



# CERTIFICATION BLOCK TEMPLATES

Community Development Department • Planning Division

New plans require the following certification block templates. See the enclosed Cover Sheet diagram for placement details. The application checklist will list the required certification blocks from the templates below.

**LEGAL DESCRIPTION**

BY THESE PRESENTS, the undersigned, being the owner of  
**[insert: Legal Description]**

Containing **[insert: total square feet]** or **[insert: total acres]**, more or less.

**LEGAL DESCRIPTION** <Final Plat only>

BY THESE PRESENTS, the undersigned, being the owner of  
**[insert: Legal Description]**

Containing **[insert: total square feet]** or **[insert: total acres]**, more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of **[insert: name of subdivision]**; and by these presents dedicates, grants, and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, and other public ways **[and specify type(s): tracts]** as shown on the plat; and grants to the City and County of Broomfield all easements as shown or noted on the plat for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.

**OWNER CERTIFICATE**

**[insert: Ownership name]**  
**[insert: Ownership address]**  
**[insert: Ownership contact]**

By: \_\_\_\_\_  
John Doe, President

NOTARY CERTIFICATE

STATE OF )  
) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**LIENHOLDER CERTIFICATE**

The undersigned **[insert: mortgagee or lienholder]** of the above described real property hereby acknowledges and consents to this **[insert: plan type (e.g., site development plan, final plat, etc.)]** and to the execution and recording of this **[insert: plan type (e.g., site development plan, final plat, etc.)]** and subordinates its interest of record in and to the above described dedications.

By: \_\_\_\_\_  
John Doe, President

Company: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**CITY APPROVAL** <Minor Plat only>

This Minor Subdivision Plat is hereby approved and accepted by the City and County of Broomfield, Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Community Development

\_\_\_\_\_  
City Manager

**ATTORNEY CERTIFICATE** <Final Plat only> *Note: Attorney's Certificate is intended for developer's/owner's attorney.*

I, \_\_\_\_\_, an attorney licensed to practice law in the state of Colorado, do hereby certify that the person(s) dedicating the streets, easements, parcels of land, and rights-of-way to the City and County of Broomfield owns them in fee simple free and clear of all liens, except as identified herein or as otherwise identified on this plat, and that there are no encumbrances, except as identified herein or as otherwise identified on this plat, which prevent the City from utilizing the dedicated property for such purposes as is identified on this plat, and the City may rely upon this representation in accepting such dedications.

\_\_\_\_\_ License Number: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, a licensed professional land surveyor in the State of Colorado, do hereby certify that this plat is accurate, conforms to all applicable Colorado State laws, the requirements set forth in Chapter 16-20 of the Broomfield Municipal Code, and that the survey was performed in accordance with all applicable laws by me or under my direct responsibility, supervision and checking.

\_\_\_\_\_ [insert: stamp (digital or wet)]  
 John Doe, [insert: license number]  
 President  
 [insert: address]

***For projects subject to LURC recommendation and City Council Approval per Ordinance No 2138:***

**LAND USE REVIEW COMMISSION CERTIFICATE**

This [insert: plan type (e.g., site development plan, final plat, etc.)] is recommended for approval by the City and County of Broomfield Land Use Review Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Secretary  
 Chairman

**CITY COUNCIL CERTIFICATE**

This [insert: plan type (e.g., site development plan, final plat, etc.)] is hereby approved by the City Council of the City and County of Broomfield, Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ City Clerk  
 Mayor

**URBAN RENEWAL AUTHORITY CERTIFICATE**

This Urban Renewal Site Plan is hereby approved by The Broomfield Urban Renewal Authority on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Secretary  
 Chairman

**For projects subject to LURC approval with City Council call up provision per Ordinance No. 2138:**

**LAND USE REVIEW COMMISSION CERTIFICATE**

This **[insert: plan type (e.g., site development plan, final plat, etc.)]** is hereby approved by the City and County of Broomfield Land Use Review Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to City Council call up provisions established within Ordinance No. 2138.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**CITY COUNCIL CERTIFICATE**

This **[insert: plan type (e.g., site development plan, final plat, etc.)]** is hereby approved by the City Council of the City and County of Broomfield, Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ per call up provisions established within Ordinance No. 2138.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**URBAN RENEWAL AUTHORITY CERTIFICATE**

This Urban Renewal Site Plan is hereby approved by The Broomfield Urban Renewal Authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ per call up provisions established within Ordinance No. 2138.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Clerk