

EASEMENT CHECK LIST

EASEMENT LEGAL DESCRIPTION PREPARED UNDER SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COLORADO WITH SEAL AND SIGNATURE.

LEGAL DESCRIPTIONS AND DRAWINGS PREPARED ON LETTER SIZE, AND REFERENCED TO THE NEAREST SECTION CORNER.

THE LEGAL DESCRIPTION IS A "METES AND BOUNDS" DESCRIPTION; ACCURATE TO A HUNDREDTH OF A FOOT, THE POINT OF BEGINNING.

MINIMUM 1" TOP MARGIN AND ½" SIDE AND BOTTOM MARGINS

EACH EASEMENT LINE BEARING AND DISTANCE, AND TOTAL AREA CONTAINED IN ACRES.

EASEMENT TRAVERSE SHALL CLOSE WITHIN 1/10,000. CLOSURE CALCULATIONS SUBMITTED.

EASEMENT DRAWINGS PRESENTED AT CLEAR SCALE TO SHOW ALL EASEMENT BOUNDARIES.

DRAWING SHOWS NORTH ARROW, REFERENCED SECTION CORNER, WITH ALL BEARINGS AND DISTANCES CALLED OUT.

TOTAL ACRES, ADJACENT PROPERTY IDENTIFICATION, STREET NAMES, AND DATE OF PREPARATION SHOWN.

EASEMENT LEGAL AND DRAWING IS INCLUDED WITH THE DISTRICT'S STANDARD EASEMENT DEED. SAMPLE COPY OF THE STANDARD DEED INCLUDED IN THE APPENDIX.

TITLE INSURANCE COMMITMENT COVERING THE SUBJECT RIGHT-OF-WAY. A COPY OF EACH DOCUMENT LISTED IN THE TITLE COMMITMENT.

TITLE COMMITMENT PREPARED WITHIN LAST 30 DAYS OF DATE OF SUBMITTAL TO DISTRICT.

ADDITIONAL EASEMENT MAY BE REQUIRED TO ALLOW FOR VEHICLE ACCESS TO REMOTE IMPROVEMENTS.

ANY ATYPICAL SURFACE CONDITION(S) CALLED OUT AND SHADED/HATCHED ON PLAN VIEW.

EASEMENT LINE MATCHES BOC AT STREET INTERCHANGES AND ACCESS WAYS - SPECIFICALLY AT ALL CURB FILLETS.