

CHAFFEE COUNTY LAND USE CODE

6-A APPENDIX A: STANDARD PLAT LANGUAGE

6-A-1 CERTIFICATE OF OWNERSHIP AND DEDICATION

Know All Men By These Presents that (OWNER'S NAMES) being the owners of the following described property:

(LEGAL DESCRIPTION OF PROPERTY)

Have laid out, platted and subdivided the same into (NUMBER OF LOTS, TRACTS, or PARCELS) Roadways and easements, having dimensions and being located as shown on this plat under the name and style of:

(SUBDIVISION NAME)

(DESCRIBE ALL EASEMENTS AND ENCUMBERANCES)

In Witness Whereof the undersigned has caused these presents to be executed this ____ day of _____, 200_

(OWNERS SIGNATURES)

The foregoing instrument was acknowledged before me on the ____ day of _____, 200_ by (OWNERS) who are personally known to me by such persons.

Notary Public

My commission expires: _____ (Seal)

6-A-2 PUBLIC DEDICATION OF ROADS (This may be included in Certificate of Ownership & Dedication (6-A-1), & with Commissioners acceptance in BOCC Certificate (6-A-6)).

PUBLIC DEDICATION OF ROADWAYS

The undersigned owner of the above-described subdivision retains ownership of the subdivision roadways shown hereon but does hereby dedicate and grant for public use as a public right-of-way, perpetual, unrestricted use of all subdivision roadways shown hereon. Unless otherwise indicated on this plat, such right-of-way shall include 30-feet on either side of the centerline of the right-of-way. The grantor(s) acknowledge that acceptance of such right-of-way does not constitute acceptance of any obligation to complete the roadways or any maintenance obligation by the County and accepts responsibility for such maintenance.

By: _____
Owner of . . .

Subscribed and sworn to before me this ____ day of _____, 200_, by
_____.

My commission expires: _____
(Seal)

Notary Public

The dedication to the public of all roadways and easements shown hereon and this [amended] Plat of [insert] is hereby approved and accepted by the Board of County Commissioners of Chaffee County, Colorado on this ____ day of _____, 200_.

Chairman, Chaffee County Board of County Commissioners

6-A-3 CERTIFICATE OF TITLE INSURANCE

I _____, a (Land Title Attorney or Abstractor or other qualified) licensed in the State of Colorado, certify that I have examined title to all the property included on this plat on _____ and found title vested in (OWNERS) free of any recorded mortgages, liens, judgments, easements, contracts and agreements, except as follows:

Dated this _____ day of _____ (signature)

6-A-4 SURVEYOR’S CERTIFICATE

I, (SURVEYOR’S NAME), a Professional Land Surveyor in the State of Colorado, do hereby state that this Land Survey Plat was prepared under my direction and supervision.

Dated this _____ day of _____

_____(Signature) (SEAL) (PLS Number)

6-A-5 CHAFFEE COUNTY CLERK AND RECORDER’S CERTIFICATE

This Plat was accepted and filed for record in the Office of the Clerk and Recorder of Chaffee County, Colorado at _____M. this _____day of _____, 200_, at Reception No. _____.

Chaffee County Clerk and Recorder

6-A-6 CERTIFICATE, ACCEPTANCE OF DEDICATION AND APPROVAL BY THE CHAFFEE COUNTY BOARD OF COMMISSIONERS

The dedication to the public of all roadways and easements shown hereon and this plat of (SUBDIVISION NAME) is hereby approved and accepted by the Board of County Commissioners of Chaffee County, Colorado on this _____ day of _____, 200__.

Chairman, Chaffee County Board of County Commissioners

6-A-7 AIRPORT NOTICE

Due to the proximity of the subdivision to (AIRPORT NAME), there will be aircraft passing over the property. Aircraft passage may result in noise and other impact on the property. Aircraft may cross above the property at low altitude in accordance with FAA Regulations. The type of aircraft passing over the property may change and the frequency may increase in the future. The owners, their heirs, successors, and assigns, specifically acknowledge the right of passage over the property for aircraft and agree to hold harmless the (GOVERNING ENTITIES) for aircraft operations conducted in accordance with FAA Regulations.

6-A-8 RESTRICTION OF FUTURE CHANGES TO APPROVED SUBDIVISION

The Subdivision’s plans for sewage disposal, water supply, drainage, density, and other similar, material requirements of the subdivision submitted with the application for subdivision are interdependent with the County’s approval of the subdivision. Any subsequent change to the approved subdivision, including but not limited to lot splits, changes in the water supply (including without limitation augmentation plans), sewage disposal plans or drainage systems, is prohibited without review by and approval of the Board of County Commissioners, consistent with procedures and criteria set forth in the County Land Use Code.