

How long does this process take?

Securing an easement can take from a few weeks to several months. Delays in obtaining appropriate permission and documentation can cause delays in power line construction. Rocky Mountain Power cannot begin construction until all easements are in place and adhere to company standards.

What if changes to the easement document are requested?

If property owners or their attorneys request changes to the language of the easement document, those requested language changes will require prior approval from Rocky Mountain Power's Rights of Way department and legal staff prior to construction. You should allow extra time for this review.

What happens if a landowner will not agree to sign an easement?

Rocky Mountain Power will not extend a line across the property of an unwilling landowner. Should you not be able to obtain an easement from one of your neighbors, contact your Rocky Mountain Power estimator to determine if another line extension route is feasible.

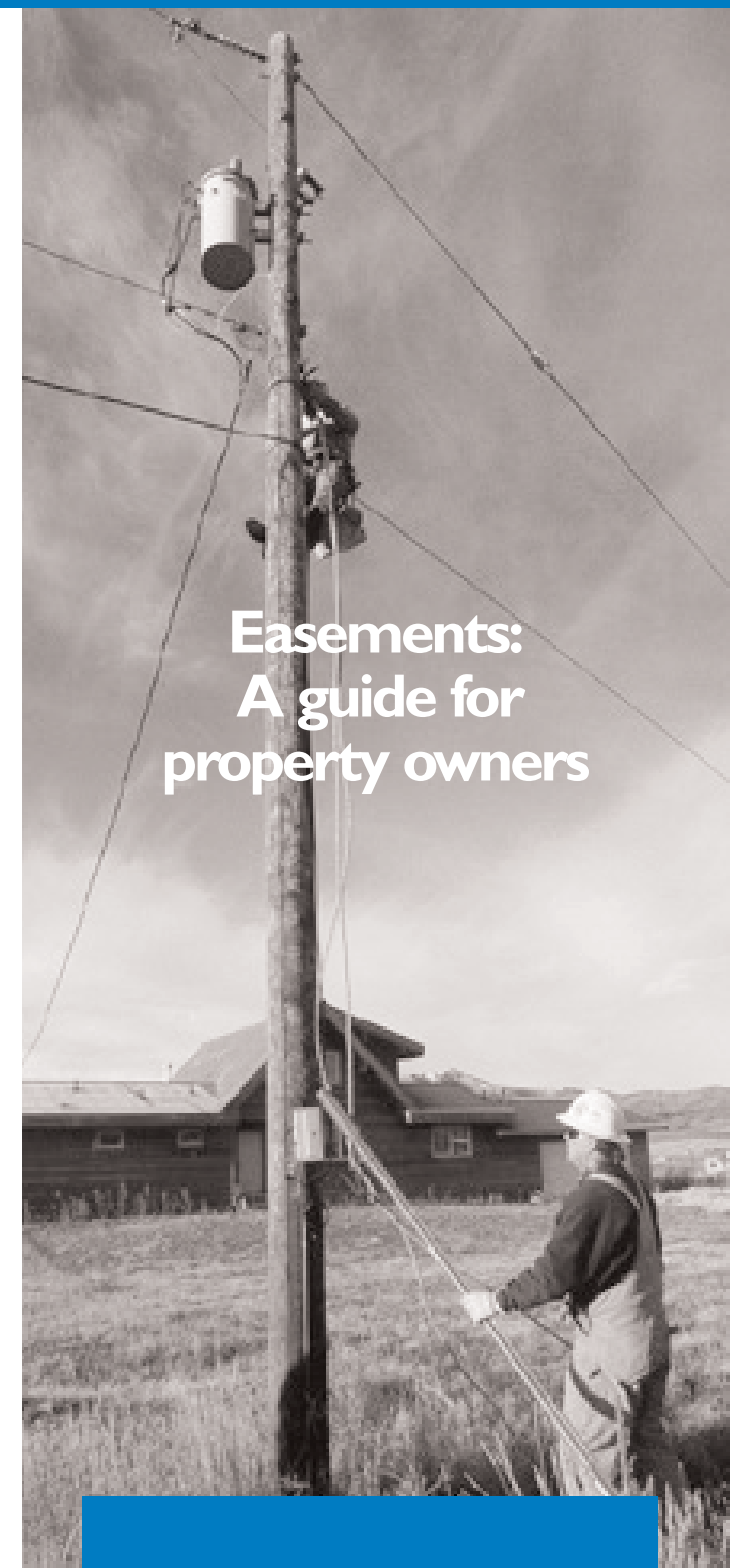
When can I start construction on my project?

