

FINAL PLAT (PROJECT NAME)

PART OF THE _____ 1/4 OF SECTION __, TOWNSHIP __ SOUTH, RANGE __
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PLAT KNOWN AS (PROJECT/SUBDIVISION NAME), THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), PROPERTY/HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL PRIVATE DRIVES, PARKING AREAS, AND EASEMENTS, I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

SIGHT TRIANGLE MAINTENANCE (PER SECTION 12-11-208)

IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

PUBLIC IMPROVEMENT AGREEMENT

AFTER PLAT APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND THE RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

DRAINAGE LIABILITY & MAINTENANCE

NEITHER THE CITY OF CENTENNIAL NOR THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA) ASSUMES ANY LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY (DEVELOPER'S ENGINEER). THE CITY OF CENTENNIAL AND SEMSWA REVIEW DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF (OWNER) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE (OWNER) AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT APPROVAL OF THE PLAT DOES NOT IMPLY APPROVAL OF (ENGINEER AND/OR FIRMS NAME) DRAINAGE DESIGN.

THE PROPERTY OWNER OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL DRAINAGE FACILITIES REQUIRED TO BE INSTALLED PURSUANT TO THE CONTROLLING PUBLIC IMPROVEMENT AGREEMENT. MAINTENANCE REQUIREMENTS SHALL BE GOVERNED BY SEMSWA'S STORMWATER MANAGEMENT MANUAL (CURRENT REVISION) AND THE OPERATION AND MAINTENANCE MANUAL AND AGREEMENT RECORDED AGAINST THIS PROPERTY.

PROPERTY OWNERS' ASSOCIATION OBLIGATIONS (REQUIRED PER 12-9-402.D OF THE LDC)

THE COMMON MAINTENANCE OBLIGATIONS ASSOCIATED WITH THIS PLAT, INCLUDING BUT NOT LIMITED TO LANDSCAPE, DRAINAGE, OPEN SPACE, AND PRIVATE STREET MAINTENANCE, SHALL BE ASSUMED BY A PROPERTY OWNERS' ASSOCIATION AND NOT THE CITY OF CENTENNIAL.

THE PROPERTIES COMPRISING THIS SUBDIVISION ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF ARAPAHOE COUNTY, COLORADO.

MANUFACTURED HOME SUBDIVISION PLATS (AS APPLICABLE- PER 12-2-403.B.7 OF THE LDC)

ONLY SINGLE-WIDE, DOUBLE-WIDE, OR TRIPLE-WIDE MANUFACTURED HOMES ARE ALLOWED AS SPECIFICALLY INDICATED ON EACH LOT;

DOUBLE-WIDE MANUFACTURED HOMES SHALL NOT BE INSTALLED ON SINGLE-WIDE LOTS; AND

TRIPLE-WIDE MANUFACTURED HOMES SHALL NOT BE INSTALLED ON SINGLE-WIDE OR DOUBLE-WIDE LOTS.

FINAL PLAT COMPLIANCE

PURSUANT TO SECTION 12-15-201 OF THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE, AS AMENDED, THIS FINAL PLAT IS CONSIDERED A LAND USE APPROVAL AND A FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS SET FORTH HEREIN SHALL BE UNLAWFUL AND SUBJECT TO CIVIL REMEDIES.

OPTIONAL/SPECIFIC NOTES:

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT AND NOISE DISCLOSURE) (PER 12-3-905(C)(1) OF LDC):

CENTENNIAL AIRPORT IS LOCATED (DISTANCE AND DIRECTION FROM THE SUBJECT DEVELOPMENT) OF (INSERT NAME OF DEVELOPMENT). CENTENNIAL AIRPORT IS A BUSY AIRPORT USED BY PISTON AND JET AIRCRAFT AND BY HELICOPTERS, AND IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. ALL PROPERTY WITHIN (NAME OF DEVELOPMENT) IS SUBJECT TO THE TERMS OF AN AVIGATION AND HAZARD EASEMENT, RECORDED AT RECEPTION NUMBER _____ ON (INSERT RECORDING DATE), OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE EASEMENT CONSENTS TO OVERFLYING AIRCRAFT, AND PREVENTS PRESENT AND FUTURE OWNERS AND OCCUPANTS OF PROPERTY WITHIN (NAME OF DEVELOPMENT) FROM OBJECTING TO, OR SEEKING DAMAGES DUE TO, AIRCRAFT OPERATIONS. THE EASEMENT ALSO PREVENTS OWNERS AND OCCUPANTS FROM INSTALLING STRUCTURES, TREES OR OTHER OBJECTS THAT COULD INTERFERE WITH FLIGHT OPERATIONS AT THE AIRPORT.

