

Parent Tract Easements

Keeping Track of Rights and the
GIS Solution



TEAM INTRODUCTION

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Electric Demand

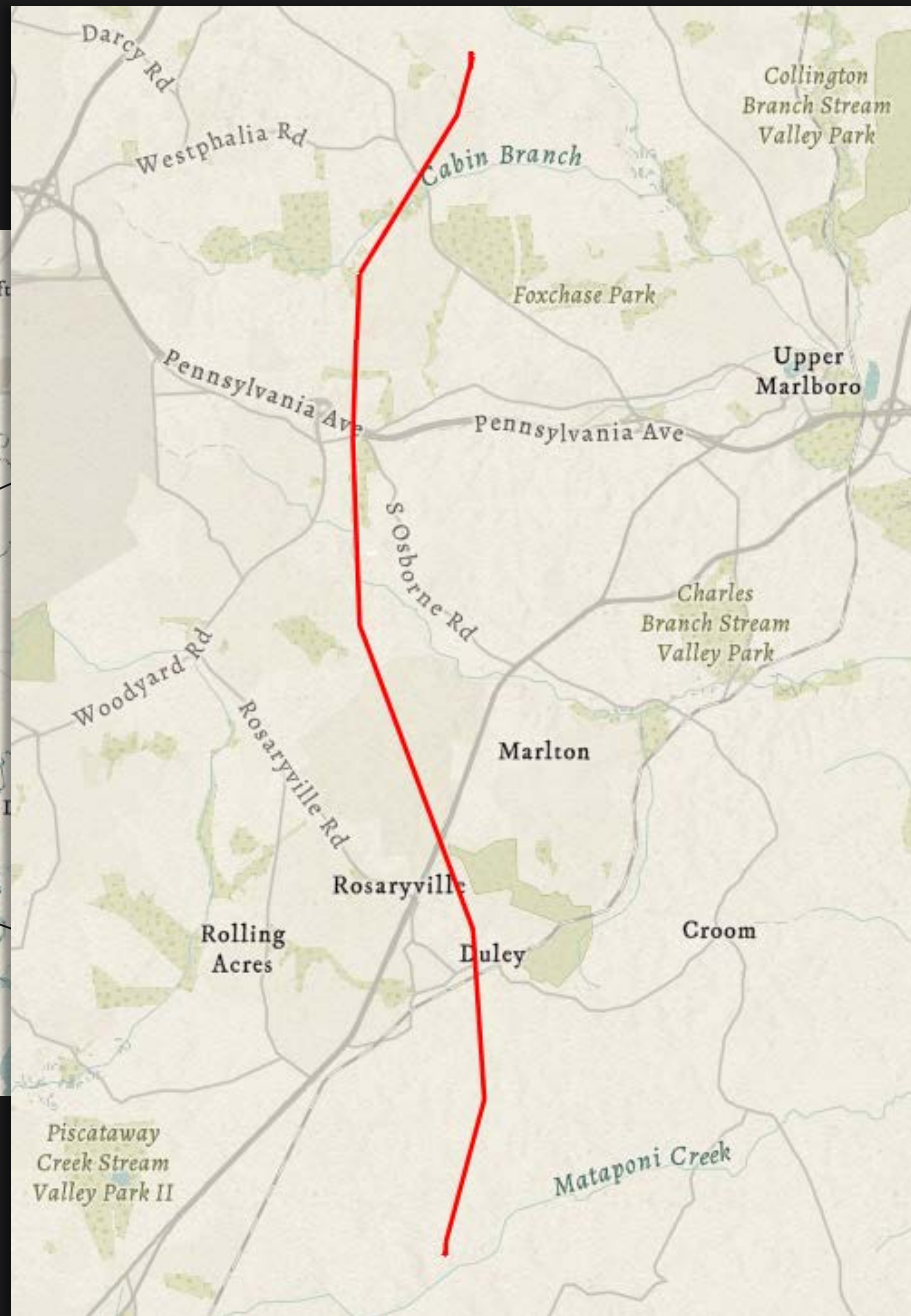
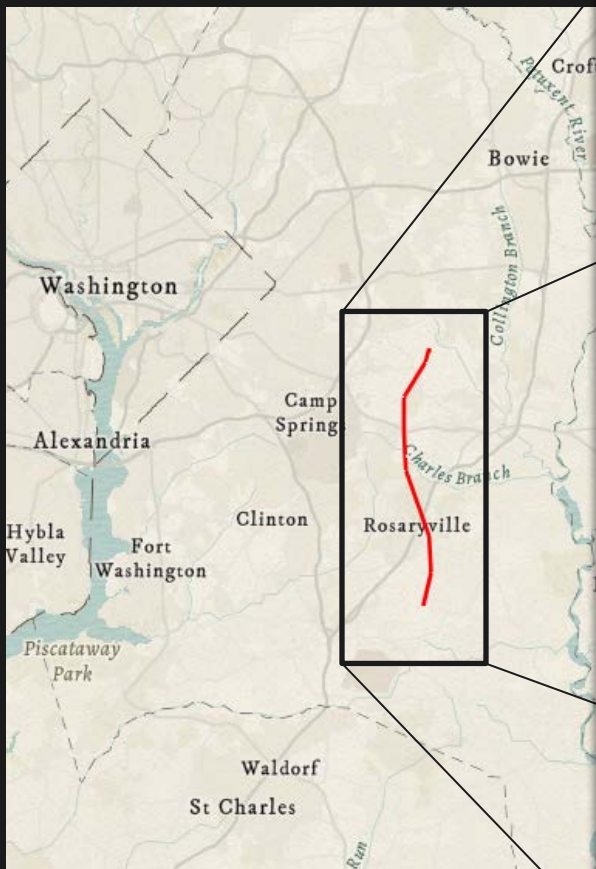
- Electric Boom and Modernization
- Demand for More Power
- Acquisition of Rights
- Keeping Track of Rights

