

FINAL PLAT (If replat, change to FIRST REPLAT, SECOND REPLAT, etc.)

NAME OF SUBDIVISION

(INDICATE ANY RE-DIVISION OF ALREADY PLATTED PROPERTY)

A PARCEL OF LAND IN THE (INDICATE QUARTER, SECTION, TOWNSHIP, RANGE AND PRINCIPAL MERIDIAN) CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 1 OF #

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENT THAT BEING THE OWNER(S) OF THE PROPERTY DESCRIBED AS FOLLOWS:

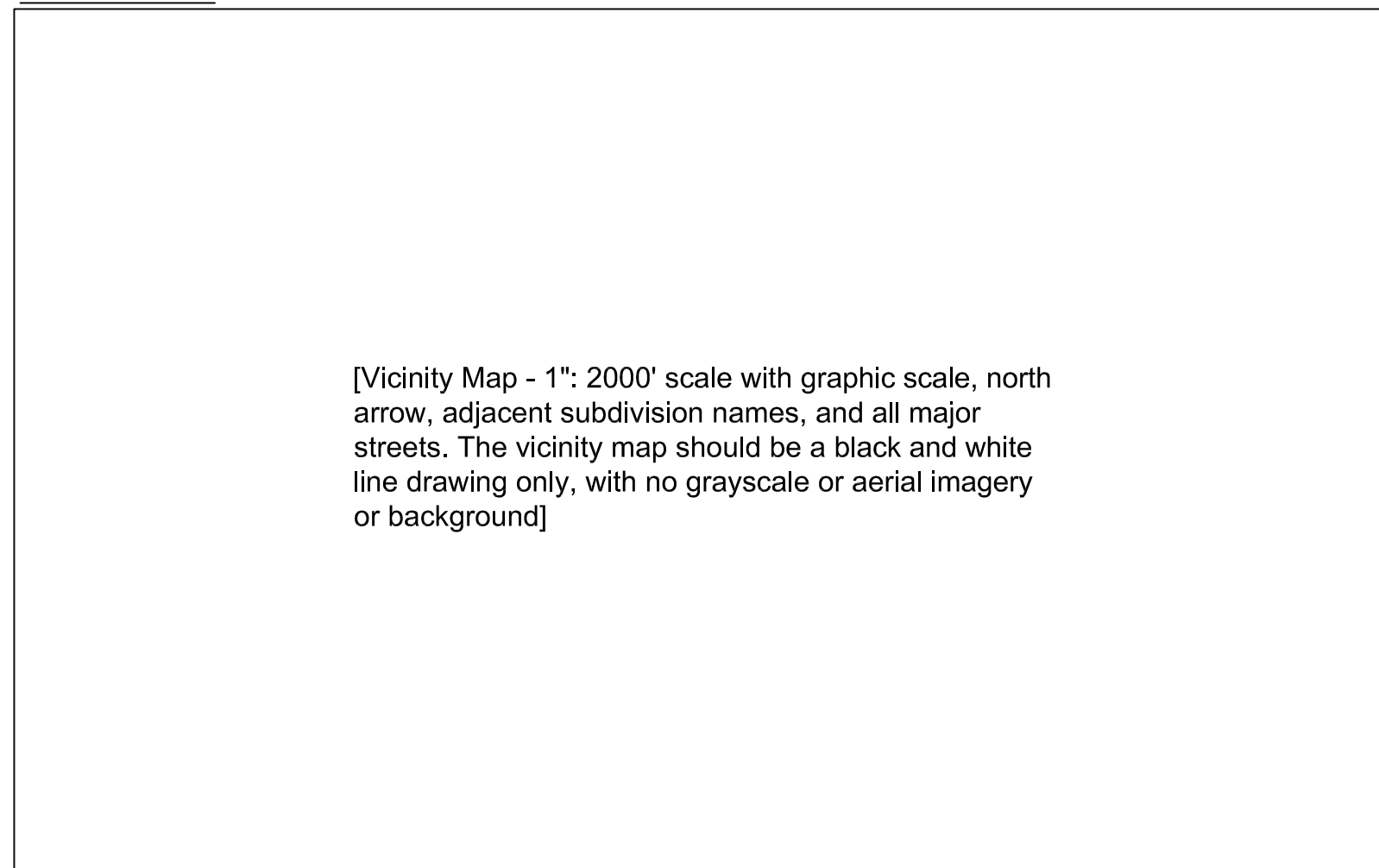
[LEGAL DESCRIPTION OF THE ENTIRE OWNERSHIP BEING PLATTED, INCLUDING THE OVERALL ACREAGE]