ADDITIONAL PROVISION FOR RESIDENCES WHICH ARE ALSO WITHIN THE 55 DNL CONTOUR:

ALL PROPERTY WITHIN (NAME OF DEVELOPMENT) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS, A LEVEL OF AIRCRAFT NOISE THAT THE CITY OF CENTENNIAL CITY COUNCIL HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, THE CITY OF CENTENNIAL HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF AIRCRAFT NOISE THROUGH NOISE MITIGATION CONSTRUCTION TECHNIQUES.

PRIVATE OPEN SPACE (THIS NOTE IN ITS ENTIRETY IS REQUIRED PER 12-10-304.C. OF THE LDC ON APPLICABLE PLANS AND PLATS)

THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN THE CITY OF CENTENNIAL.

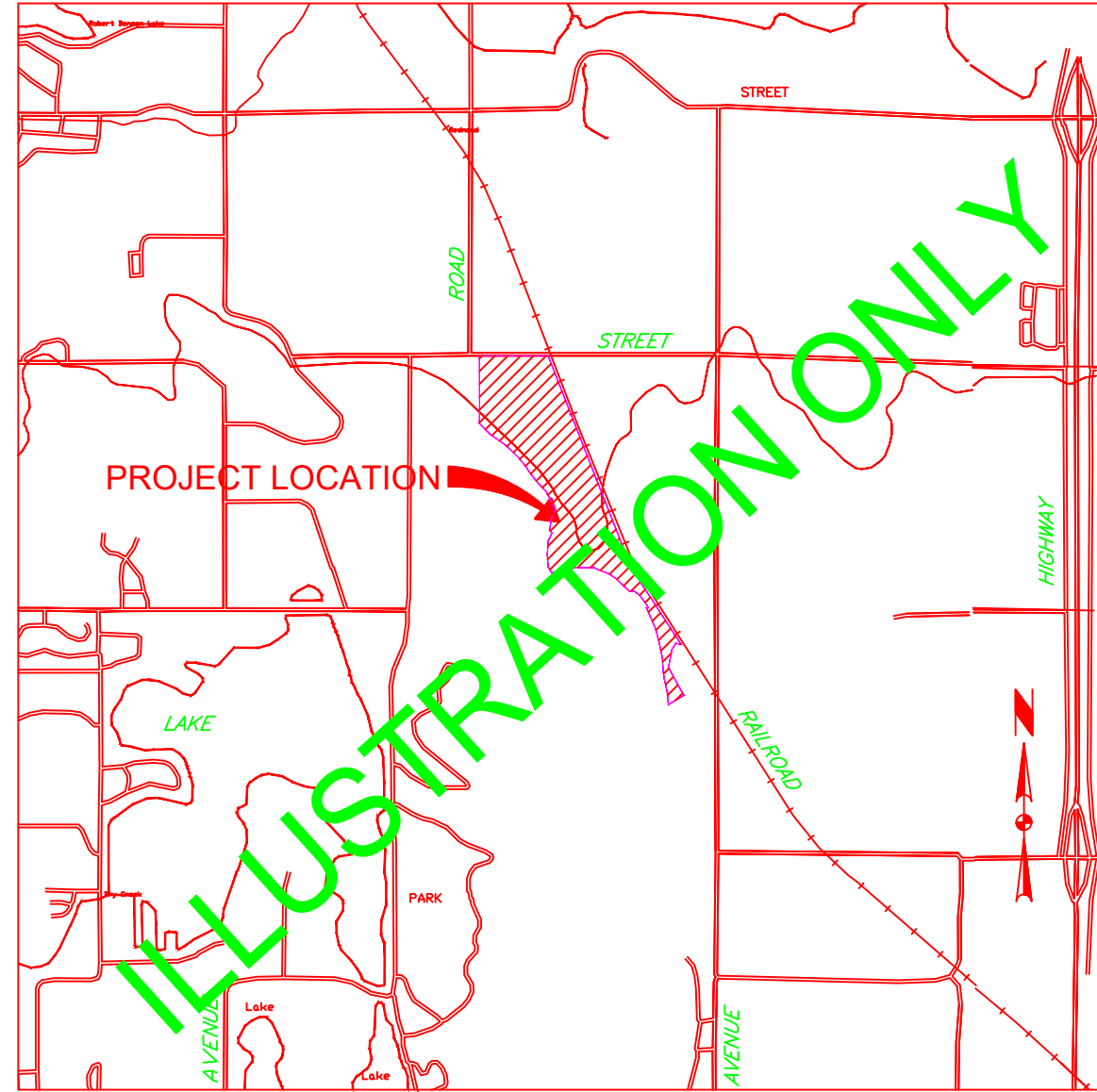
BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND ARE GOVERNED BY ANY AND ALL TERMS AND CONDITIONS OF RECORD.

MAINTENANCE EASEMENT - ZERO SIDE SETBACKS

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURES WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

MORTGAGOR SIGNATURE (IF APPLICABLE)

THE UNDERSIGNED CONSENTS TO THE DEDICATION OF THE _____ RIGHT-OF-WAY AND EASEMENTS AS INDICATED ON THE _____ PLAT AND HEREBY SUBORDINATES ANY INTEREST IT MAY HAVE TO SUCH DEDICATION.

