

**APPENDIX C:
PLAT SPECIFICATIONS AND CERTIFICATES**

- A. **Drawing.** All plats for recording must be submitted on photographically reproducible and dimensionally stable polyester sheets such as Mylar, Cronar or other product of equal quality, and meet the following standards:
1. **Ink.** fading permanent **black ink, not blue or other colored ink**, fully capable of legible reproduction on both microfilm and blueprint equipment.
 2. **Mylar.** Minimum of three mils thick (0.003 or three one-thousands of an inch), and 24 inches wide by 36 inches long. There shall be a minimum two-inch margin on the left side and a minimum of one-half inch margins at the top, bottom, and right side of the plat.
 3. **Signatures and Seals.** Affixed with **black (not blue)** acetone-based ink, **after** Mylar has been prepared. Seals must be **stamped, not embossed**, fully legible, and capable of reproduction.
 4. **Lines.** Tract boundary lines and right-of-way lines or street lines in solid black lines; easements or other right-of-way lines in dashed lines; and lot boundaries in solid lines shall be shown with accurate dimensions to the nearest 0.01 foot. Widths and dimensions of all easements, rights-of-way, and streets shall be indicated.
 5. **Geometric Notations.** Bearings, deflection angles, arc lengths, chord bearings, chord lengths, tangent distances, and central angles of all curves shall be shown. Curve tables shall be provided on the plat.
 6. **Vicinity Map.** A vicinity map normally drawn at a scale of 1 inch = 1,000 feet, although if such maps are not available, a U.S.G.S. map, 1:24,000 scale may be accepted. The vicinity map shall depict tract lines and names of all abutting subdivisions; and roads, natural streams and wetlands, and utility systems within approximately one-half mile of the proposed subdivision tract. The section, township and range containing the lands proposed for subdivision shall be clearly indicated.
 7. **General Information.** Name of subdivision, basis of bearings, north arrow, graphic scale, date, and date of survey.
 8. **Legal Description.** A legal description of the property with reference to the record information of the existing parcel.
 9. **Acreage and Lots.** Total acreage of subdivision, total number of lots. For a Planned Unit Development the following shall also be added: a table indicating the acreage within the subdivision devoted to each use such as single-family residential, commercial, streets, or open space.
 10. **Roads and Addresses.** Names of all streets or roads, block letters or numbers and lot numbers shall be indicated for easy plat identification. The address number shall be placed within an oval on each lot. A street address table shall list the street address of each lot on the plat, and the following statement shall appear below the Address Table:

Addresses are for informational purposes only. Verify address with Teller County Community Development Services at the time of Building Permit application.

11. **Flood Plain**. The location of all major drainage channels or areas showing the boundaries of lands subject to inundation.

12. **Certificates**. The proper Certificates with language for the proposed plat, in accordance with the Certificate Language below. The following are the minimum Certificates required:
 - a. A **Certificate of Dedication and Ownership** executed by the record owner(s) and all other persons, individuals, firms, corporations, partnerships, or other entities having an interest in the property affected by the subdivision.
 - b. A **Title Company or Attorney's Certificate** showing marketable title in the owners, subject only to the liens or encumbrances of record which shall be so-indicated.
 - c. **Mortgagee and Lienholder Subordination Agreement(s)**, as applicable, executed by each mortgagee or lienholder identified in the Title Company or Attorney's Certificate.
 - d. A **Surveyor's Certificate** signed and sealed by the Professional Land Surveyor licensed in the State of Colorado responsible for the survey and Final Subdivision Plat.
 - e. A **Board of County Commissioners' Certificate** for execution by the Board upon approval of the plat.
 - f. A **Clerk and Recorder's Certificate**. This certificate will not be completed until after final approval.
 - g. A Teller County **Treasurer's Certificate of Taxes Paid** which shall demonstrate that all *ad valorem* taxes applicable to the subdivided land, for years prior to that year in which approval is to be granted, have been paid.
 - h. For any plat vacating or relocating a platted easement: **Easement Releases**.

13. **Plat Notes**. The following shall appear as Plat Notes:
 - a. **Purpose Statement**. A Purpose Statement setting forth the exact purpose of the Final Plat. The Purpose Statement shall also indicate the purpose for which sites other than residential lots are dedicated or reserved.
 - b. **Documents**. A reference to any protective covenants, declarations or other restrictions, to be shall be filed with the plat; or any previously recorded protective covenants, declarations or other restrictions by name and recording information to which this Final Plat is subject.
 - c. **Right-to-Farm-and-Ranch Policy Notice**. A Right-to-Farm-and-Ranch Policy

Notice, as appropriate. The Notice shall read substantially as follows:

This development is subject to the Teller County Right to Farm and Ranch Policy, adopted as Resolution 08-12-99(47) by the Board of County Commissioners of Teller County on August 12, 1999, as it may be amended from time to time.

