

From: John Bennett
To: [\[redacted\]](#)
Subject: RE: Easement along W side of Peridot St.
Date: Thursday, July 27, 2017 2:29:00 PM

And I think that they did the same thing with the gasline and just assumed that the GVEA easement was the same as a PUE and barged ahead. I agree with you that if we wanted to place the water line within the GVEA easement we would need a separate easement from the land owner and likely a non-objection from GVEA. The summer has been great (and hope yours has been also) although could be a little bit better with less rain. Thanks again. JohnB

From:
Sent: Thursday, July 27, 2017 2:08 PM
To: John Bennett
Subject: RE: Easement along W side of Peridot St.

Hi John,

Attached are the easements I found for the areas within Chaparral and Wildflower plats. A couple of blanket easements and one specific.

It wouldn't surprise me that the gas line was in that power line easement. To my knowledge they never contacted GVEA and maybe they just assumed it was a public utility easement within Chaparral And Wildflower even though it clearly states "power line" and "pole line" easement.

The other easements you mention are GVEA easements and you are correct any other utility would have to obtain their own easement from the underlying property owner.

discussed the wording on those 2 plats and we all came to the same conclusion that it is specific easement for pole line (above ground) easement. Now it could be that fiber/telecommunications could attach to the pole without obtaining underlying easement. ?? We weren't sure why or how they came up with 58' for easement, when our typical for 69kV Transmission Line is 50' total width. But hey, we can't complain.

From: John Bennett [<mailto:JBennett@rmconsult.com>]
Sent: Thursday, July 27, 2017 9:36 AM
To:
Subject: Easement along W side of Peridot St.

I was hoping you could help me with a little mystery I have along Peridot. I'm working with the City of North Pole on the Water System expansion project and for the most part we are using existing street ROW and PUE to locate the proposed water mains. On the West side of Peridot between the New Richardson and Badger you have from the south, Quinnell Subd (2006-167), Chaparral Subd (81-4), Wildflower Subd (76-138) and Kingsmen Est (84-78). The E Bdy of Quinnell notes a 50' GVEA easement by B803/P911. The E Bdy of Chaparral notes a 58' easement for existing power line. Wildflower shows a 58' easement for existing pole line to the west of Peridot and a 48' easement to the east. Kingsman shows a 60' GVEA easement to the west of Peridot (Vol 122 Page 192).

My first question is this: the plats of Chaparral and Wildflower don't reference the recorded documents for the power/pole line easements and I was hoping you could provide me with the book & page so I could download them.

Next is more of a comment than a question. I have told our client that these easements are limited to GVEA power line use and that if we wanted to place the water line outside of the Peridot Street ROW and within the GVEA easement strip, we would need to acquire a separate PUE from the lot owners. So far we have managed to stay in the Peridot Street ROW. But then I was surprised to see that it appears that the IGU gas line is within the GVEA easement strip along the west side of Peridot and I couldn't see that separate gas line easements had been acquired. Just curious if you were familiar with this situation or an interpretation of the easement that allowed placement of the gas line.

Thanks in advance. JohnB

John F. Bennett, PLS, SR/WA Senior Land Surveyor – Right of Way Services

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