(NAME OF MORTGAGOR)

BY: _____
NAME: _____
TITLE: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____
(NAME) (TITLE)
OF _____ AN AUTHORIZED SIGNATORY.
(ENTITY)

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ADDRESS

CITY, STATE AND ZIP CODE

STANDARD CERTIFICATES

THE FOLLOWING CERTIFICATES SHALL BE USED ON ALL PLATS. CERTIFICATES SHOULD ALWAYS BE ON THE COVER SHEET OF THE DOCUMENT.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF CENTENNIAL, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT _____ BEING THE OWNER(S), MORTGAGEE(S), OR LIEN HOLDERS OF CERTAIN LANDS IN THE CITY OF CENTENNIAL, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING (_____), CONTAINING (_____) ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO _____ AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF _____ AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CENTENNIAL, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CENTENNIAL, COLORADO, ON BEHALF OF THE SOUTHEAST METRO STORMWATER AUTHORITY, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS ____ DAY OF _____ A.D., 20____.

OWNER OF RECORD

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS (PROJECT NAME AND CASE NUMBER).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)

_____) S.S.

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____
(NAME) (TITLE)

OF _____ AN AUTHORIZED SIGNATORY.
(ENTITY)

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS

CITY, STATE AND ZIP CODE

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL THIS ____ DAY OF _____, 20____.

SURVEYING CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

REGISTERED LAND SURVEYOR

SURVEYOR NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM _____ TITLE INSURANCE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

TITLE CERTIFICATE

I, _____, ACTING AS A DULY AUTHORIZED OFFICER OF _____ (TITLE COMPANY), WHICH IS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF COLORADO, 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 MONETARY LIENS AND ALL ENCUMBRANCES, EXCEPT FOR THOSE ENCUMBRANCES AS SHOWN ON THE FACE OF THIS PLAT.

IN INSTANCES WHERE LAND OR PUBLIC EASEMENTS ARE BEING DEDICATED TO THE CITY OF CENTENNIAL BY THE PLAT, THE CITY REQUIRES A POLICY OF TITLE INSURANCE FROM A COMPANY WHICH IS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF COLORADO INSURING THE CITY, IN AN AMOUNT AND DURATION TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AS SUFFICIENT TO FULLY COMPENSATE THE CITY FOR: (1) ANY AND ALL RISK OF LIABILITY FOR; AND (2) ALL DAMAGES TO THE CITY ARISING FROM THE EXECUTION OF THE PLAT.

TITLE COMPANY AGENT

FOR THIS PLAT, THE CITY REFERENCE NUMBER FOR THE TITLE INSURANCE POLICY IS _____.

AMENDMENT HISTORY (IF APPLICABLE)

THIS (AMENDMENT NUMBER AND TYPE) TO THE PLAT FOR (PROJECT NAME) SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: (FILL IN HERE).

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE PLAT FOR (PROJECT NAME) ARE AS FOLLOWS: (TEXT)

DATE	
BY	
DESCRIPTION	

DRAWN	XX
CHECKED	XX
DESIGNED	XX
FILENAME	SP-1-COVER

**(PROJECT NAME)
FINAL PLAT
COVER SHEET / SIGNATURE BLOCK**

(COMPANY LOGO) (COMPANY ADDRESS) (COMPANY PHONE NO.)	
JOB NO.	XXXXXX
SCALE	X:XX
DATE	XXX XX, 20XX
SHEETS	XX
SHEET	X

CASE NUMBER: LU-XX-XXXX

PLAN LIST

COVER SHEET
PLAT PLAN

1
2

ZONING	CG	
	MINIMUM REQUIRED	PROPOSED
ACREAGE	1	1.5
STREET FRONTAGE	125 FT	150 FT

TRACT TABLE

	LAND USE	OWNER
TRACT A	XXXXX	XXXXX
TRACT B	XXXXX	XXXXX

FINAL PLAT
(PROJECT NAME)

PART OF THE _____ 1/4 OF SECTION __, TOWNSHIP __ SOUTH, RANGE __
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

CASE NUMBER: LU-XX-XXXXX

PLAT PLAN

(Each sheet of the subdivision shall show the date of the survey, north arrow, and the written and graphic scale. The minimum scale of the drawing shall be 1"=100'. Acceptable larger scales are 1"=20', 1"=30', 1"=40', 1"=50' and 1"=60')

REVISION	DESCRIPTION

DRAWN	XX
CHECKED	XX
DESIGNED	XX
FILENAME	SP-1-COVER

(PROJECT NAME)
FINAL PLAT
PLAT PLAN

(COMPANY LOGO)
(COMPANY ADDRESS)
(COMPANY PHONE NO.)

JOB NO.	XXXXXX
SCALE	X:XX
DATE	XXX XX, 20XX

SHEETS	SHEET
XX	X