



FINAL PLAT

APPLICATION OVERVIEW AND SUBMISSION MATERIALS

A Final Plat application will be reviewed in accordance with the procedures and requirements as outlined in Chapter 17, Article 3, of the Edgewater Municipal Code.

The City of Edgewater's Municipal Code, Chapters 17, can be found online at the following website address: (https://www.municode.com/library/co/edgewater/codes/municipal_code?nodeId=18011).

Final Plat applications are presented to Planning Commission for a decision. Upon approval by Planning Commission of a final plat, it shall then be presented to City Council for its approval and acceptance of the areas dedicated to public use.

FEE

A non-refundable fee is required and is to be paid once an application has been submitted. A development review deposit may be required.

ALL PLANNING APPLICATIONS ARE ACCEPTED THROUGH EDGEWATER'S ONLINE PORTAL.

Note: The Final Plat shall conform substantially to the preliminary plat as approved, and it may constitute only a portion of the preliminary plat which the subdivider propose to record and develop.

USE THE CHECKLIST BELOW AS A GUIDE OF ELEMENTS TO INCLUDE IN YOUR APPLICATION

- Title Commitment** (must be current within 6 months) showing current ownership
- Letter of Intent** that includes a project description.
- Certified and Stamped Survey of Property** with size 24" x 36"
- One set of Stamped Envelopes** and written list of all adjacent property owners names and addresses. Stamped envelopes must be addressed to all adjacent property owners.

"Adjacent properties means properties that share a common lot line or any single point of their respective lot lines, as well as properties separated by a public street or alley, and properties situated diagonally from the subject property, even where separated by a street or alley, which would otherwise be adjacent to the subject property."

- Letters of Agreement** between the applicant and all electrical and natural gas utility providers that will serve the development, or other evidence satisfactory to the City that provision has been made for the facility sites, easements and rights of access to ensure reliable and adequate electrical service and, if applicable, natural gas service for the proposed subdivision.

Final Plat, with all sheets size 24" x 36"

Format (All Sheets):

- Capital Letter Font
- Text no smaller than 1/8 inch
- No color text, color graphics or shading
- Title Block Format centered at the top of each sheet:

FINAL PLAT TITLE
PROPERTY ADDRESS, EDGEWATER
LEGAL DESCRIPTION,
JEFFERSON COUNTY, COLORADO

- Sheet X of X format in lower right-hand corner
- Certification and Approval Blocks on Cover Sheet

Final Plat information to include

- The date, title, name and location of the subdivision, graphic scale and true north line.
- All dimensions, angles, bearings and similar data on the plat should be tied to primary control points as approved by the City. The location and description of said control points should be given.
- Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions to the nearest one-hundredth (1 /100) of a foot; bearings or deflection angles, radii, arcs and central angles of all curves and dimensions on the centerline of all proposed streets shall be shown.
- Street names and right-of-way width of each street, easement or other right-of-way.
- Lot and block numbers.
- Names and locations of adjoining subdivisions and streets.
- Required certifications and approvals blocks, as shown on subsequent pages of this packet. Approval blocks are to be included on the cover sheet of the Final Plat plan set.
- The final plat submitted for recording shall be drawn in permanent ink on Mylar film with outer dimensions of twenty-four (24) inches by thirty-six (36) inches.

Additional information required, if applicable

Condominium Subdivision (per Section 17-3-50 of the Edgewater Municipal Code) shall also include:

- A map, to be a part of the Final Plat, depicting all common areas (general and limited common elements) and usage of buildings and ground;
- A map, to be a part of the Final Plat, depicting all horizontal and vertical boundaries of all units, which shall include bearings and distance from each building corner to a property corner or other survey reference;
- Copy of the declaration applicable to the condominium project;
- Copy of Condominium Association Articles of Incorporation and bylaws.

**CITY OF EDGEWATER
FINAL PLAT
REQUIRED CERTIFICATIONS AND APPROVAL BLOCKS:**

Owner's Certification and Dedication:

Know all persons 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] in Jefferson County, Colorado, under the name and style of (complete name of subdivision in capital letters), have laid out, platted and subdivided same as shown on this plat, and by these presents do (does) hereby dedicate to the perpetual use of the City of Edgewater, State of Colorado, the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof, the said owner (printed name of owner) has caused his or her name to hereunto be subscribed this ____ day of _____, _____.

Owner

Notarial Certification:

State of Colorado)
)

County of _____).

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by (printed name of owner). (If by natural persons, here insert name; if by person acting in a representative official capacity, then insert the names of said person and his or her capacity; if by officers of a corporation, then insert the names of said officers as the president or other officers of such corporation, naming it). My commission expires on (to be filled in by Notary).

Witness my hand and official seal.

(Signature) _____

(Seal)

(Printed name of Notary)

Notary Public

Final Plat Required Certification and Approvals continued:

Land Surveyor's Certification:

I (printed name of land surveyor), being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of (name of subdivision in capital letters) was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set at all boundary corners.

Dated this _____ day of _____, _____

(Seal)

Colorado Registration Number

(number of registration)

Edgewater Planning and Zoning Commission Approval:

The Planning and Zoning Commission of Edgewater, Colorado, represented by the Commission Chair, does hereby authorize and approve this plat of the above subdivision on this _____ day of _____, _____.

By: _____

Planning and Zoning Commission Chair

Edgewater City Council Approval:

The within plat of _____ is approved by the City Council of Edgewater, Colorado, represented by the Mayor, for filing this _____ day of _____. The dedication of the public ways shown hereon will not be accepted until said public ways have been satisfactorily completed to the City's specifications by the subdivider. Upon such satisfactory compliance, the City Council of the City of Edgewater may adopt a resolution accepting the said dedication of public ways and duly record such acceptance.

By: _____

Mayor

Attest: _____

City Clerk

Final Plat Required Certification and Approvals continued:

Title Company Certification:

_____ Title Company does hereby certify that it has examined the title to all lands as shown on this plat, and title to such lands is in the dedication free and clear of all liens, taxes and encumbrances, except as follows:

Agent: _____

County Clerk and Recorder's Certification:

(To be placed in the lower right-hand corner of the cover sheet).

State of Colorado)SS.

County of _____)

I hereby certify that this instrument was filed in my office at ___ o'clock ___ m., this _____ day of _____, 20___, and is duly recorded in plan file _____. Fees paid \$_____

Recorder _____ Reception Number _____

Deputy Film Number _____

Previous recording of information for platted area under Reception Number(s): _____