NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT
14806 WEST 52ND AVENUE, GOLDEN, COLORADO 80403-1228

NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT
(NTM or District)
EASEMENT REQUIREMENTS:
June 2025

- Expect 4 weeks to complete the process <u>after the approved final signed, hard copy easement packages are received by the District.</u>
- Easements shall be water AND sewer easements
- Water and sewer mains that are in roadways but are not in public right-of-way must be in an easement. The easement shall be in a separate tract.
- Water and/or sewer mains that are not in roadways must be in an easement and on a separate tract of land that has a drive-able surface (asphalt, road base, crushed asphalt, gravel, or other approved material), fenced and have marker posts. NTM will supply the marker posts. The fencing can be a split-rail fence.
- Use District easement language; the language can be found on the NTM website.
- If there is more than one legal description either:
    - Submit separate easement documents for each legal description;
    - Or utilize one easement document and label each individual legal description Exhibit (Exhibit A, Exhibit B, etc.) and refer to all of exhibits in the easement document (Exhibit A, Exhibit B, etc.).
- Easement Process:
    - Submit entire draft easement document (easement language and legal description) for review and approval
    - Once the entire easement document is approved; submit a hard copy signed (by the developer/owner) and notarized.
    - District Board will sign the documents, District staff will record Easements.
    - Expect 4 weeks to complete the process <u>**after** the final signed, hard copy easement packages and easement fees are received by the District.</u>
- $65 fee per easement + staff time.
- 20 foot easement required for one pipe only.
- 30 foot easement required for 2 pipes in one easement.
- Include easement and easement recordation number call-out note on Construction Drawings and on Recorded Plats:
    - "North Table Mountain Water and Sanitation District – 30' Water and Sewer Easement Reception No_____".