

Pipeline Easement and Right-of-Way

Defining the Easement

In order for us to cross private and public land with the pipeline, certain property interests must be obtained from the landowner. These interests are contained in a document called a grant of easement. The grant of easement provides our company with the necessary rights to construct, operate and maintain the pipeline facilities authorized by the Federal Energy Regulatory Commission.

After the landowner and our company agree to the amount of compensation to be paid by us, the landowner signs the easement document, which is then placed on record at the county registry of deeds. The rights and responsibilities described in the document “run with the land” and remain effective with future owners.

The grant of easement conveys to us the use of the right-of-way, but the actual fee for ownership of the property remains with the landowner. Because the pipeline is buried, the landowner may resume use of the surface of the right-of-way after construction and restoration, subject to some limitations discussed in the *Property Owner Use of the Right-of-Way* document.

Property needed for any aboveground facilities, such as compressor stations, meter stations and valve sites, is usually purchased outright, that is, “in fee,” by our company.

Defining the Right-of-Way

Once the grant of easement is signed, we obtain access to the “right-of-way,” the corridor in which the pipeline is to be built. Typically, we will require a 50-foot-wide permanent right-of-way.

Defining Temporary Workspace

When the pipeline is constructed or expanded, temporary workspace, usually 50 feet wide, will be needed adjacent to and along the permanent right-of-way. In certain areas, additional temporary workspace may be required to create safe working environments or to accommodate special crossing techniques required by permit conditions. These areas may include cultivated farm fields and rocky or sloping terrain, as well as road, stream, railroad or wetland crossings.

We will work with the landowner to negotiate fair compensation for the use of temporary workspace. Our right to use these temporary workspace areas typically expires upon completion of right-of-way restoration following one to two years of monitoring revegetation.

