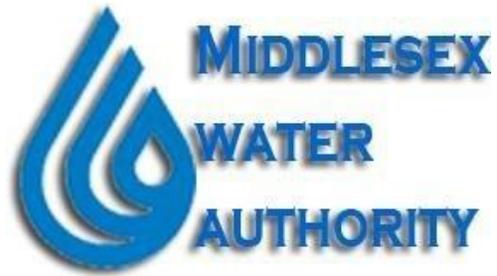


Middlesex Water Authority
Matthew L. Walker
Executive Director
P. O. Box 428
Saluda, Virginia 23149
804-758-4330



October 11, 2019

TO: Property Owner(s)
FROM: Matt Walker, Director
SUBJECT: Easement Documents

For those of you still with questions about the easement documents sent to you, I offer the following for clarity about the easement process:

What is an easement?

An easement is a non-ownership right to use and/or enter onto the real property of another without owning it. It is best typified in the right of way which one may enjoy through the land of another. Easements are helpful for providing pathways across two or more pieces of property, allowing individuals to access other properties or a resource, for example, to allow a waterline to be installed under a portion of your property to serve your neighbors.

What is the difference between a Temporary Easement and a Permanent Easement?

Two types of easements are being requested by the Middlesex Water Authority in order to install the water system and they are dependent on where the waterline is being placed. As much of the waterline as possible is going within the public right-of-way. When it cannot or is too close a property line, one of the following is requested:

- 1) **Temporary Construction Easements.** *These easements are temporary and expire after construction is completed. They are usually needed to allow for temporary access to the property while construction is taking place close on another property or Right of Way. For instance, if a waterline is being constructed along the Right of Way of an existing road but happens to be two feet from someone's property, then a temporary easement may be required to allow the contractor space to install the line.*
- 2) **Permanent Easements.** *These easements allow for the construction to occur on and through your property. For instance, if there is not enough space to place a waterline on the Right of Way of a road, then the waterline must be constructed under your*

property and a permanent easement is needed to allow for the construction and perpetual maintenance of the waterline on your property.

Why are you asking that easements be donated?

For this project, because the Water Authority will be reimbursed using federal monies (from the USDA), and it is seen as a property improvement, the Water Authority is required to ask that easements be donated. We have been working since January to obtain all the required easements.

What happens if I do not donate my easement or sign the document(s)?

The Water Authority is in the process of contracting with a firm to assist in obtaining easement documents that are not returned as being donated. This will involve additional time and expense, negotiations, and possible court action to obtain the right to use a portion of your property.

The Water Authority wishes to avoid using as much additional time and money as possible and is anxious to see the project move forward. It is our hope that the project will be put out for bids by January, and contracts awarded by March for construction. For those in need of good quality drinking water, construction cannot begin soon enough.

How can I avoid damage to my property?

If you have concerns about obstacles (a sign, fence, etc.) that may be impacted during construction, please give us a call to discuss. During construction, pictures will be taken before and after the waterlines are installed so that there is documentation of what your property looks like. We have been told that the actual construction will move fast, impacting an individual property for a day or less.

I've lost my paperwork. Can you provide another copy?

Please contact the County Administrator's Office, 758-4330, to have duplicate documents sent to you.

I still have questions. Who can I talk to?

If you still have questions or concerns about how the easement request and construction will impact your property, please give me a call. I will be happy to meet with you at your property to discuss the request.

*Representatives of the Water Authority will also be available in Deltaville, at the Art and Seafood Festival on **Saturday, October 19, 2019, from 10 am – 4 pm**. Look for us in the **Tea House**, behind the Pavilion, during this event. A representative from the Engineering Firm will be there until 12:00. We will also have a notary available should you wish to bring your documents to sign then. Make sure to bring your identification with you.*