



**CERTIFICATION TEMPLATES**

**CERTIFICATION OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNERS, IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

(Insert Legal Description)

HAVE BY THESE PRESENTS, LAID OUT AND PLATTED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS \_\_\_\_\_ PLAT, AND THAT SAID OWNERS DO HEREBY GRANT TO THE TOWN OF LOCHBUIE, COUNTIES OF WELD AND ADAMS , STATE OF COLORADO, FOR PUBLIC USE THE STREETS, SHOWN HEREON INCLUDING AVENUES, COURTS, DRIVES, PLACES AND ALLEYS; HOWEVER, SUCH APPROVAL IN NO WAY OBLIGATES THE TOWN OF LOCHBUIE FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE; AND SO FURTHER STATE THAT THE SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COUNTY, COLORADO AS RECEPTION NO . \_\_\_\_\_ EXECUTED THIS \_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ .

TOWN OF LOCHBUIE 703 WELD CR 37 LOCHBUIE, CO 80603  
STATE OF COLORADO

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ , BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

**TOWN OFFICIAL'S CERTIFICATE OF FILING:**

I, \_\_\_\_\_, TOWN ADMINISTRATOR OF THE TOWN OF LOCHBUIE, WELD AND ADAMS COUNTIES, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THE \_\_\_\_\_ PLAT AND SAID PLAT CONSTITUTES A \_\_\_\_\_ PLAT OF THE PROPERTY DESCRIBED THEREIN AND IS HEREBY APPROVED ADMINISTRATIVELY SUBJECT TO THE TOWN'S CODE IN EFFECT AT THIS TIME.

\_\_\_\_\_  
TITLE:

\_\_\_\_\_  
DATE:



**BOARD OF TRUSTEE'S CERTIFICATE**

THIS PLAT IS APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE, WELD AND ADAMS COUNTIES, COLORADO, THIS \_\_ DAY OF \_\_\_\_\_, 20 \_\_, FOR THE FILING WITH THE COUNTY CLERK AND RECORDER OF \_\_\_\_\_ COUNTY AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF LOCHBUIE FOR THE FINANCING OF CONSTRUCTION OF THE IMPROVEMENTS OF LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE. FURTHER, SAID APPROVAL IN NO WAY OBLIGATES THE TOWN OF LOCHBUIE FOR MAINTENANCE OF PUBLIC IMPROVEMENTS UNTIL CONSTRUCTION OF SAID IMPROVEMENTS HAS BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF LOCHBUIE'S SPECIFICATIONS AND THE TOWN OF LOCHBUIE HAS AGREED TO ACCEPT SAID IMPROVEMENTS. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITONS, SUB-SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING 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, SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON AND NOT THE TOWN OF LOCHBUIE, UNLESS SPECIFICALLY AGREED TO IN WRITING BY THE BOARD OF TRUSTEES. THIS APPROVAL IS ALSO SPECIFICALLY SUBJECT TO THE TERMS, CONDITIONS AND REQUIREMENTS CONTAINED IN A DEVELOPMENT IMPROVEMENTS AGREEMENT FOR THIS PROPERTY, RECORDED CONTEMPORANEOUSLY HEREWITH.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
TOWN CLERK

**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_, AS RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
CLERK AND RECORDER

\_\_\_\_\_  
BY: DEPUTY



**TITLE CERTIFICATE**

I \_\_\_\_\_, AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN THE TOWN OF LOCHBUIE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS FOLLOWS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

TITLE COMPANY: \_\_\_\_\_

\_\_\_\_\_  
AGENT

**SURVEYOR NOTES**

(List)

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE \_\_\_\_\_ PLAT 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 SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED ON UPON THE GROUND IN COMPLIANCE WITH STATE REGULATIONS GOVERNING THE SUBDIVISION OF LAND, AND THAT IT COMPLIES WITH C.R.S. 38-33.3-209.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
(Surveyor's Signature)  
(Surveyor's Name and License #)