

**CHERRY HILLS VILLAGE  
COLORADO**

2450 E. Quincy Avenue  
Cherry Hills Village, CO 80113  
www.cherryhillsvillage.com

Village Center  
Telephone 303-789-2541  
FAX 303-761-9386

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**LOT CONSOLIDATION AND MINOR LOT ADJUSTMENT  
APPLICATION REQUIREMENTS, PLAT NOTES AND PLAT CERTIFICATES**

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**Administrative Plat Application Requirements**

- (1) An application form
- (2) Application fees and escrows
- (3) A title insurance commitment, title policy, or property information binder issued within 30 days before the date of application, showing the ownership of the property described in the application, together with liens, encumbrances and restrictions thereon, if any, prepared by a Colorado title insurance company
- (4) A survey plat prepared by a registered Colorado land surveyor in a sheet size of twenty-four (24) inches by thirty-six (36) inches with the original on Mylar illustrating or including the following information:
  - a. The lots proposed for consolidation or adjustment with clearly identified surveyed boundaries of the new lots and an identifying block and lot number sufficient to identify the new lots. Permanent boundary monuments and bench marks shall be set in the field in accordance with applicable law before the plat is recorded.
  - b. A complete and sufficient legal description of the proposed new lots.
  - c. The title of the plat shall prominently identify the name of the recorded subdivision in which the lots are located together with the phrase "Lot Consolidation" or "Minor Lot Adjustment," as applicable.
  - d. Identification of all easements, including but not limited to easements for water, sewer, electric, telephone, cable, trail, recreation, access and drainage, encumbering the property described on the plat or necessary to provide services to the lots affected by the application.

**Required Copies:** 1 original and 5 copies of all documents, or as determined by the Director to meet referral requirements.

# CHERRY HILLS VILLAGE

## COLORADO

### Administrative Plat Notes

#### For a Lot Consolidation:

This Lot Consolidation is for the purpose of combining former lots [insert legal descriptions] of the [name of recorded subdivision] into [insert number of new lots to be created] lots to be known as [identify new lot and block designations]. Other than this consolidation and the creation of new easements, if any, identified on this plat, no other amendment or modification of the final plat for the [identify original recorded plat title] is intended by this Lot Consolidation.

#### For a Minor Lot Adjustment:

This Minor Lot Adjustment is for the purpose of adjusting, reconfiguring or otherwise relocating a lot line dividing Lots [insert lot and block designations] of the [name of recorded subdivision]. Other than the lot line adjustment identified on this plat and the creation of new easements, if any, as identified on this plat, no other amendment or modification of the final plat for the [identify original recorded plat title] is intended by this Minor Lot Adjustment.

### Administrative Plat Certificates

#### 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.

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\_\_\_\_\_  
Registered Land Surveyor

#### A certificate of ownership and dedication stating:

Know all men by this presents, that the undersigned hereby certifies/certify that he/she/they is/are all of the Owners of the lands described in this plat in the City of Cherry Hills Village, Arapahoe County, Colorado, and hereby dedicates/dedicate to the City of Cherry Hills Village, Colorado, the utility and other easements shown hereon, if any.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner(s): \_\_\_\_\_  
State of \_\_\_\_\_ }  
\_\_\_\_\_  
\_\_\_\_\_  
County of \_\_\_\_\_ }

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

Witness my hand and official seal.

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

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

**CHERRY HILLS VILLAGE  
COLORADO**

A certificate of City approval stating:

APPROVED by the City of Cherry Hills Village and approved for recordation with the Arapahoe County Clerk and Recorder's Office pursuant to Chapter 17, Article VI of the City Code for the City of Cherry Hills Village this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Recorder's certificate:

This plat was filed for record in the office of the County Clerk and Recorder of Arapahoe County at \_\_\_\_m. on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, in Book \_\_\_\_, Page \_\_\_\_, Map \_\_\_\_, Reception number \_\_\_\_.

Arapahoe County Clerk and Recorder

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Deputy Clerk and Recorder

A certificate of consent to and approval of the lot consolidation or minor lot adjustment by those mortgagees and lienholders deemed necessary by the City in a form stating:

The undersigned mortgagee(s) and/or lienholder(s) consent and approve of the [insert lot consolidation or minor lot adjustment, as applicable] described on this plat: .

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mortgagees/Lienholders:

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State of \_\_\_\_\_ }  
{} ss:  
\_\_\_\_ County of \_\_\_\_\_ }

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

Witness my hand and official seal.

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Notary Public

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