



Nebraska Public Power District
Always there when you need us

November 2015

R-Project 345,000-Volt



Transmission Line PROJECT

Survey activities underway

Easement Acquisition Set to Begin Soon on R-Project

Since announcing the final line route for the R-Project in January, NPPD and its representatives have been meeting with landowners along the final route to discuss NPPD's right-of-way (ROW) process. There are typically three stages in the ROW process.

1. Right-of-entry
2. Easement acquisition
3. Post construction

NPPD continues working on the right-of-entry portion of the process, which is when the ROW agents ask landowners to sign a right-of-entry agreement. This agreement grants NPPD permission to enter the property to conduct the following activities: environmental assessments, survey activities, cultural and historical resource assessments, and engineering and structural spotting assessments.

Locating section and quarter corners

As part of the survey activities, NPPD looks for section and quarter corners on property where right-of-entry has been obtained. Finding the corners helps NPPD prepare the legal description for the easement document and helps accurately locate structures on property.

“Some of the corner markers were placed many years ago and cannot be found today,” explained Land Management Manager **Alan Beiermann**. “The county surveyor will search for corners or angles and re-establish them as part of his or her job. In order to tie-in a location, corners on adjacent properties, including those where no right-of-entry was granted, may need to be found. Lost corners can only be re-established by or under the direct supervision of the county surveyor.”

The State of Nebraska recognizes the value corners provide and has established law obligating the county to re-establish missing corners and angles for public use. To do this, the State provides the county surveyor with access rights across all private property as needed to find or tie-in missing corners and angles.

The State of Nebraska recognizes the value corners provide and has established law obligating the county to re-establish missing corners and angles for public use. To do this, the State provides the county surveyor with access rights across all private property as needed to find or tie-in missing corners and angles.

Beiermann explained that the county surveyors do not know ahead of time where they will need to locate other adjacent corners until they begin field work. Therefore, while county surveyors prefer to contact the respective landowners prior to crossing their property, it is not always possible.

Although it is the county's responsibility to establish corners and angles, NPPD will pay the expenses for this effort as part of this project. The establishment of these corners will be a future benefit to the county and its property owners in managing property boundaries and conducting road work.

... continued on back

... continued from front

Easement acquisition

Easement acquisition is set to begin this month. During easement acquisition, the ROW agent begins the negotiation process which includes communicating the terms and conditions of the easement granted. An easement document is presented to the landowner for review and consideration. Some important things to remember about the easement include:

- the landowner maintains ownership of the easement area,
- the easement allows NPPD ingress and egress to construct and maintain the transmission line,
- the typical easement for a 345,000 volt line is 200 feet wide.

Although the landowner typically continues with their current activities across the easement area, the easement does restrict property owners from constructing buildings or structures in the easement area. Trees cannot be planted in the easement area and altering of the grade is not acceptable without written permission from NPPD. Written permission is required to ensure the safety of the general public when conducting activities near the transmission line. Additionally, NPPD will be obtaining access easements in areas where travel is necessary beyond the transmission line easement area.

NPPD hires an independent appraiser to provide land valuations before determining compensation for the easement. After the land valuations and engineering are complete, NPPD establishes an easement payment amount for each property based on:

- land valuation,
- limited rights obtained by the District,
- impacts of structures on farming, ranching, or other land operations,
- other special considerations.

A payment equivalent to 80 percent of the market value for the land within the boundaries of the right-of-way area is customary, along with an additional payment for each structure located on the property, depending on structure type and location. Compensation may be adjusted for unique or additional impacts.

Post construction

The final stage of the right-of-way activities is post construction. During this stage the ROW agent discusses and compensates the landowner for damages that may have occurred during the construction process. Property restoration is also addressed.

The R-Project 345 kV Transmission Line Newsletter is published by NPPD's transmission project team. It is intended to provide a project overview and communicate project developments.

Contributors: Project Manager **Craig Holthe**. Project Team: **Al Beiermann, Brenda Blatchford, Ross DeBower, Larry Linder, Tom Pillen, Dennis Schroeder, Ron Starzec** and **Terry Warth**.

Printing and artwork: **Bill Haack, Dan Zastera** and **Scott Margheim**. Editor: **Jill Novicki**

Contact us: powerline@nppd.com

Mailing address:
R-Project 345 kV Transmission Line Project,
NPPD, P.O. Box 499
Columbus, NE 68602-0499
Attention Jill Novicki

Phone (toll-free): 888-677-3412

Website: www.nppd.com/rproject

Q&A

Q. Can you please explain the structure staking process?

A. Structure staking begins when the engineering team identifies where a structure is planned to be placed on a landowner's property. When proper entry rights have been acquired, the structure location information is given to the survey team who then enters the property to stake the structure locations. After the structure location is staked, the right-of-way agent contacts the property owner to discuss the location and listen to any feedback the landowner may provide.

Q. Will NPPD adjust structure locations?

A. Local adjustments to structure locations will be made when possible to accommodate landowner operations and minimize impact to the property.

Q. When will we see easement documents and the compensation to be paid?

A. After preliminary staking and final design is complete, agents will contact landowners to discuss easements. ROW agents will have maps, plats, drawings, and other information with them to discuss details of the line specific to your property. ROW agents will also share terms and conditions of the easement, as well as the calculation used for easement payment. Easement payments are typically made within 30 days of the easement signing.

For other questions, please contact the Thedford Field Office at **308.645.2318**. Find more project information on the website at www.nppd.com/rproject.