

CHAPTER 57

PROPERTY

SENATE BILL 97-002

BY SENATORS Phillips, Congrove, and Tebedo;
also REPRESENTATIVE Tool.

AN ACT

CONCERNING LAND SURVEY PLATS.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. 38-51-107 (2), Colorado Revised Statutes, 1982 Repl. Vol., as amended, is amended to read:

38-51-107. Required plats. (2) No plat shall be required to be prepared if the monuments accepted OR SET are within a platted subdivision which was filed after July 1, 1975.

SECTION 2. 38-33.3-103 (22.5), Colorado Revised Statutes, 1982 Repl. Vol., as amended, is amended to read:

38-33.3-103. Definitions. As used in the declaration and bylaws of an association, unless specifically provided otherwise or unless the context otherwise requires, and in this article:

(22.5) "Plat" means that part of a declaration that is a land survey plat as set forth in section ~~38-51-105~~ 38-51-106, depicts all or any portion of a common interest community in two dimensions, is executed by a person that is authorized by this title to execute a declaration relating to the common interest community, and is recorded in the real estate records in every county in which any portion of the common interest community is located. A plat and a map may be combined in one instrument.

SECTION 3. The introductory portion to 38-33.3-209 (2), Colorado Revised Statutes, 1982 Repl. Vol., as amended, is amended to read:

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

38-33.3-209. Plats and maps. (2) In addition to meeting the requirements of a land survey plat as set forth in section ~~38-51-105~~ 38-51-106, each plat must show:

SECTION 4. Safety clause. The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.

Approved: March 28, 1997