

# Working with landowners

*Easement negotiations involve DATC and landowners*

When constructing an electric transmission line that involves the use of private property, there are certain requirements and assurances that we must meet when we seek to acquire an easement for the new right-of-way.

## What is an easement?

An easement is an interest in real property that conveys the right to use property for a specific purpose and to restrict certain uses that interfere with that specific purpose. Regardless of the scope of the easement, the title to the property remains with the landowner. The easements that DATC will propose would permit representatives of the company to enter onto the property to construct, operate and maintain the transmission line. Maintenance activities could include cutting, trimming and removing trees that might be in danger of falling on the line, and clearing brush from under the line that may be a hazard.

## Working together on easement negotiation

When constructing the new transmission line requires the use of a landowner's property, DATC will take steps to negotiate an appropriate easement with the landowner. Typically, the process starts after the location of the line has been approved and DATC has enough information to prepare the necessary documents. At that point, DATC will contact the landowner in writing to inquire about obtaining an easement.

A DATC or contract real estate representative will schedule a meeting with the landowner to explain the easement acquisition process and schedule, and address concerns and questions regarding the easement. It is important for landowners to make DATC aware of all issues that are pertinent to their property and to discuss how the proposed easement and transmission line could affect existing uses of the property. DATC will work with landowners to identify and address these issues during the negotiation process. DATC will compensate landowners for the easement based on the fair-market value of the easement rights obtained for the new transmission line.

## Adhering to federal, state, local policies

During the negotiations, DATC will follow all processes and rules required by the federal, state and local governments. DATC will provide information and answer questions about easement terms and conditions, procedures for signing and recording the easement, and the process for determining the landowner's compensation. DATC's real estate representative will coordinate responses to any special issues raised by a landowner that may need to be reviewed and addressed by other areas of the company such as engineering, environmental or construction. These interactions between DATC and the landowner are very important to resolving questions and concerns specific to the individual property.



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