

# RIGHT OF WAY (ROW)

Right of Way, Land Acquisition & Due Diligence Services for Utility Transmission & Distribution & Renewable Energy Projects



## RIGHT OF WAY (ROW) & LAND ACQUISITION

Securing land rights efficiently and compliantly is crucial for the success of transmission, distribution, and renewable energy infrastructure projects. Our ROW and land acquisition services ensure streamlined processes, stakeholder engagement, and regulatory adherence.

### Right of Way Acquisition

- Negotiation and acquisition of easements, leases, and fee-simple land purchases
- Landowner engagement and communication strategies
- Document preparation, contract drafting, and execution
- Eminent domain support and condemnation assistance (if required)
- Coordination with legal teams for ROW-related litigation

### Easements & Land Rights Management

- Permanent and Temporary Easements – Acquisition for construction, access, and operational needs
- Encroachment Management – Identification and resolution of potential encroachments
- Lease Negotiation & Management – Coordination with landowners for long-term site control
- ROW Renewals & Releases – Management of expiring agreements and necessary terminations
- Landowner & Stakeholder Relations
- Public outreach and communication planning



## **RIGHT OF WAY (ROW) & ACQUISITION** *continued*

### **Landowner & Stakeholder Relations**

- Public outreach and communication planning
- Landowner negotiations and engagement strategies
- Dispute resolution and conflict mitigation
- Landowner education on project benefits and impacts

### **Permitting & Regulatory Compliance**

- Research and coordination of federal, state, and local permit requirements
- Environmental and cultural resource compliance coordination
- FERC, NEPA, and state utility commission compliance
- Local zoning, land use, and environmental permit acquisition

## **DUE DILIGENCE & TITLE RESEARCH SERVICES**

Comprehensive due diligence ensures project viability and risk mitigation. Our services provide clarity on ownership, encumbrances, and potential legal hurdles.

### **Title Research & Abstracting**

- Full title searches (surface, mineral, and subsurface rights)
- Title curative and defect resolution
- Document retrieval (deeds, leases, easements, probate records, etc.)
- Chain of title verification
- Ownership verification and lien identification

### **Survey & GIS Mapping**

- ROW Route Analysis & Planning – Identifying optimal land routes with minimal environmental and legal risk
- GIS Mapping & Data Management – Creation of GIS-based land ownership maps
- Parcel & Plat Mapping – Land boundary validation and visualization
- ALTA/NSPS Land Title Surveys – High-accuracy surveys for property validation

### **Environmental & Regulatory Due Diligence**

- Environmental site assessments (ESA Phase I & II)
- Wetland and protected species studies
- Historical land use analysis
- Tribal and cultural impact assessments
- Contaminated site risk assessment



## UTILITY TRANSMISSION & DISTRIBUTION ROW SERVICES

Specialized ROW services tailored to electrical transmission and distribution projects, including high-voltage transmission lines and substations.

### High-Voltage Transmission ROW

- ROW acquisition for new transmission corridors (69kV – 500kV+)
- Expansion of existing ROWs for line upgrades
- Substation site acquisition
- Transmission line reroutes and upgrades

### Distribution System ROW

- Acquisition and permitting for distribution system expansions
- ROW negotiation for underground and overhead distribution lines
- Pole attachment agreements and access management
- ROW clearance for vegetation management

### Coordination with Utility Companies

- Route feasibility studies in coordination with engineering teams
- ROW procurement for state and local infrastructure programs
- Emergency response ROW acquisition (e.g., storm recovery efforts)

## PROJECT MANAGEMENT & CONSULTING

ROW and land acquisition projects require coordination between multiple stakeholders, agencies, and disciplines.

### ROW Project Management

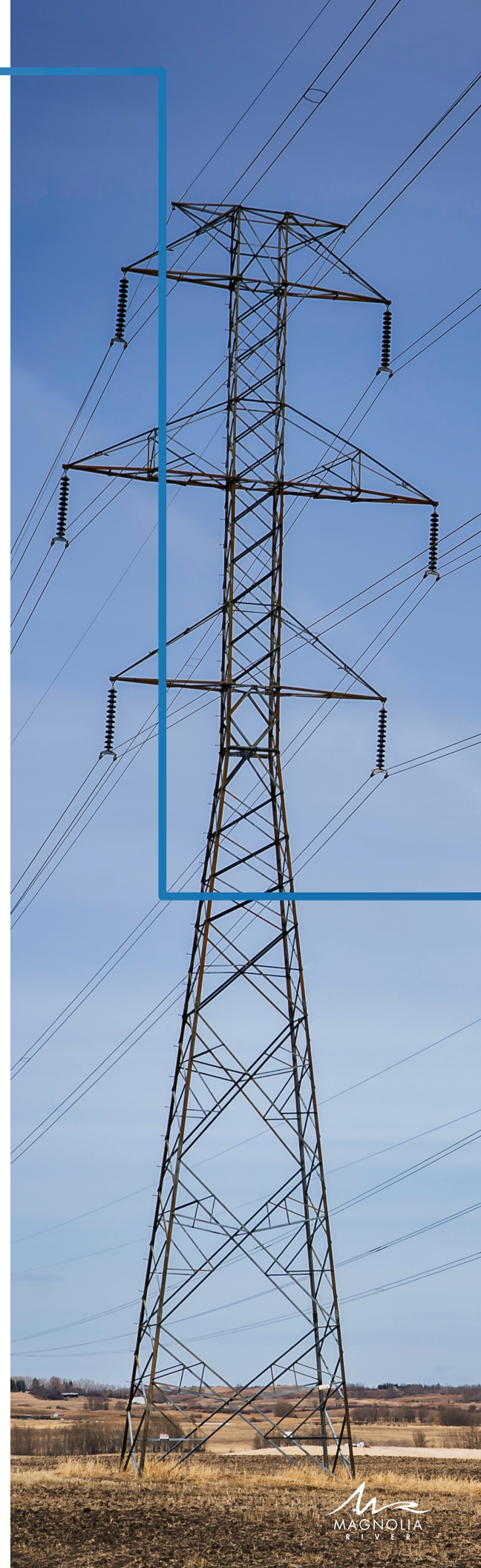
- End-to-end ROW acquisition coordination
- Budgeting and cost analysis for land procurement
- Risk assessment and mitigation strategies
- Construction support for land access and ROW logistics

### Legal & Compliance Advisory

- ROW agreement review and drafting
- Assistance with FERC and state regulatory filings
- Expert witness services for condemnation proceedings
- Regulatory compliance audits

### GIS & Data Management Solutions

- Centralized land records management
- ROW tracking software implementation
- Geospatial analysis for project siting
- Digital parcel mapping and landowner data integration





## POST-ACQUISITION

After land rights are secured, effective management is key to long-term success.

### ROW Maintenance & Compliance

- ROW inspections and encroachment monitoring
- Vegetation management compliance
- Lease and easement renewal tracking

### Landowner Engagement & Community Relations

- Ongoing landowner communication
- Community meetings and public relations support
- Dispute resolution and ROW stewardship programs



Contact us today to learn more about our comprehensive right of way, land acquisition and due diligence services.

[info@magnolia-river.com](mailto:info@magnolia-river.com)