



**Nonrestricting Easement to Accommodate Property  
Line Setback for Onsite Wastewater Treatment  
System**



This Nonrestricting Easement to accommodate property line setback for Onsite Wastewater Treatment System (OWTS) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ (Grantee-insert the names of all owners of record of property owned by the Grantee; the Grantee is the party receiving the benefit of the variance from the Grantor and \_\_\_\_\_ (Grantor)-insert the names of all owners of record of property owned by the Grantor; the Grantor is the party permitting the variance to the Grantee); and

WHEREAS, Grantee is the owner of the following described real property located in the County of Boulder, State of Colorado (Insert correct legal description of property owned by Grantee):

and,

WHEREAS, Grantor is the owner of the following described real property located in the County of Boulder, State of Colorado (Insert correct legal description of property owned by Grantor):

and,

WHEREAS, Grantee desires to install the absorption field less than the State’s required ten feet from the Grantor’s property line.

NOW, THEREFORE, in consideration of the covenants herein contained, the parties grant and convey and agree as follows:

1. Grantor grants a nonrestricting easement to Grantee, his heirs, successors, and assigns, to install OWTS \_\_\_\_\_ feet from the current property line of the following described property

(insert correct legal description of the property of Grantee on which the absorption field or septic system will be installed). The purpose of this easement is to accommodate the required property line setback for OWTS:

2. This Nonrestricting Easement does NOT encumber the Grantor's property in any other respect, and shall run with the respective lands and shall be binding upon the parties heirs, successors, grantees and assigns, and shall remain in full force and effect until mutually revoked and rescinded in writing executed by the parties to this agreement or their heirs, successors and assigns, and by Boulder County Public Health. The parties agree that this Nonrestricting Easement shall be recorded with the Clerk and Recorder of Boulder County, State of Colorado.

\_\_\_\_\_  
GRANTEE

STATE OF COLORADO)  
  ) ss.  
COUNTY OF BOULDER)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

Witness my hand and official seal.

My commission expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
GRANTOR

STATE OF COLORADO)  
  ) ss.  
COUNTY OF BOULDER)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

Witness my hand and official seal.

My commission expires:

\_\_\_\_\_  
Notary Public