Easements are only part of the process of extending electric service, and power line construction cannot begin until all easements are in place. Contact Rocky Mountain Power to ensure all other requirements are met before construction can begin.

For questions or more information about line extensions, easements and Rocky Mountain Power's process, please call toll free 1-888-221-7070 or visit rockymtnpower.net/easements.

A quick checklist for securing easements

- ❑ Meet with your local Rocky Mountain Power estimator to mutually select a route by which electric service will be extended to your structure, new or potential development or operation.
- ❑ Once a route is established, locate a copy of the last deed of record and an assessor's map for all parcels of land your electric service line will cross.
- ❑ Provide parcel ownership and map data to your local Rocky Mountain Power estimator.
- ❑ The estimator will prepare and provide you the appropriate easements for all parcels of land the electric service line will be crossing.
- ❑ Obtain signatures from the property owners for all required easements and have the easements notarized. Any negotiation or monetary exchange for the easement is your responsibility.
- ❑ Provide the original easement, signed and notarized, to Rocky Mountain Power.
- ❑ Rocky Mountain Power will record the easement documents.
- ❑ Once the easement is signed, construction may begin as long as all other line extension requirements have been met.



Easements: A guide for property owners

Introduction

This guide is designed to assist property owners through the process of working with Rocky Mountain Power to extend electric service to new or existing structures, developments or operations. In order for Rocky Mountain Power to install electrical facilities on or across a piece of property, proper land rights must first be secured. While Rocky Mountain Power can assist a property owner in securing easements, the ultimate responsibility for seeing the easement process through lies with the property owner. This guide provides some helpful tips for ensuring the successful installation of extended electric service.

What do I need to do first?

Call Rocky Mountain Power at 1-888-221-7070 to request electric service. You will meet with the local staff, and a route for placing the electric service will be determined. The route will depend on several factors including terrain, location of other structures, the existence of or ability to acquire easements, the voltage of electric service you require and future plans for the property. Acquiring easements is a time-consuming but critical component of the line extension process.

What is an easement?

An easement is a grant of permission by a landowner that provides a perpetual legal right for Rocky Mountain Power to install electric facilities, to access those facilities and to maintain and upgrade those facilities in the future. When the easement is obtained, even by you as the requestor of service, it must be obtained in the name of Rocky Mountain Power in order for Rocky Mountain Power to construct its facilities.

When is an easement needed?

An easement is required for all properties crossed by the electric power line. Rocky Mountain Power utilizes a standard easement form approved by PacifiCorp legal counsel that contains sufficient rights for Rocky Mountain Power to install, use and maintain its electric facilities in perpetuity. In addition, Rocky Mountain Power may require a written easement from you as well, especially on large tracts of land that may be subdivided in the future. If a written easement is not required of you at the time you request service, Rocky Mountain Power's easement is implied, and the utility reserves the right to require a written easement in the future.

When should the easement process begin?

Easements can be prepared as soon as a route is determined by you and your local Rocky Mountain Power estimator. Often, obtaining land rights can be a lengthy and complex process. The prospective grantors of an easement may be difficult to contact, want the easement reviewed by an attorney or request a change in the placement of electric equipment.

What do I need to provide?

Once the electric service line route has been established, you must locate a copy of the last deed of record and the assessor's map for every parcel of land your electric service line will cross. The deed of record should be legible and include owner names and property legal descriptions. Based on this information, Rocky Mountain Power will then prepare and provide to you the appropriate easement documentation for all parcels of land the electric service line will cross.

Where can I obtain the required property information?

You can request ownership information through the County Assessor's Office; some counties provide online title resources. You can also order the appropriate property documents from a local title company. Property profiles may be free of charge in some areas and are usually provided within 24 hours.

Do I need a survey to acquire an easement or have the line extension?

A survey may be required by the owner of the property the proposed electric facilities are crossing. In addition, Rocky Mountain Power may require you survey the property if the line location is not readily adapted to an assessor map. As the requestor of service, you are responsible for having a survey performed. Surveyors in your area can be found in the phone book or on the Internet.

What happens after I provide the required information?

Your local Rocky Mountain Power estimator will next prepare the easement document. As the requestor of service, you are responsible for ensuring all easements are signed, although Rocky Mountain Power will assist you if you wish. You are responsible for any negotiations related to compensation or other considerations for the grant of the easement. Once the easement is signed and notarized, Rocky Mountain Power staff will ensure that the easement meets recording requirements and then forward the document to the County Clerk's Office for recording. Costs incurred by Rocky Mountain Power related to the easement process are paid by the requestor of service.