HAS (HAVE) LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED THE SAME UNDER THE NAME OF CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

THE UNDERSIGNED DO (DOES), BY THIS PLAT, GRANT AND CONVEY TO THE CITY OF WESTMINSTER ALL OF THE FOLLOWING, AS SHOWN HEREON: (CHOOSE ALL THAT APPLY)

- A. (LIST LOTS, BLOCKS, TRACTS, ETC) DESIGNATED AS (PARK, OPEN SPACE, SCHOOL SITE, ETC.) IN FEE SIMPLE, FOR THE DESCRIBED USE;
B. (LIST STREETS, ALLEYS, RIGHTS-OF-WAY, PEDESTRIAN AND/OR BIKE WAYS) IN FEE SIMPLE, FOR ITS USE AND THE USE OF THE PUBLIC FOREVER;
C. EXCLUSIVE CITY OF WESTMINSTER (COW) EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL CITY OWNED UTILITIES INCLUDING, WITHOUT LIMITATION, WATER, RECLAIMED WATER, SANITARY SEWER, STORM SEWER MAINS, CITY-OWNED FIBER OPTIC LINES AND ASSOCIATED APPURTENANCES FOR EACH OF THESE UTILITIES THEREWITH. ANY SUCH ITEMS SO CONSTRUCTED OR INSTALLED SHALL BECOME, UPON APPROVAL AND ACCEPTANCE BY THE CITY, THE SOLE PROPERTY OF THE CITY OF WESTMINSTER. THESE EASEMENT SHALL BE EXCLUSIVE, HOWEVER OTHER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES AFTER RECEIVING WRITTEN PERMISSION FROM THE CITY OF WESTMINSTER CITY ENGINEER.
D. UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES INCLUDING, WITHOUT LIMITATION, ELECTRIC, GAS, TELEPHONE, AND TELECOMMUNICATION LINES, CABLES, WORKS, POLES, RELAYS AND SWITCHES; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER, AND SHALL REMAIN THE PROPERTY OF THE OWNER OF THE PUBLIC UTILITY, FRANCHISE OR PERMIT
E. DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO; IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE SUBDIVIDER THAT THE INSTALLATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE SUBDIVIDER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER;
F. ALL RIGHT TO NON-TRIBUTARY WATER UNDERLYING THE SITE ARE HEREBY GRANTED TO THE CITY OF WESTMINSTER. OWNER AGREES TO ALLOW THE CITY REASONABLE ACCESS TO THE SITE FOR PURPOSES OF DEVELOPING SAID WATER, VIA AN EASEMENT OR OTHER MUTUALLY ACCEPTABLE MEANS, PROVIDED THAT SUCH ACCESS SHALL NOT UNREASONABLY IMPAIR THE OWNER'S USE AND ENJOYMENT OF THE SITE AND OPERATION OF IMPROVEMENTS THEREON.
G. (For developments with private drives, parking lots, and shared access) A BLANKET ACCESS EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND LANDSCAPING, FOR THE PURPOSE OF THE PUBLIC INGRESS AND EGRESS OF ALL VEHICLES, PEDESTRIANS, BICYCLES AND OTHER TRANSPORTATION DEVICES. THE UNDERLYING PROPERTY OWNER SHALL MAINTAIN THE BLANKET EASEMENT AREA.

VICINITY MAP



SCALE 1" = 2000'

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE:

I, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOW SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUES.

