

**From:** [Charlie Parr](#)  
**To:** [John Bennett](#)  
**Subject:** Baker/IGU/ Peridot  
**Date:** Friday, October 17, 2014 2:15:05 PM

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Garrett,

This is in response to your 10/14/14 query regarding additional “room” to install an 8” line along Peridot from the Richardson 4 Lane to Badger Road. You are correct that the section line easement for Peridot is 33’ on each side for a total of a 66 foot wide right of way.

On its west side, Peridot is paralleled by what appears to be a Golden Valley Electric Association transmission line. According to the subdivision plats we examined, the transmission line is located within easements which already existed prior to the subdivisions. From the Rich north to Badger, the subdivisions are: Waiver 93-178 (Quinnell Subdivision), Quinnell Subd. 2<sup>nd</sup> Addition, Chaparral Subd., Wildflower Subd., and Kingsmen Estates.

- On the waiver and Quinnell 2<sup>nd</sup> plats, the easement is shown as “50’ wide GVEA easement” the centerline of which is 50.5’ west of the section line.
- On Chaparral, the easement is shown as “58’ easement for existing powerline” adjacent to and outside of the 33’ section line right of way for Peridot.
- On Wildflower, the easement is shown as “58’ easement for existing pole line” adjacent to and outside of the 33’ section line right of way for Peridot.
- On Kingsmen, the easement is shown as “existing 60’ GVEA easement” adjacent to and outside of the 33’ section line right of way for Peridot.

It is important to note that these easements are not dedicated as “public” nor as “utility”. This does not mean that another public utility (IGU) cannot use the same land. It does mean that IGU will need to acquire its own rights to do so. We have identified 13 separate parcels (subdivision lots) along this proposed segment for which easements will need to be acquired.

Most of the parcels are occupied and their owners will probably be excited to have gas available. It is likely they will be cooperative and willing to grant easements to IGU. If IGU decides to proceed with easement acquisition, there are several questions that need to be answered:

- What rights need to be acquired?
- If a permanent easement is to be acquired, what is its width, and specifically where is it to be located?
- If temporary easements are to be acquired, what is their width, duration, and location?
- Will the property owners be compensated for the easements? If so, how much? (In a past similar situation, paying all property owners a standard “fee” facilitated negotiations – on that project it was set at \$500.)
- How “secure” do the IGU acquired interests need to be? (E.g., will subordination agreements and partial releases of third party interests need to be acquired? If so, title reports for each parcel will need to be acquired. Will IGU want to acquire title insurance?)

If R&M is tasked with the acquisition of these easements, we estimate for planning purposes only:

Negotiation services          6 hours per parcel    80 hours (includes travel time)

Payments to property owners    \$XX times 13

Local mileage          1000 miles

Title clearance (if required)

    Services          4 hours per parcel

    Title Reports    \$350 per parcel

Depending on when Notice to Proceed occurs, all easements should be able to be acquired within 120 days.