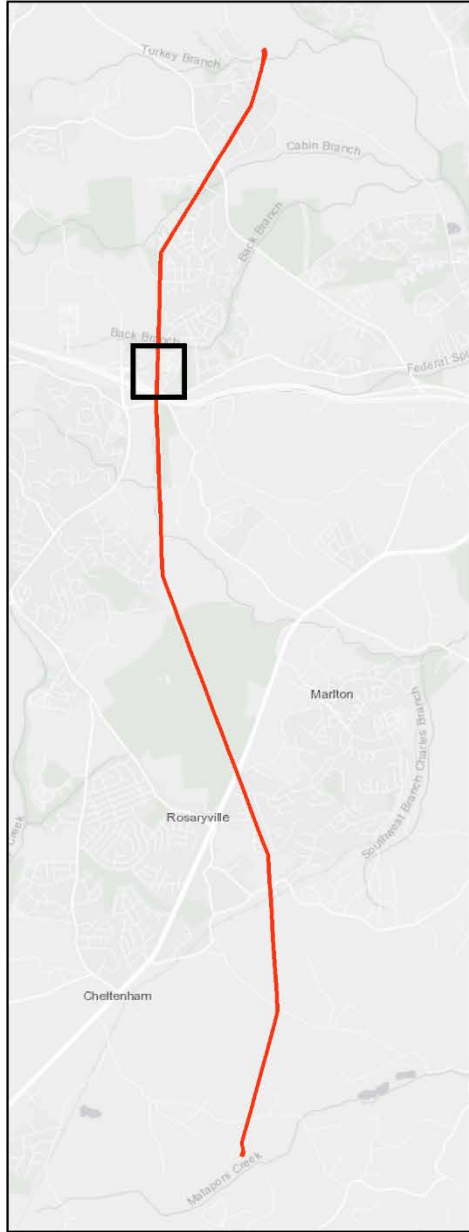
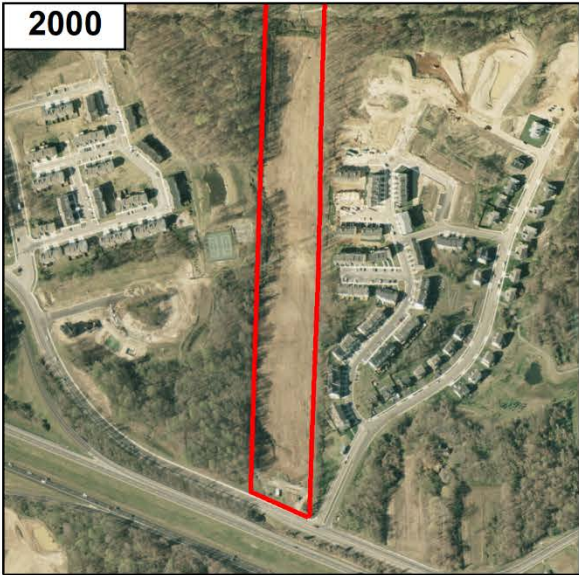
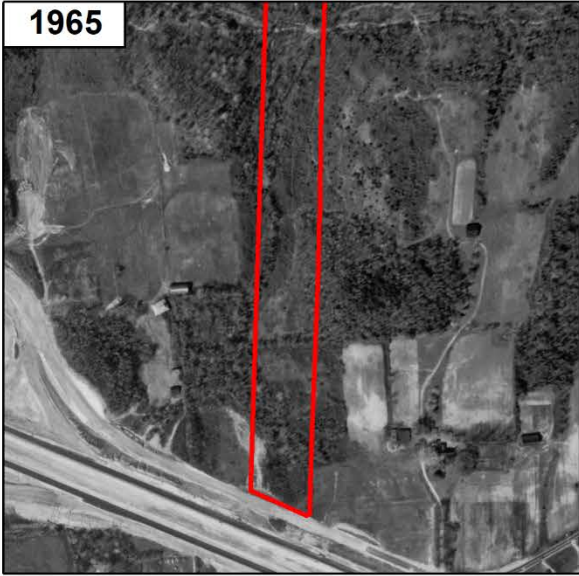


