

Grant of Utility Easement

Form Instructions



1. The Grant of Utility Easement document is provided in final form and cannot be modified. If changes or modifications to the document are requested, then they need to be submitted for review and approved by the Department of Water and Power and the City Attorney's Office. Always be sure to download the current form from the website.
 - a. Contact the Department for a modified form for the occasions where there are more than one Grantors.
2. The Grantor shall be the owner of the property. On the first page the Grantor shall place their legal name and address on the blank lines. The Grantor information shall match the current information with Larimer County.
3. On the second page the Grantor shall complete the signature block in the presence of a Notary. See example execution on second page.
4. Grantor shall provide the final stamped and signed Exhibits A and B with the final document. The Exhibits are required to be prepared by a licensed Professional Land Surveyor (PLS) in the State of Colorado.
 - a. NOTE: Both Exhibit "A" AND "B" must be signed and stamped by the PLS. (*Note: See also, State of Colorado Bylaws and Rules for Professional Land Surveyors, Section 6.1.2 and 6.1.3.*)
5. Applicant shall provide the Recording Fee for the City to record the document.
 - a. The Fee is calculated as \$15.25 for the first page and \$5 for all additional pages in the document.
 - b. This Fee matches the amount specified by the Larimer County Clerk for recordation of each page of the document plus a \$2.25 "Simplefile" fee for the City to electronically record the document.
 - c. The Fee can be provided in form of cash, check (payable to: City of Loveland), or credit card (in person at the front desk of the Service Center or by phone at: (970) 962-3000).
6. Once the documents and the fee have been provided the Department will route the document for final signatures and recordation. A copy of the final recorded easement will be provided to the Applicant.

TO HAVE AND TO HOLD said easement unto the City, its successors, and assigns forever. This perpetual easement and the rights, benefits, and obligations created hereby constitute a burden upon the estate of Grantor in the underlying lands and shall run with the land and be binding upon Grantor and its successors, personal representatives, assigns, and heirs. Grantor does hereby covenant with the City that it is lawfully seized and possessed of the real property above described, that it has a good and lawful right to convey the easement herein granted, that the easement is free and clear of all liens and encumbrances, and that it will forever warrant and defend the title thereto against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Grant of Utility Easement on the date below.

GRANTOR:

By: Susan B. Anthony

Date: 11/15/2024

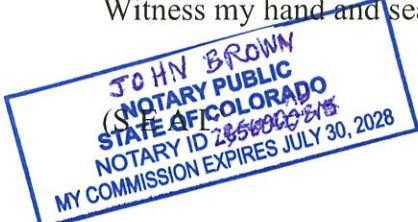
Print Name: Susan B. Anthony

Title: President

State of Colorado)
County of Larimer) ss

Acknowledged before me this 15th day of November, 2024, by (Name)
Susan B. Anthony as (Title) President.

Witness my hand and seal. My commission expires: 07/30/2028.



John Brown
Notary Public

OFFICIAL ACCEPTANCE BY THE CITY OF LOVELAND

APPROVED AS TO FORM:

Rod Wensing, Acting City Manager

Assistant City Attorney

ATTEST:

City Clerk

Date