, 20__, A.D. for filing with the Clerk and Recorder of Boulder County and subject to the provision that approval in no way obligates the City of Lafayette for the financing or constructing of improvements on land or easements dedicated to the public except as specifically agreed to by the City Council.

_____

Mayor

Witness my hand and official seal of the City of Lafayette.

_____

Attest: City Clerk

3. Planning Director Certificate for minor subdivisions approved by staff.

Planning Director Certificate

Pursuant to Section 26-16-6 of the Lafayette Code of Ordinances, this Minor Subdivision plat for NAME OF DEVELOPMENT was approved by the Planning Director of the City of Lafayette, Colorado on _____ A.D.

_____ _____

Planning Director Attest: City Clerk

4. Review Certificate

Review Certificates

_____ _____

City of Lafayette Engineer Public Service Company of Colorado

_____

Qwest Communications, Inc.

5. City Administrator Certificate

City Administrator's Certificate (final plat, final PUD or minor subdivision)

I, Gary Klaphake, City Administrator of the City of Lafayette, Colorado, hereby certify that I have examined the final plat **(final PUD or minor subdivision)** and it appears to be in compliance with all applicable ordinances of the city and that a development agreement has been executed by the developer and accepted by the City.

_____

City Administrator

_____

Attest: City Clerk

6. Attorney's Certificates
(Use either Attorney or Title Company certificate, not both).

Attorney's Certificate

I, _____, being an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedication to the City of Lafayette, Colorado, and that the party executing the dedication is the owner thereof in fee simple, and the dedicated land is free and clear of liens and encumbrances.

_____ _____
Attorney at Law Date

Attorney's Certificate (in the case of no land dedication)

I, _____, being an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land within the City of Lafayette, Colorado, and that the party executing the plat is the owner thereof in fee simple.

_____ _____
Attorney at Law Date

7. Title Company Certificates
If Title Company certificate is used and there is land dedication the city will require a title insurance policy).

Title Company's Certificate

I, _____, a _____representing Land Title Guaranty Company certify that I have examined title to the described land dedication to the City of Lafayette, Colorado, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances.

_____
Name

_____
Title

Executed this _____ day of _____, 20__ A.D.

Title Company's Certificate (in the case of no land dedication

I, _____, representing Land Title Guarantee Company certify that I have examined title to the described land within the City of Lafayette, Colorado, and that the parties executing the plat are the owners thereof in fee simple.

_____
Name

_____
Title

Executed this _____ day of _____, 20__ A.D.

8. Surveyor's Certificate

Surveyor's Certificate

I, _____, do hereby certify that I am a duly registered professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of "(name of subdivision)" as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my direct responsibility, supervision and checking and correctly shows the location and dimensions of the tracts staked upon the ground in compliance with Articles 50-53 of Tile 38, Colorado Revised Statutes governing the subdivision of land.

In witness whereof, I have set my hand and seal this __ day of _____, 20__ A.D.

(Surveyor's name)
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. _____
(address)
(phone number)

9. Clerk and Recorder's Certificate

Clerk and Recorder's Certificate

I hereby certify that this instrument was filed in my office at __ o'clock __.m., this _____ day of _____, 20__, and is recorded in Plan File # _____.

Reception # _____ Fees: _____

_____ _____
Deputy Clerk and Recorder

10. Certificates of Dediciation and Ownership

Certificate of Dedication and Ownership (plat)

Know all men by these presents, that _____, being the owners of all that real property situated in Boulder County, Colorado, and lying within the exterior boundary of "(name of subdivision)", a subdivision of a portion the _____, City of Lafayette, County of Boulder, State of Colorado, described as follows:

A tract of land located in the …

Have by these presents laid out, platted and subdivided the same into (tracts, lots, outlots) as shown hereon and designate the same as "(name of subdivision)," in the City of Lafayette, County of Boulder, State of Colorado, and do hereby dedicate and convey to the City of Lafayette, Colorado, for public use the streets and Rights-of-Way (R.O.W.), the pedestrian access easements shown hereon for pedestrian access purposes only, the access easements shown hereon for access purposes only, the emergency access easements for emergency access purposes only, the utility easements shown hereon for utility purposes only and the drainage easements shown hereon for drainage purposes only.

Executed this ____ day of _____, 20__ A.D.

_____
Owner

Acknowledgment

State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me this __ day of _____, 20__, A.D. by _____ of _____, as owner of the property described hereon.

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public

Certificate of Ownership (PUD)

Know all men by these presents, that _____, hereby certifies that he/she is the owner of fee title to all that real property situated in Boulder County, Colorado, and lying within the exterior boundary of "(name of subdivision)", a subdivision of a portion the _____, City of Lafayette, County of Boulder, State of Colorado, described as follows:

A tract of land located in the …

Executed this ____ day of _____, 20__ A.D.

_____
Owner

Acknowledgment

State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me this __ day of _____, 20__, A.D. by _____ of _____, as owner of the property described hereon.

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public

11. Lender's Approval and Subordination Certificate

Lender's Approval and Subordination

The undersigned consents to the dedication of the streets, right-of-way and easements as indicated on the Subdivision Plat and hereby subordinates any interest it may have to such dedication.

Mortgage Company Name

_____

By:

State of)
)ss
County of)

The foregoing Lender's Approval and Subordination was acknowledged before me this ____ day of _____ 20__A.D.

_____
Notary Public

My Commission expires:_____

Mortgagees' Consent (condominium map or minor subdivision)

_____(Mortgage Company Name), hereby consent to the recording of the condominium map **(minor subdivision)** of _____ (name of map) and join in the dedication made hereon to the extent of their interest therein.

(Mortgage Company Name)

_____

By:

State of)
)ss
County of)

The foregoing Mortgage Company was acknowledged before me this ____ day of _____ 20__A.D.

_____
Notary Public

My Commission expires:_____

12. Plat and/or PUD Notes (may or may not be applicable).

Notes

For purposes of information only, certain portions of the plan described hereon may be subject to the Development Agreement recorded at reception number_____ on _____, 20__, in the office of the Clerk and Recorder of Boulder County, Colorado, and the declaration of covenants, conditions, and restrictions recorded at _____ on _____, 20__ in the office of the Clerk and Recorder of Boulder County, Colorado.

13. Annexation Petition

Annexation Petition Acknowledgment

Know all men by these presents that _____, being owner(s) of that parcel of land shown and described hereon, has (have) petitioned the City of Lafayette in the County of Boulder, State of Colorado, for annexation of said parcel to said City of Lafayette, and do (does) hereby acknowledge said petition for annexation this _____ day of _____, 20__ A.D.

14. Vesting Statement

Vesting (include only if vesting is requested and approved)

Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S. as amended. Such vested right shall be valid for a period of (insert number) years, pursuant to approval by the Lafayette City Council on _____ (effective date).