



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 _____.

DEVELOPER CERTIFICATE

[insert: Developer name]
[insert: Developer address]
[insert: Developer 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____.

Chair

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__.

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__.

Chair

Secretary

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.

Chair

City Clerk