

## **EASEMENTS and RIGHT-OF-WAYS**

### **What is an Easement?**

A right afforded a person to make limited use of another's real property, as the right-of-way.

### **What is a Right-Of-Way?**

Right to pass over property owned by another party. The path or thoroughfare on which such passage is made.

### **Did You Know?**

- There are over **500** miles of sewer lines in the City of Concord.
- Sewer lines may be found in the street, in your back yard or between you and your neighbor.
- Easements and Right-of-Ways are necessary for sewer line maintenance, repair and inspection.
- Easements and Right-of-ways may be recorded on **DEEDS, PLATS, or SPECIFIC DOCUMENTS.**

### **Where Do I Look To See if My Property Has a Easement or Right-Of-Way?**

- Your deed is the first place to look.

The deed may list the Easement or Right-Of-Way. In most cases the deed will refer to the **Deed Book and Page** or **Plat Book and Page.**

- You may contact the **Wastewater Resource Department.**

Your easement or right-of-way information may be recorded on Wastewater Department maps. Contacting Gary Fritz at 704-920-5352 can obtain the information.

- The Register of Deeds web page on the Cabarrus County website.

Type in **www.cabarruscounty.us**

Select **Tax, Property and Deeds**

Select **Register of Deeds**

Select **Search Cabarrus County Records**

Select **Acknowledge Disclaimer**

Select **Full System**

Select **Land**

Pick your desired prompt from the top line and proceed.

### **Frequently Asked Questions**

**1. I would like to build a fence. What must I do if I cross a Sanitary Sewer Easement?**

Before you start construction please contact the **Wastewater Resource Department** staff. We will locate the easement and discuss your particular situation with you. In most cases the addition of a gate, with a minimum width of **12 feet**, will provide the access needed by the service crews. Our phone number is **704-920-5352**.

**2. Is there a standard width for easements?**

No. Easements vary in width depending upon the date the easement was granted. However easements are usually **20 or 30 feet** in width. Their widths are noted on plats and can be obtained either through the Cabarrus County website or by calling the **Wastewater Resource Department** at **704-920-5352**.

**3. I have a moveable object in my backyard, and it sits on an easement, is this a problem?**

Moveable objects are classified as such “ items that are able to be moved with little exertion”. These items include, but are not limited to trampolines, sand boxes, small inflatable swimming pools, yard ornaments and lawn furniture.

As long as the item can be moved out of the way, in case of an emergency, placement on or near the easement is allowable.

**4. I wish to plant trees or other landscape materials on or along the easement. Is this allowable?**

Planting on an easement is not allowable. In case a repair is to be made our crews must have unrestricted access to the site. Trees and other landscape plantings located in the easement would need to be removed or relocated before access to the site could be obtained. Doing such increases the time needed to respond to the situation as well as injury to the plant material.

**5. I have a manhole on my property. What can I do to make it a little more pleasing to the eye?**

The manhole needs to remain accessible at all times. You cannot cover the manhole with sod or soil, plant shrubs around or in any way disguise the manhole in such a way that our crews would not be able to locate, especially in the evening.

Planting flowers, a birdbath or feeder or any other movable object that would add beauty to your yard and not impede our access is acceptable. To be sure give us a call at **704-920-5352**.

**6. If the Wastewater Resource Department needs to access the sewer system, through my yard, will I receive advance notice? If damage occurs will it be repaired?**

Whenever possible advance notice is given before accessing an easement. Time of day and nature of the event may stipulate that access be spontaneous. Normally when this is the case it is an emergency and time is of the essence. When transversing an easement our crews take all the precautions as to not cause damage to the property and surrounding area. In the event that damage does occur, the City will repair the damaged area to the condition in which it was before access was made.

**7. If I wish to add a non-moveable addition or object to my yard such as a swimming pool, garage, home addition, etc what must I do to make sure I am not interfering with an easement?**

Contact the **Wastewater Resource Department** at **704-920-5352**. We will review your particular situation with you and work to find a solution the will be best for all parties.

**8. Who do I contact for information?**

**Josh Legg**  
**Systems Protection Superintendent**  
**City of Concord Wastewater Resource Department**  
**704-920-5352**