Commissioner Rosier moved that the following Preliminary-Final Combination Plat is approved.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JEFFERSON STATE OF COLORADO PRELIMINARY-FINAL COMBINATION PLAT NO. 09-110825PF RESOLUTION CC11-073

09-110825PF - Preliminary and Final Plat

Case Name: Choate Subdivision

Owner/Applicant: The Lois Evelyn Choate Revocable Trust dated March

30, 1999 AKA Lois Evelyn Choate Revocable Trust

Location: 28631 Stagecoach Boulevard

Section 34, Township 4 South, Range 71 West

Approximate Area: 36.18 Acres

Purpose: To subdivide the property into four (4) lots for single-family

detached units.

Case Manager: Angela Tien

The Board of County Commissioners approved Case No. 09-110825PF subject to the following conditions:

- Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
- 2. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
- 3. The plat mylars being prepared in accordance with the red-marked print dated March 1, 2011.
- Payment of \$587.20 for fees-in-lieu of park land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- Payment of \$231.32 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- 6. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.

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- Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Choate Subdivision for prior years have been paid.
- 8. Resolution of Planning Engineering's comments dated January 26, 2011.
- 9. Resolution of County Geologist's comments dated January 26, 2011.
- 10. Recordation of an Equitable Well Water Distribution Agreement.
- 11. Acceptance of Deed ED 11-101627 DE by the Board of County Commissioners.
- 12. Approval of Rezoning Case No. 10-101466RZ.

Commissioner Griffin seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Donald Rosier Aye
Commissioner Vacant
Commissioner Faye Griffin, Chairman Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: March 1, 2011

I, Teri Schmaedecke, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on March 1, 2011.

Deputy Clerk to the Board