



March 5, 2015

«UpperLowercase_Name»
«UpperLowercase_Address»
«UL_City», «F13» «F14»

Dear Land owner:

The La Plata West Water Authority (LPWWA) is working hard to bring domestic water to southwestern La Plata County. At this time, preparations are being made to construct a new water system. Phase 1 of this project will provide service to at least 200 customers and requires the construction of the main water pipelines and a water storage tank that will serve as a basis for all phases of the overall project. We are asking for your help in making this possible.

You are receiving this letter because LPWWA would like to install a domestic water pipeline across your property. The easement form is enclosed and provides for a permanent 30 foot domestic water pipeline easement. In most cases, the easement will be located within the first 50 feet of your property adjacent to the road right-of-way. This easement is non-exclusive and allows the landowner full use of the property, as long as the use does not interfere with the purpose of the easement. We ask that you not plant trees or construct permanent improvements or facilities within the easement.

When feasible, the pipeline will be installed approximately 15 feet from the road right-of-way. It may be necessary to deviate from this in cases where the pipeline is installed on the back side of a row of trees, through yards, around existing improvements, or across a drainage. We will make every effort to minimize damages and trees will be spared unless it is absolutely necessary to remove them. When going through a yard, we will take care to coordinate the pipeline location with you. Flags will be provided prior to any construction and you will be asked to advise LPWWA if there is an objection to any proposed routing.

Due to inherent increase in your property value by having a central domestic water system, LPWWA is asking all land owners to accept \$1 (ONE DOLLAR) and donate the value of easements for the benefit of the project. A certificate documenting the easement area will be provided after the easement is finalized to allow you the option of assigning a value to the donated easement for tax purposes. With the length of the water pipeline and the number of properties that are included in a project of this size and complexity, fair market compensation for easements greatly increases the cost and reduces the feasibility of the project. LPWWA representatives will be happy to respond to questions regarding easements or other aspects of the project.

We hope that the easement acquisition process moves along briskly. If you are willing to grant this easement, please sign the enclosed easement form, have it notarized, and return it to the engineer in the enclosed envelope or to one of the Board members listed below by April 1st, 2015. The LPWWA has board members that are notary publics and can witness your signature, if needed. See included information for planned meeting times and dates to ask questions or get information about the project and the easement acquisition process. Please feel free to contact a Board member with any questions you may have or if you want schedule a property visit. Our contact information is at the end of this letter and other project information is available at our website at www.lpwwa.org.

We and your neighbors thank you for your consideration in helping make this project possible.

Sincerely,

Roy Horvath
Board Chairman, La Plata West Water Authority

Board Members and contact information:

Roy Horvath	970-385-4263	horvath_r@hotmail.com	
Paul Gray	970-259-2683	pdgray9@msn.com	
Mardi Gebhardt	970-749-1949	mardi.geb@gmail.com	
Frank Smith	970-588-3655	lpwwa.frank.smith@gmail.com	
Kevin Mallow	970-563-0220x3501	kmallow@southern-ute.nsn.us	(SUIT Designee)
J T Coyne	970-247-7971	coyne.jt@gobrainstrom.net	
Barbara McCall	970-247-7956	bamccall22@gmail.com	

Our Address:

La Plata West Water Authority
P.O. Box 631
Durango, Co. 81302

Bartlett & West, Inc.

190 Talisman Dr., Suite D1
Pagosa Springs, Co. 81147
Work: 970-306-0924
Direct: 970-422-1678
Mobile: 970-403-5023

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to

_____ and _____,

hereinafter referred to as GRANTOR, by the LA PLATA WEST WATER AUTHORITY, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, and GRANTEE'S successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove a potable water pipeline over, across, and through the land of the GRANTOR situate in La Plata County, State of Colorado, said land being described as follows:

Legal description of entire property

With the street address of:

La Plata County Parcel No. :

Together with the right of ingress and egress over the adjacent lands of the GRANTOR, for the purposes of this easement.

The easement shall be 30 feet in width, the center line of which is described as follows:

Pipeline as installed

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR and GRANTOR'S successors and assigns, by reason of the installation, operation, maintenance, repair or replacement of the structures or improvements referred to herein.

The easement granted herein shall constitute a real covenant running with the land. It shall be appurtenant to the GRANTOR'S property and shall inure to the benefit of the parties' successors and assigns. This Right-of-Way Easement shall be recorded in the records of the La Plata County Clerk and Recorder.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this _____ day of _____ 20____

_____ (SEAL)

_____ (SEAL)

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS:
COUNTY OF LA PLATA)

BE IT REMEMBERED, that on the ____ day of _____, 20__, before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, came _____, who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public

My Appointment Expires: _____