Type II Subdivision Plat

SURVEYOR'S CERTIFICATE
I, _____ do hereby certify that the survey of the boundary of _(subdivision name)_ was made by me or under my direct supervision and to the best of my knowledge, information and belief, in accordance with all applicable Colorado statutes, current revised edition as amended, the accompanying plat accurately represents said survey.

(Surveyor's Seal) _____
Signature

OWNER'S CERTIFICATE
I/We, (choose one)_____, being the owner(s) of real property containing ____ acres described as follows:
Description: (Insert surveyed property description of entire area being platted)
have laid out, subdivided and platted said land as per the drawing hereon contained into lots and tracts under the name and style of _(*insert subdivision name*), a subdivision of a part of the City of Wheat Ridge, Colorado and by these presents do dedicate to the City of Wheat Ridge and the public those portions of real property shown as right-of-way, and do further dedicate to the City of Wheat Ridge and those municipally owned and/or municipally franchised utilities and services those portions of real property shown as easements for the construction, installation, operation, maintenance, repair and replacement for all services. This includes but is not limited to telephone and electric lines, gas lines, water and sanitary sewer lines, hydrants, stormwater systems and pipes, detention ponds, street lights and all appurtenances thereto.

_____
Owner
State of Colorado)
) SS
County of Jefferson)
The foregoing instrument was acknowledged before me this ____Day of _____, A.D. 20___ by_____.
Witness my hand and official seal. My commission expires:

_____
Notary Public

PLANNING COMMISSION CERTIFICATION
Approved this _____ day of _____, _____, by the Wheat Ridge Planning Commission.

_____
Chairperson

CITY CERTIFICATION
Approved this ____ day of _____, _____ by the City of Wheat Ridge.

ATTEST

_____ _____
City Clerk Mayor

_____
Community Development Director

CROSS ACCESS EASEMENT
The owner, its successors and assigns grants limited rights and privileges to access and to free movement through those areas indicated as 'cross-access easements', as illustrated upon this plat. Such grant of easement shall be limited to the owners, tenants, customers, and guests of the owners, and shall furthermore grant access to and free movement through said easements to those entering said easements from similarly recorded easements from adjacent properties and/or from abutting public streets.

CLERK AND RECORDER'S CERTIFICATE

Accepted for recording in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado this ___ day of _____, 20__.

_____
JEFFERSON COUNTY CLERK AND RECORDER

_____
By: Deputy Clerk

For plats with a platted detention easement or tract, use the following example:
The stormwater detention/water quality area within areas here shown as _(*e.g. Tract A and/or drainage easement*)___ shall be constructed and maintained by the owner and subsequent owners, heirs, successors and assigns. In the event that such construction and maintenance is not performed by said owner, the City of Wheat Ridge shall have the right to enter such area and perform necessary work, the cost of which said owner, heirs, successors, and assigns agrees to pay. No building or structure will be constructed in the detention area and no changes or alterations affecting the hydraulic characteristics of the detention area and storm sewer will be made without the approval of the Community Development Director.