- d. **Prior Plat Notes.** In the case of Amended Final Plats and Special Exemption Plats, the carry forward of Plat Notes, if any, appearing on previously recorded Final Plats of the subject property or properties.
 - e. **Other Disclosures.** For plats of land located in identified or potential floodplain hazard areas, geologic hazard areas, and wildfire hazard areas pursuant to *Chapter 6 Critical Areas*, a disclosure of potential hazard shall appear on the plat, identifying the potential hazard or hazards and the lots potentially affected.
13. **Existing and Changed Depictions.** For Special Exemption Plats, Amended Final Plats, or any other plat altering current property lines, easements, roads, or other existing conditions, a complete and accurate survey of the land as deeded (if unplatted) or as originally platted shall appear as a “before” drawing on the new plat.
14. **Multiple Sheets.** Where multiple sheets are necessary to depict the total filing, the vicinity map, legal description of the tract boundary, a key map to sheet location, and all certifications and dedications shall appear on the title or cover sheet. Each sheet shall be numbered accordingly, including title, legend, match lines, and other appropriate information.
15. **Statutory Requirements.** All other requirements under CRS §§ 38-51-101 *et seq.*, including CRS §§ 38-51-105 and 38-51-106, 1973, as amended. Should any specific requirement of *Appendix C Plat Specifications and Certificates* conflict with a specific provision of CRS as noted, the more expansive shall prevail.
- B. **Easements.** Any plat amendment or Special Exemption Plat that includes or affects platted easements, including easements along lot or other property lines for utilities or other purposes whether currently in use or not, shall have the appropriate easement release language. Utilities include private or public water, sewer, electricity, telephone, cable television, or fiber optic interest.
- C. **Plat Title Format.** The general title format for all plats is as follows:

TYPE OF PLAT
SUBDIVISION NAME, FILING OR PHASE NUMBER
LOT, BLOCK, TRACT or METES & BOUNDS DESCRIPTION
COUNTY OF Teller, STATE OF COLORADO

- 1. The **type of plat** should appear first in the Title. The font size should be small.
- 2. The **main title** is the next line or lines of the Title. The font size should be large. The main title is of two parts:
 - a. Name of the subdivision, townhome project, or condominium project.

- b. Lot, block, tract information (or metes and bounds Section, Township, Range information where required), shown in the order above.

On original old plats, the Lot, Block, and Tract information is often omitted from the Title. Re-plats of existing platted parcels require this information. With re-subdivisions, the first part of the main title is identical to the parent subdivision; the second part identifying the replatted parcel/s -- **except** when the intent of the plat is to create a new and separate subdivision, townhome, or condominium with a new name.

- 3. The **sub-title** follows the main title and contains the County and State information. The font size should be small, and match that of the type of plat.
- 4. Language contained in the **Certificate of Dedication and Ownership** and the **Surveyor's Certificate** should match that of the main title.
- 5. Examples:

- a. **Final Plat**

FINAL PLAT
BENTGRASS AT STONE RIDGE, PHASE II
STONE RIDGE SUBDIVISION, FILING NO. 21
COUNTY OF TELLER, STATE OF COLORADO

- b. **Amended Final Plat**

AMENDED FINAL PLAT
SINGING PINES SUBDIVISION, 4TH AMENDMENT TO THE 5TH FILING
LOT 42, BLOCK 1, TRACT I
COUNTY OF TELLER, STATE OF COLORADO

- c. **Special Exemption Plat**

SPECIAL EXEMPTION PLAT
GLEN NO. 2 TRACT
A TRACT IN TRACT 86, SECTIONS 35 & 36, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF
THE 6TH PM
COUNTY OF TELLER, STATE OF COLORADO

- d. **Condominium Map** (3 dimensional definition of units only)

CONDOMINIUM MAP
HARD LUCK CONDOMINIUMS
LOT 4, BLOCK 7, SOME UNKNOWN SUBDIVISION
COUNTY OF TELLER, STATE OF COLORADO

- e. **Condominium Plat and Map** (combined plat of land and 3 dimensional definition of units)