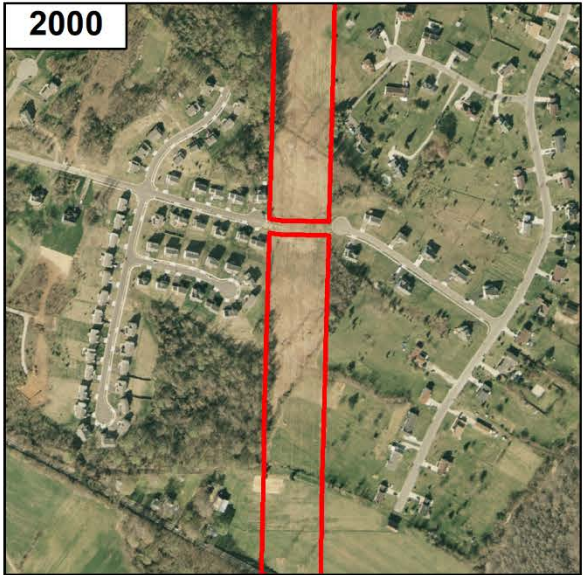
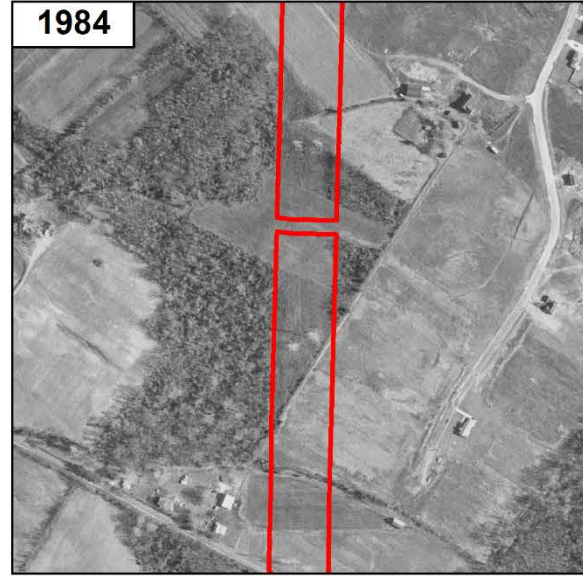
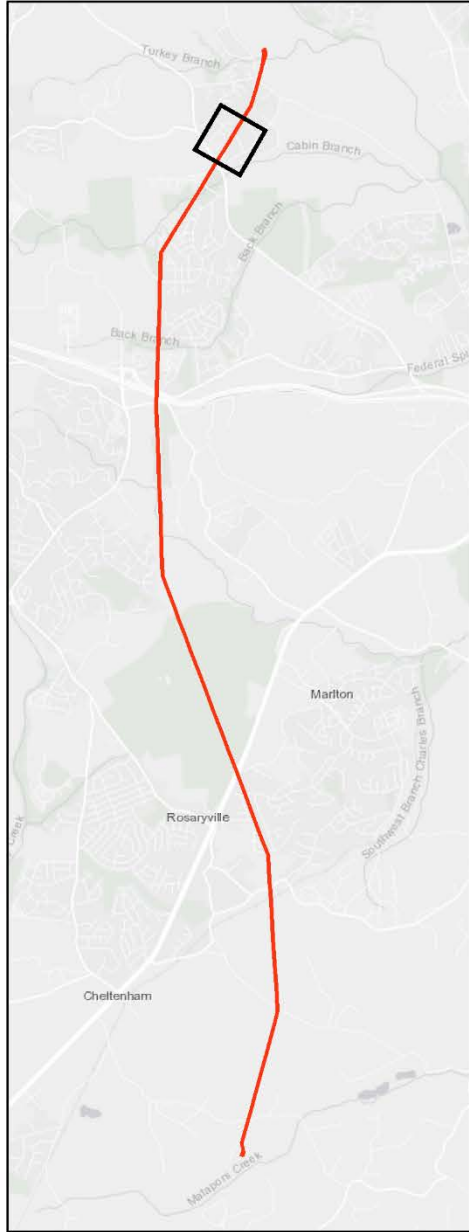
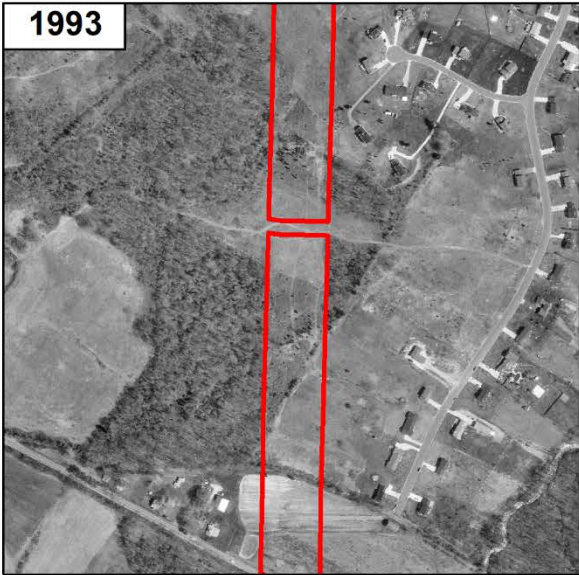
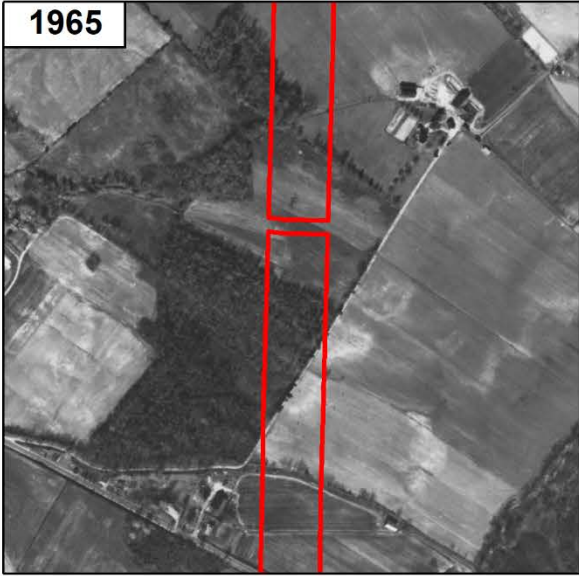
Keeping Rights, Right at Your Finger Tips

