

In certain instances, Chesapeake or other pipeline operators or utility companies may own interest in land owned by another person or entity. This ownership agreement includes the right to use or control the land (or an area above or below it) for a specific purpose, such as operating a pipeline. This is called an easement and is often marked on the property through markers, signage or a defined clearing between 10 to 50 feet. If you are unsure if an easement exists on your property, you can also check your property plat or abstract for designation of an easement path.

If your property includes an easement, it may be considered encroaching if you build a structure (permanent or temporary) within the easement area. Any encroachment may be removed by the easement holder without replacement or reimbursement.

DIFFERENT TYPES OF ENCROACHMENT:

Residential

- » Ponds
- » Swimming pools
- » Fences
- » Sheds
- » Decks
- » Pathways
- » Ornamental rocks
- » Trees, bushes or shrubs
- » Wildlife feeders

Commercial

- » Utility lines (overhead or buried)
- » Third-party pipelines
- » Highways or public roadways
- » Parking lots
- » Sidewalks
- » Buildings or structures
- » Drainage
- » Canals
- » Seismographic activities