CONDOMINIUM PLAT AND MAP
BEAR PAW LODGE, PHASE 2

CRYSTAL CREEK SUBDIVISION, FILING 3
COUNTY OF TELLER, STATE OF COLORADO

f. Vacation Plat

VACATION PLAT
NAME OF SUBDIVISION AND FILING INFORMATION AS APPROPRIATE
BLOCKS, TRACTS, AS APPROPRIATE
COUNTY OF TELLER, STATE OF COLORADO

g. Correction Plat

CORRECTION PLAT
NAME OF SUBDIVISION AND FILING INFORMATION AS APPROPRIATE
LOT, BLOCK, TRACT, AS APPROPRIATE
COUNTY OF TELLER, STATE OF COLORADO

- D. Certificate Language. Language of certificates, notices, and statements shall exactly follow the language provided by Teller County. A certificate, notice, or statement may be only modified when special conditions warrant a modification, and any such change in language must be approved by the Teller County Attorney prior to preparation of any Mylar. Following are the approved Teller County Certificates:

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 Teller County, Colorado described as follows: _____

_____ containing ____ acres more or less; have by these presents laid out, platted and subdivided the same into roads, streets, easements, lots and blocks as shown on this final plat under the name and style of _____, a subdivision in the County of Teller; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart to Teller County all of the public roads, streets, and other public improvements and places as shown on the accompanying plat for the use of the public forever; and does hereby dedicate to Teller County for the use of the public forever those portions of said real property which are created as easements on the accompanying plat as easements for the purposes shown herein unless otherwise expressly provided thereon; and does hereby grant the right to install and maintain necessary structures, and the perpetual right of ingress and egress for the installation and maintenance of necessary structures to the entity responsible for providing the services for which the easements are established, together with the right to trim interfering trees and brush. The sole right and authority to release or quit claim all of any such public easements shall remain exclusively vested in Teller County, Colorado.

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

Owner

Owner

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

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)

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 Teller 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 _____, a Special Exemption Plat of lands in the County of Teller; and does hereby dedicate and set apart to Teller County all of the public streets, roads and other public improvements and places as shown on the accompanying plat for the use of the public forever; and does hereby dedicate to Teller County for the use of the public forever those portions of said real property which are created as easements on the accompanying plat as easements for the purposes shown herein unless otherwise provided thereon; and does hereby grant the right to install and maintain necessary structures, and the perpetual right of ingress and egress for the installation and maintenance of necessary structures to the entity responsible for providing the services for which the easements are established, together with the right to trim interfering trees and brush. The sole right and authority to release or quit claim all of any such public easements shall remain exclusively vested in Teller County, Colorado.

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

Owner

Owner

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

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)

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 Teller 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 _____, a Rural Land Protection Subdivision Exemption plat of lands in the County of Teller; and does hereby dedicate and set apart for the use of the public forever those portions of said real property which are created as easements on the accompanying plat as easements for the purposes shown herein unless otherwise provided thereon; and does hereby grant the right to install and maintain necessary structures, and the perpetual right of ingress and egress for the installation and maintenance of necessary structures to the entity responsible for providing the services for which the easements are established, together with the right to trim interfering trees and brush.

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

Owner

Owner

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

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)

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 Teller County, Colorado described as follows: _____ containing _____ acres more or less; have by these presents laid out, platted and subdivided the same into roads, streets, easements, lots, blocks, condominium units, common elements, and limited common elements, as shown on this final plat and condominium map under the name and style of _____, a subdivision and condominium map in the County of Teller; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart to Teller County all of the public roads, streets, and other public improvements and places as shown on the accompanying plat for the use of the public forever; and does hereby dedicate to Teller County for the use of the public forever those portions of said real property which are created as public easements on the accompanying plat and condominium map as easements for the purposes shown herein unless otherwise expressly provided thereon; and does hereby grant the right to install and maintain necessary structures, and the perpetual right of ingress and egress for the installation and maintenance of necessary structures to the entity responsible for providing the services for which the easements are established, together with the right to trim interfering trees and brush. The sole right and authority to release or quit claim all of any such public easements shall remain exclusively vested in Teller County, Colorado.

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

Owner

Owner

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

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)

[For use solely with a CONDOMINIUM MAP without subdivision of land]

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 Teller County, Colorado described as follows: _____

_____ containing ____ acres more or less; have by these presents laid out and subdivided the same into condominium units, common elements, and limited common elements as shown on this condominium map under the name and style of _____, a condominium subdivision in the County of Teller; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart to Teller County for the use of the public forever those portions of said real property which are created as public easements on the accompanying map as public easements for the purposes shown herein unless otherwise expressly provided thereon; and does hereby grant the right to install and maintain necessary structures, and the perpetual right of ingress and egress for the installation and maintenance of necessary structures to the entity responsible for providing the services for which the easements are established, together with the right to trim interfering trees and brush. The sole right and authority to release or quit claim all of any such public easements shall remain exclusively vested in Teller County, Colorado.

