



## Final Plat Statements and Certifications - Planning Applications

The following statements and certificates shall be provided on a Final Plat.

### Signatures

Use a permanent marker, such as a Sharpie, for all signatures on any Final Plat. Do not use ink.

### Subdivision Plats

Known all men by these presents: That (printed name of owner) being the owner(s) of the land described as follows: (insert legal description of land being subdivided and included area in acres to two (2) decimal places) in the City of Steamboat Springs, Routt County, Colorado, under the name and style of (complete name of subdivision in capital letters) has laid out, platted and subdivided same as shown on this plat, and by these present do (does) hereby irrevocably dedicate to the perpetual use of the City of Steamboat Springs, State of Colorado, the streets, alleys, roads and other public areas as shown hereon and further do (does) hereby irrevocably dedicate to the perpetual use of the City of Steamboat Springs, State of Colorado, the utility and snow storage easements as shown hereon for the installation and maintenance of the public utilities and for snow storage, respectively. These dedications preclude the construction of improvements, or the deposit of materials, in the easement area, which could impair their use as provided in this dedication. In witness whereof, the said (printed name of owner) has caused his name to be hereunto subscribed this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

By: \_\_\_\_\_

(Owner)

### Townhome/Condominium Plats

Known all men by these presents: That (printed name of owner), being the owner (s) of the land described as follows: (insert legal description of land being subdivided and included area in acres to two (2) decimal places) in the City of Steamboat Springs, Routt County, Colorado, under the name and style of (complete name of subdivision in capital letters) has laid out, platted and subdivided same as shown on this plat, and by these present do (does) hereby irrevocably dedicate to the perpetual use of the public a ten (10) foot wide non-exclusive

easement for the installation and maintenance of underground public utilities, said easement being five (5) feet on each side of the utility line centerline located on and under the Common Elements in such lands lying outside the perimeter walls of the building foundations shown hereon. This dedication is specific to all utilities classified as mainlines. Service lines are precluded from this dedication. Such dedicated easements may be vacated in part or parts by the recorded ordinance of the City of Steamboat Springs, alone. These dedications preclude the construction of improvements, or the deposit of materials, in the easement area, which could impair their use as provided in this dedication. In witness whereof, the said (printed name of owner) has caused his name to be hereunto subscribed this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

By: \_\_\_\_\_

(Owner)

## Condominium Plats

In a common interest community with horizontal unit boundaries, a declaration, or an amendment to a declaration, creating or adding units shall include a certificate of completion executed by an independent licensed or registered engineer, surveyor, or architect stating that all structural components of all buildings containing or comprising any units thereby created are substantially completed.

## All Final Plats

### Notary Statement

The plat shall include a statement of a notary public worded substantially as follows:

State of Colorado

County of Routt

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by (printed name of owner. (If by natural persons here insert name; if by persons acting in a representative official capacity, insert the name of said person and his capacity; if by officers of a corporation, insert the names of said officers as the president or other offices of such corporation, naming it).

My commission expires \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_

(Name of Notary)

Notary Public

(Seal)

### **Planning Director Statement**

The plat shall include a statement of approval for the Director worded substantially as follows:

The Director of Planning and Community Development of the City of Steamboat Springs, Colorado, does hereby authorize and approve this plat of the above subdivision this \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

\_\_\_\_\_

Rebecca D. Bessey, AICP  
Director of Planning and Community Development

### **City Council Statement**

The plat shall include a statement of approval for the City Council worded substantially as follows:

The within plat of \_\_\_\_\_ is approved for filing this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Only upon construction of said public ways being satisfactorily and finally completed to City specifications by the sub-divider and accepted in writing by the City, shall the City of Steamboat Springs, Colorado accept said dedication of public ways for maintenance.

By: \_\_\_\_\_

(Name of City Council President)

City Council President

Attest: \_\_\_\_\_

Julie Franklin

City Clerk

### **County Clerk Statement**

The plat shall include a statement for the County Clerk's acceptance to be placed in the lower right-hand corner of the cover sheet and worded substantially as follows:

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado this \_\_\_\_ day of \_\_, A.D. 20\_\_. Book Number \_\_\_\_\_, Page Number \_\_\_\_\_, Reception Number \_\_\_\_\_, Time \_\_\_\_\_.

If applicable, the plat shall include a statement for the County Clerk worded substantially as follows:

The protective covenants for this development are located at Reception No.

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### **Surveyor Statement**

The plat shall include a statement by a registered land surveyor in the state that the plat and survey of the subdivision was made and performed by him or under his direct responsibility, supervision, and checking, in accordance with C.R.S. tit. 38, art. 51 (38-51-101 et seq.) and any statute succeeding such a statute. The statement shall contain the surveyor's registration number.

### **Attorney's Certificate**

The Attorney's Certificate below is required on the plat if that plat is dedicating real property to the City of Steamboat Springs:

A certificate by an attorney licensed to practice law in the State of Colorado, which may be based exclusively on a title commitment issued within sixty (60) days of the date of recording of the plat, stating that the person/entity dedicating the streets, easements, rights-of-way, open space, out-lots, and any other parcels to the city for public benefit, is the owner of the dedicated land in fee simple absolute, free and clear of all liens and encumbrances.

In addition, if any interest in real estate is to be dedicated to the city by the final plat, the City may require additional title evidence, satisfactory to the City Attorney, confirming that title to any such dedicated interest in real estate will pass to the City free and clear of mortgages, deeds of trust, and other liens when the City accepts such dedication. Such additional title evidence may include, but shall not be limited to, a requirement that the dedicating party obtain, at its expense, a title policy showing the City as the owner of the real estate interest being dedicated.