



Department of Public Works

**Lake County Public Works Department
Standard Easement Language
May 22, 2019**

The following language provides the standard requirements for Lake County Public Works utility easements to be used on plats or related documents:

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LAKE COUNTY PUBLIC WORKS DEPARTMENT ("LCPWD") AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, RENEW, EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND AND ABOVE GROUND TRANSMISSION, DISTRIBUTION AND/OR COLLECTION OF SANITARY SEWER AND WATER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "PUBLIC UTILITY EASEMENT" ("PUE") FOR PUBLIC UTILITIES. IF NO SPECIFIC PUE'S ARE IDENTIFIED, THIS EASEMENT SHALL BE CONSIDERED A "BLANKET" EASEMENT FOR THE ENTIRE PROPERTY.

THIS EASEMENT SHALL GRANT THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO PUE EASEMENTS ON THIS PLAT, THE RIGHT TO CUT, TRIM OR REMOVE PAVEMENTS, TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES.

NO PERMANENT STRUCTURES, UTILITIES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER EASEMENT, OR IN THE CASE OF A BLANKET EASEMENT, UPON, OVER OR WITHIN 7.5 FEET EITHER SIDE OF LCPWD FACILITIES WITHOUT WRITTEN CONSENT OF GRANTEE.

THE LOCATION OF THE FACILITIES BY GRANTEE SHALL NOT CONFLICT OR INTERFERE WITH OTHER PREVIOUSLY INSTALLED PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN SUBSEQUENT USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY LCPWD.

IN THE EVENT THE GRANTEE ENTERS UPON ANY EASEMENT FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED PAVEMENTS AND RE-ESTABLISHING GRASS IN AFFECTED GRASSEY AREAS.

Note: The standard acceptable PUE size is above and 7.5 feet on either side of LCPW facilities. Easements should be configured to provide for reasonable extension of service to adjacent properties.

Alternative easement language may be provided for review and consideration. The following is a list of key items to incorporate into any easement:

- PERMANENT
- INSTALL, RENEW, EXTEND, OPERATE, MAINTAIN AND REMOVE
- TRANSMISSION, DISTRIBUTION AND/OR COLLECTION
- IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY
- SEWER AND/OR WATER
- UNOBSTRUCTED ACCESS
- CUT, TRIM OR REMOVE PAVEMENTS, TREES, BUSHES AND ROOTS
- NO PERMANENT STRUCTURES OR OTHER OBSTRUCTIONS, UPON, OVER OR WITHIN 7.5 FEET EITHER SIDE OF LCPWD FACILITIES WITHOUT WRITTEN CONSENT OF GRANTEE
- CONFLICTS IN SUBSEQUENT USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY LCPWD
- RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED PAVEMENTS AND RE-ESTABLISHING GRASS IN AFFECTED GRASSEY AREAS.
- 15 FOOT WIDTH (10 FOOT ALLOWABLE FOR TRANSMISSION ONLY SEWERS WITHOUT SERVICE CONNECTIONS PROVIDED CLEAR UNOBSTRUCTED ACCESS IS PROVIDED AT MANHOLES)