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

Owner

Owner

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

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)

[For use solely with a VACATION PLAT]

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that _____ being sole owner in fee simple of all that real property situated in Teller County, Colorado described as follows:
_____, all in Teller County, Colorado, 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 _____ Vacation, a Vacation Plat of lands in the County of Teller; and does hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat for the use of the public forever; and does hereby dedicate those portions of said real property which are or have been created and/or described as easements on the accompanying plat as easements for the purposes shown herein unless otherwise provided thereon; and does hereby grant the right to install and maintain necessary structures, and the perpetual right of ingress and egress for the installation and maintenance of necessary structures to the entity responsible for providing the services for which the easements are established, together with the right to trim interfering trees and brush.

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

Owner

Owner

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

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)

[Must appear for all MORTGAGEES AND LIENHOLDERS]

MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT

_____ as beneficiary of a _____ recorded on the
___ day of _____, _____ at Reception No. _____ in the public records
of Teller County, Colorado concerning the above described tract of land, hereby undertakes and agrees
that their interest thereunder shall be subject and subordinate in each and every respect to this [plat,
[condominium map,] [combined plat and condominium map,] and that any and all increases, renewals,
modifications, extensions, substitutions, replacements and/or consolidations of said _____,
and any future lien, mortgage or deed of trust affecting the premises subject to this [plat,] [condominium
map,] [combined plat and condominium map,] held by the undersigned, now are and shall at all times
continue to be subject and subordinate in each and every respect to this [plat.] [condominium map.]
[combined plat and condominium map.]

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

By: _____

Title: _____

STATE OF COLORADO)
 SS
COUNTY OF TELLER)

The foregoing Mortgagee and Lienholder Agreement
was acknowledged before me this ___day of _____, A.D.
20____, by _____.

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

EASEMENT RELEASES
[as may be required]

1. *For use when specific users are known or stated on the original plat, and the easement location is known; or when executed quit claim deeds are not otherwise provided:*

A. Utility:

The undersigned, as authorized representative for the _____ utility, by signing below hereby agrees to vacation and/or relocation, of the utility easement as described on this _____ Plat of _____, Teller County, Colorado.

Signature

Title

In addition, the following language shall appear substantially as follows in the Dedication Statement: “. . . and does hereby dedicate and set apart to Teller County for the use of the public the easements on the accompanying map as public utility easements. The sole right and authority to release or quit claim all of any such public easements shall remain exclusively vested in Teller County, Colorado.”

B. Other: I (we), the undersigned, as holder of the platted _____ easement described on the plat of _____, by signing below hereby agrees to the vacation and/or relocation of said easement as described on this _____ Plat of _____, Teller County, Colorado.

Signature

Title

2. *For use as a Plat Note when specific public utility users are known or unknown, the utility is in use, but the specific location of the easement is not shown on the original plat or otherwise certain in location:*

Public utilities shall retain for their intended purpose any and all easements and rights-of-way, apparent, or required for now-existing installed utilities, or of record, over, under and across the property which is the subject of this Vacation Plat; and shall further retain the right of ingress and egress for maintenance of any such facilities. In addition, any future request to remove or relocate any facilities existing and in place shall be at the then-property owner's expense.

3. *For use as a Plat Note when a known and platted easement is not now used by any entitled interest, nor has ever been used by any entitled interest, and is to be vacated (provided, however, in all cases sufficient provision must be made for utility easements):*

Approval of this _____ Plat vacates the ___[*precise description*]___ easement/s located ___[*precise location/s*]___ which are indicated on the Final Plat of ___[*name of subdivision*]___, recorded on ___[*date*]___ at ___[*Reception number*]___ in the public records of Teller County, Colorado.”

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This [plat] [condominium map] [combined plat and condominium map] is approved by the Board of County Commissioners of Teller County, Colorado this ___ day of _____, A.D., 20___, for filing with the Clerk and Recorder of Teller County, and to evidence conveyance to Teller County of the public dedications shown hereon; subject to the provisions that this approval in no way obligates Teller County to accept any such public dedications, nor for the maintenance of streets or roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Teller County specifications, and unless and until the Board of County Commissioners of Teller County has by a subsequent resolution agreed to accept such public dedications and/or has agreed to undertake maintenance of such streets or roads. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, flooding conditions, or any other matter or condition 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 approval in no way obligates Teller County for the financing or construction of improvements on lands, public highways, or easements dedicated to the public except as specifically agreed to in writing by its Board of County Commissioners; and further that said approval shall in no way obligate Teller County for the construction, repair, or maintenance of public highways; and further with the understanding that all expenses involving required improvements for all roads, streets, 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 Teller.