(Leave room for surveyor's stamp and signature)

TITLE CERTIFICATE

OWNERSHIP AND TITLE CERTIFICATION:

I, A DULY AUTHORIZED OFFICER OF (Title company name here), HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATE SIGNATURE OF AUTHORIZED OFFICIAL

TITLE COMPANY

(If there are no existing easements to be vacated within the plat, the use the following certificate)

CITY APPROVAL:

THIS PLAT, AND THE DEDICATION FOR THE PUBLIC'S USE OF THE STREETS, PUBLIC WAYS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, TO THE CITY OF WESTMINSTER, ARE HEREBY ACCEPTED AND APPROVED THIS

DAY OF, 20

CITY MANAGER

LEAVE ROOM HERE FOR CITY SEAL UNOBSTRUCTED

ATTEST: CITY CLERK

(If existing easements will be vacated within the plat, then use the following certificate)

CITY APPROVAL

THIS PLAT, AND THE DEDICATION FOR THE PUBLIC'S USE OF THE STREETS, PUBLIC WAYS AND PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, TO THE CITY OF WESTMINSTER, ARE HEREBY ACCEPTED AND APPROVED THIS DAY OF

20. IN ADDITION, THE CITY OF WESTMINSTER ACKNOWLEDGES THE VACATION, PURSUANT TO § 11-6-9(B) OF THE WESTMINSTER MUNICIPAL CODE, OF CERTAIN UTILITY EASEMENTS, AS SHOWN HEREON, WHICH EASEMENTS HAD BEEN DEDICATED PREVIOUSLY BY THE SUBDIVISION PLAT RECORDED AT RECEPTION NO.

CITY MANAGER

LEAVE ROOM HERE FOR A 2" Ø CITY SEAL, UNOBSTRUCTED

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS DAY OF 20, AT O'CLOCK M.

JEFFERSON COUNTY CLERK AND RECORDER

LEAVE ROOM HERE FOR A 2" Ø COUNTY SEAL, UNOBSTRUCTED

BY: DEPUTY CLERK

EXECUTED THIS DAY OF, 20

[Print Name(s) of Owner (s)]

BY: TITLE:

(Owner signature)

(Notary stamp and signature in black permanent ink only-no ball point pens or colored ink)

STATE OF COLORADO)) SS COUNTY OF)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY OF 20, BY

AND FOR A (Colorado Corporation, limited liability company, a partnership, a limited partnership, a joint venture, an individual)

MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLAT RESTRICTIONS:
(For residential only)

In the event the property lies within a floodplain, the following plat restriction note shall appear in the first sheet:

PLAT RESTRICTION:

LOTS WITHIN THE 100-YEAR FLOODPLAIN WILL NOT BE ISSUED BUILDING PERMITS, SOLD, CONVEYED, OR TRANSFERRED UNTIL THE DEVELOPER HAS FURNISHED THE CITY PROOF OF APPROVAL AND ACCPETANCE OF A LETTER OF MAP REVISION (LOMR) FROM FEMA, INDICATING SAID LOTS ARE NOT WITHIN THE 100-YEAR FLOODPLAIN. UPON ACCPTANCE BY THE CITY OF WESTMINSTER, THE ABOVE STATED PLAT RESTRICTION SHALL BE REMOVED. LOTS WITHIN THE 100-YEAR FLOODPLAIN INCLUDE (list lot and block numbers here)

In the event proper surety has not been received for all or a portion of the development, the following plat restriction note shall appear on the first sheet:

PLAT RESTRICTION:

NO INDIVIDUAL LOT OR LOTS SHALL BE SOLD EXCEPT IN ACCORDANCE WITH THE PUBLIC IMPROVEMENTS AGREEMENT DATED _____ AND RECORDED IN THE REAL PROPERTY RECORDS FOR THE COUNTY OF _____ STATE OF COLORADO AT RECEPTION NO _____.

LIEN HOLDER CERTIFICATE
(if applicable)

LIEN HOLDER:

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN (name of subdivision) JOINS IN AND CONSENTS TO THE FILING HEREOF

FOR: _____ (name of lien holder) _____

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF _____, 20__, BY

AND _____ FOR _____, A (Colorado Corporation, limited liability company, a partnership, a limited partnership, a joint venture, an individual)

MY COMMISSION EXPIRES:
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC