

PUBLICLY DEDICATED RIGHTS-OF-WAY

What is it?

An area of city-owned land for a legally specified distance on which roads, roadside shoulders and ditches, public utilities, sidewalks, traffic signals, and traffic signs are located.

Limitations on the Property Owner

No person shall place or maintain any vegetation in a manner which constitutes a traffic nuisance or obstructs the free use of the right-of-way.

Obligations of the City

The City owns many miles of right-of-way and strives to manage this asset efficiently and fairly. The intended use of right-of-ways is for traffic movement, utilities (including poles, cable boxes, etc.), and similar public uses such as roads, clear zones for traffic safety, sidewalks, and pathways for pedestrian safety. The City does not maintain private rights-of-way.



FOR ADDITIONAL INFORMATION CONTACT:



**City of Warner Robins
Public Works Department**
210 Bay Street
Warner Robins, Georgia 31088
Phone: 478-929-1900
Hours: 7:30 a.m. – 4:30 p.m.
Monday – Friday



**Stormwater Utility
Management**

EASEMENTS

INFORMATION YOU SHOULD KNOW



**The City of Warner Robins
Public Works Department**
Phone: 478-929-1900

FREQUENTLY ASKED QUESTIONS:

What is an easement?

An easement is a right to use or control land and is given by the property owner to another party. The property owner retains ownership of the property subject to the right of the easement holder.

How do I know if my property has an easement?

Easements generally can be identified on plats and through a search of the property records.

How long do easements stay on the property?

Easements remain with the property until the easement is vacated or terminated by the easement holder.

What activities are allowed within the easement area?

Land within the easement may be used for any purpose that does not interfere with the construction, operation, or maintenance of the purpose for which the easement was created.



DRAINAGE EASEMENT

What is it?

A legal right that the City has acquired for limited rights of access and/or use regarding drainage.

Limitations on the Property Owner

Although, the property owner owns the land within the drainage easement, any structures or plantings within the easement are at risk should the City need to access such area. As such, no fences, sheds, walls, trails, or buildings should be erected. Should the City need to remove any accessory, be it vegetation or a structure, the property owner shall bear all costs.

Obligations of the Property Owner

Because the land on which the easement is located is owned solely by the property owner, he or she has the obligation to maintain the drainage easement. The grass must be cut and the area kept free of debris so as to not inhibit water flow. Additionally, the property owner is responsible for maintaining any open drainage easement included on the property. Property owners who fail to follow the guidelines of the easement may be subject to fines and face civil liability in the event of flood damage to surrounding properties.

Obligations of the City

The City has the right to take reasonable steps to maintain the easement for its intended purpose. This means the City may dig up the storm pipes under the easement to repair or replace them. The City is under no obligation to replace anything within the easement that must be removed for maintenance purposes.

UTILITY EASEMENT

What is it?

A legal right that the City has acquired for limited rights of access and/or use regarding construction and maintenance of any utilities.

Limitations on the Property Owner

Although, the property owner owns the land within the utility easement, any structures or plantings within the easement are at risk should the City need to access such area. As such, no fences, sheds, walls, trails, or buildings should be erected. Should the City need to remove any accessory, be it vegetation or a structure, the property owner shall bear all costs.

Obligations of the Property Owner

Because the land on which the easement is located is owned solely by the property owner, he or she has the obligation to maintain the utility easement. The grass must be cut and the area kept free of debris. Property owners who fail to follow the guidelines of the easement may be subject to fines and face civil liability in the event of damage to surrounding properties.

Obligations of the City

The City has the right to take reasonable steps to maintain the easement for its intended purpose. This means the City may dig up the utilities under the easement to repair or replace them. The City is under no obligation to replace anything within the easement that must be removed for maintenance purposes.