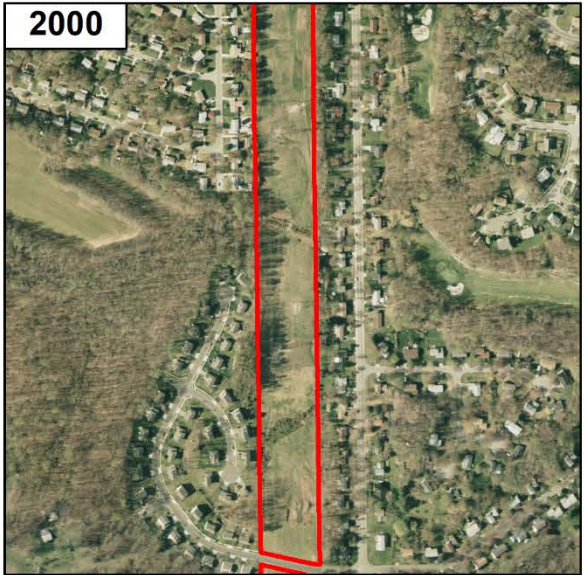
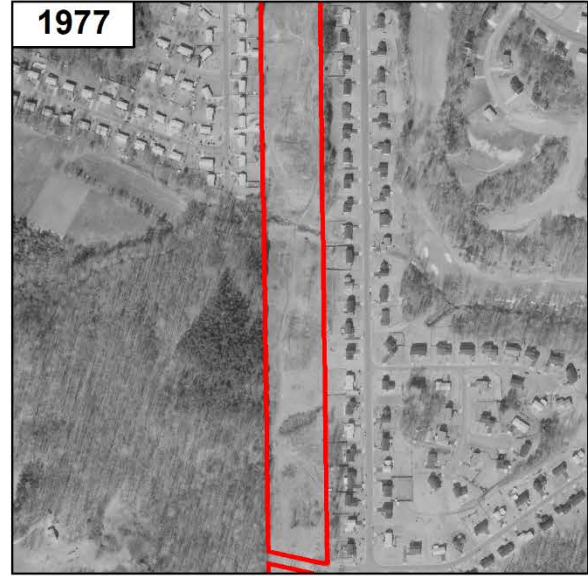
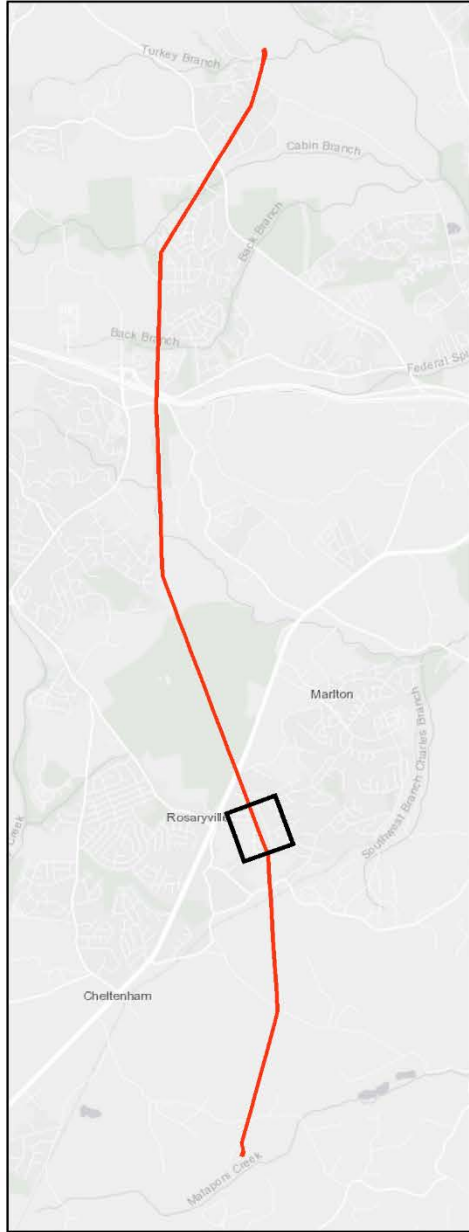
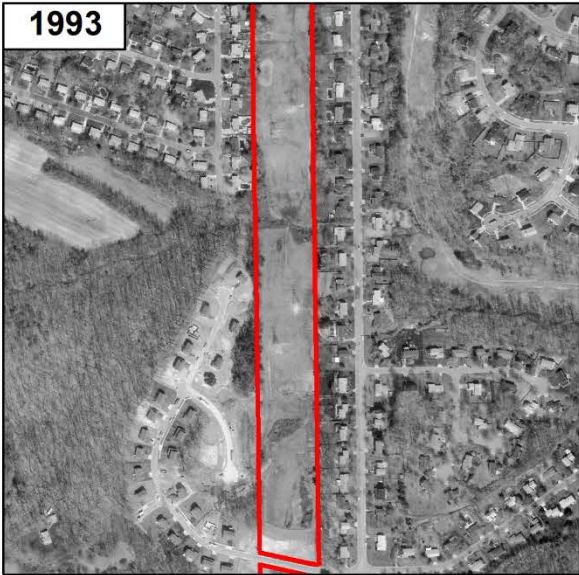
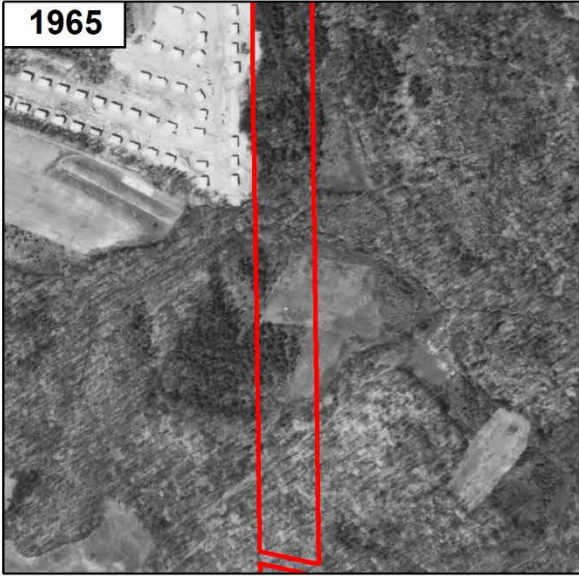
- Projects Creating Demand
- Inefficiencies
- Loss Over Time
- Change Over Time
- Demanding a Solution