Chair, Board of County Commissioners
Teller County, Colorado

Witness my hand and seal of the County of Teller

Clerk to the Board of County Commissioners

[For use with SPECIAL EXEMPTION PLAT]

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

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

Chair, Board of County Commissioners
Teller County, Colorado

Witness my hand and seal of the County of Teller

Clerk to the Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

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

Chair, Board of County Commissioners
Teller County, Colorado

Witness my hand and seal of the County of Teller

Clerk to the Board of County Commissioners

[For use with VACATION PLAT]

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This Vacation Plat is approved by the Board of County Commissioners of Teller County, Colorado this ___ day of _____, A.D., _____ for filing with the Clerk and Recorder of Teller County. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, flooding conditions, or any other matter or condition of the lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued.

Chair, Board of County Commissioners
Teller County, Colorado

Witness my hand and seal of the County of Teller

Clerk to the Board of County Commissioners

[For use with plats subject only to ADMINISTRATIVE APPROVAL]

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Based on the review and recommendation of the Teller County Director of Community Development Services, this [plat] [condominium map] [combined plat and condominium map], is approved by the Board of County Commissioners of Teller County, Colorado this ____ day of _____, A.D., 20____, for filing with the Clerk and Recorder of Teller County, and to evidence conveyance to Teller County of the public dedications shown hereon; subject to the provisions that this approval in no way obligates Teller County to accept any such public dedications, nor for the maintenance of streets or roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Teller County specifications, and unless and until the Board of County Commissioners of Teller County has by a subsequent resolution agreed to accept such public dedications and/or has agreed to undertake maintenance of such streets or roads. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, flooding conditions, or any other matter or condition 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 approval in no way obligates Teller County for the financing or construction of improvements on lands, public highways, or easements dedicated to the public except as specifically agreed to in writing by its Board of County Commissioners; and further that said approval shall in no way obligate Teller County for the construction, repair, or maintenance of public highways; and further with the understanding that all expenses involving required improvements for all roads, streets, 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 Teller.

Chair, Board of County Commissioners
Teller County, Colorado

Witness my hand and seal of the County of Teller

Clerk to the Board of County Commissioners

[For use with LAND SUBDIVISIONS]

SURVEYOR'S CERTIFICATE

I _____, do hereby certify that I am a Licensed Professional Land Surveyor licensed under the laws of the State of Colorado; that this 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 responsible supervision, and correctly shows the location and dimensions of the lots, easements, streets and roads of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

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

(seal) and (signature)
Licensed Professional Land Surveyor

[For use with CONDOMINIUM MAPS]

Surveyor's Certificate

I _____, do hereby certify that I am a Licensed Professional Land Surveyor 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 areas, and identifies location, layout, dimension, and horizontal and vertical boundaries; that such map was prepared subsequent to substantial completion of the improvements; and that such map complies with, and 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., 20__.

(seal) and (signature)
Licensed Professional Land Surveyor

[For use with COMBINED SUBDIVISION PLAT AND CONDOMINIUM MAP]

BOTH THE LAND SUBDIVISION SURVEYOR'S CERTIFICATE AND THE CONDOMINIUM MAP SURVEYOR'S CERTIFICATE ARE REQUIRED

TITLE CERTIFICATE

_____ does hereby certify that he, she, or it has examined the Title to all lands shown upon this [plat] [condominium map] [combined plat and condominium map] 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__.

Authorized Representative

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____, 20__ upon all parcels of real estate described on this plat are paid in full.

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

Treasurer of Teller County

CLERK AND RECORDER'S CERTIFICATE

This [plat] [condominium map] [combined plat and condominium map] was filed for record in the Office of the Clerk and Recorder of Teller County at ___ o'clock __, on this ___ day of _____, 20__ and is duly recorded at Reception No. _____.

Clerk and Recorder

By: _____, Deputy

DEVELOPMENT PLAN CERTIFICATES

Planning Commission:

This Development Plan was considered by the Planning Commission of Teller County, Colorado, this _____ day of _____, 20__ A.D..

Chair, Teller County Planning Commission
Teller County, Colorado

Board of County Commissioners:

This Development Plan was approved by the Board of County Commissioners of Teller County, Colorado, this _____ day of _____, 20__ A.D. for recording with the Teller County Clerk and Recorder.

Chair, Board of County Commissioners
Teller County, Colorado

Witness my hand and seal of the County of Teller

Clerk to the Board of County Commissioners