1965







1998





2000





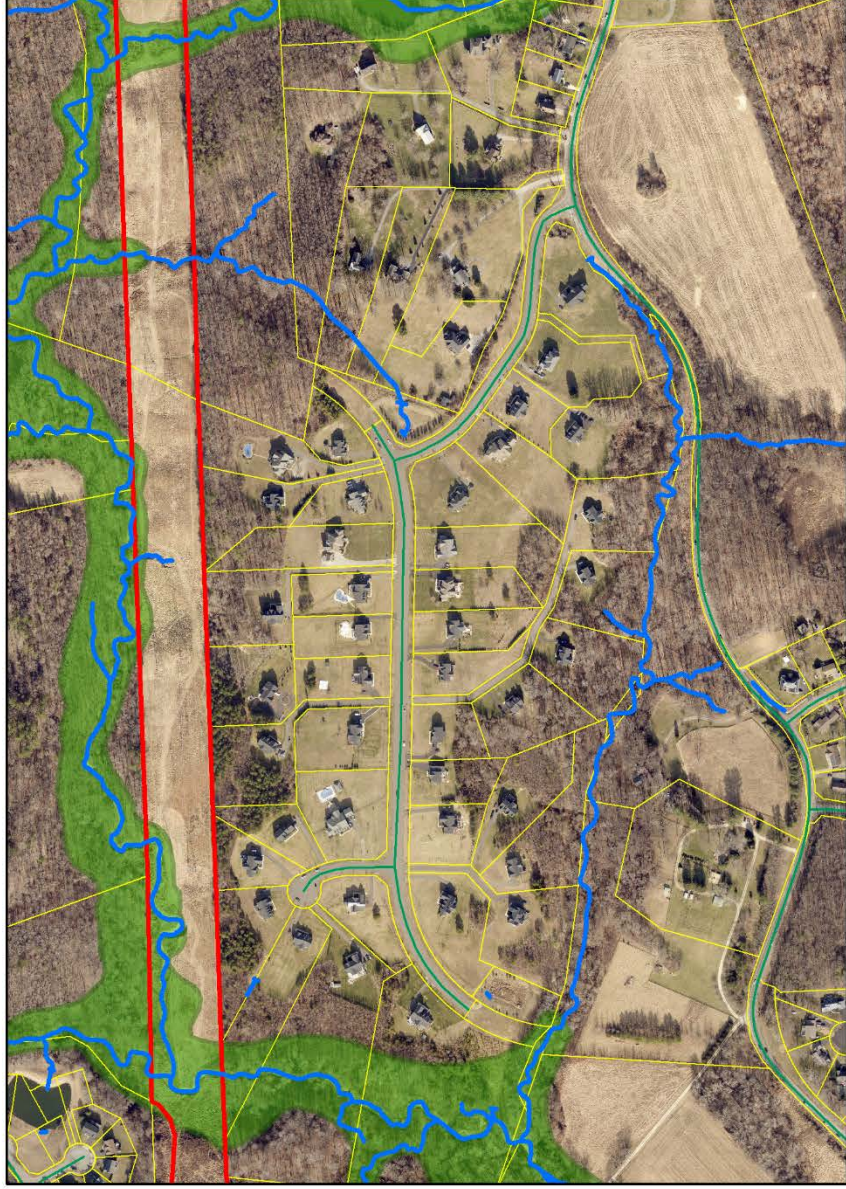
2007





2021

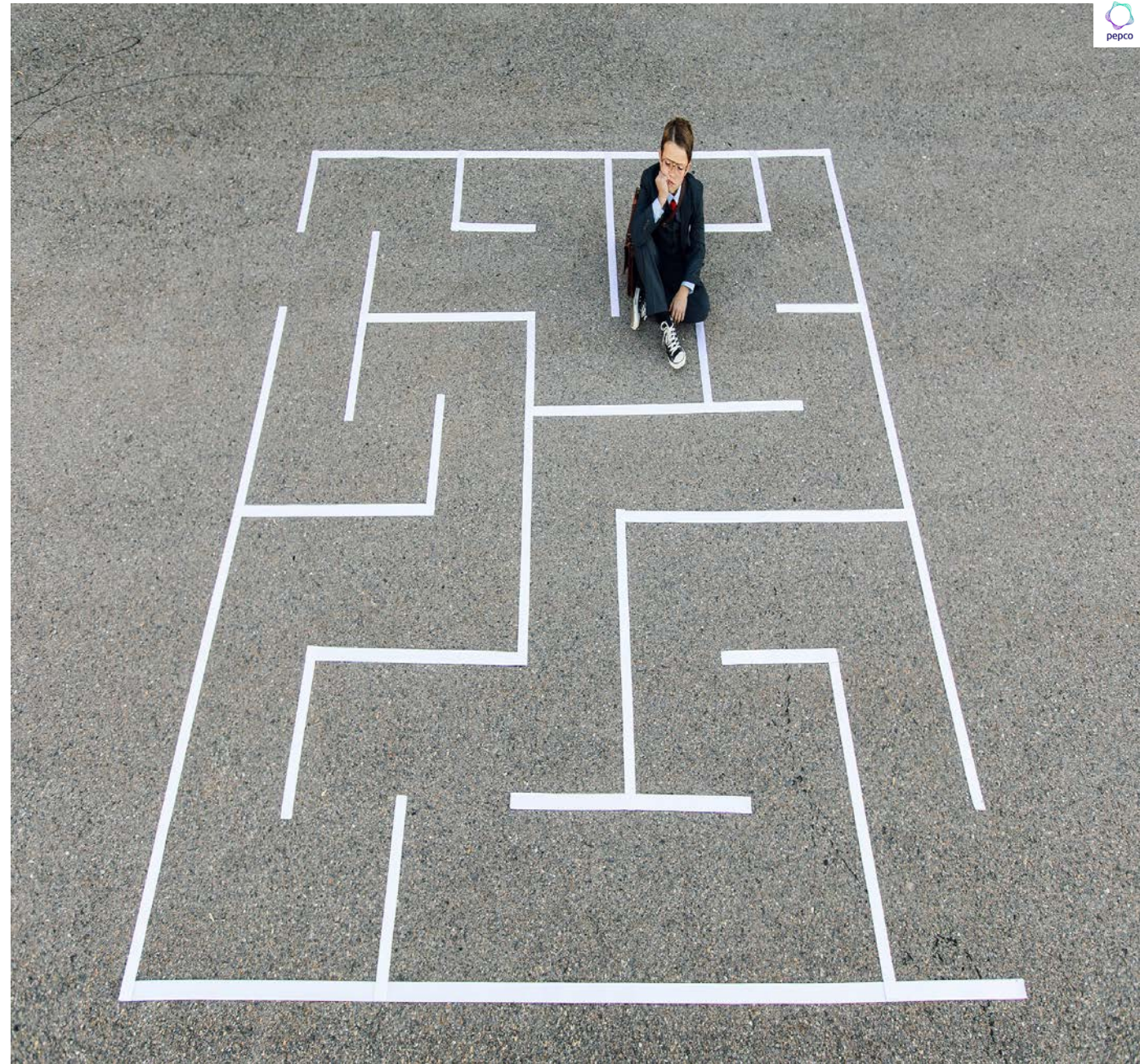






Problem/Opportunity.....How we got here

- **Easements and Right of Ways established in the 70's, 60's, or earlier.**
- **Large parcels of property which may have been subdivided,**
- **Over time this can be difficult to track exactly where the original access was granted.**
- **County tax records/plat books to note any subdivisions of parent tracts**
- **GIS data base to track and warehouse historical easement documents**





Searching for practical solution to manage our acquisition projects in real time that allows our managers and clients to track project progress and parcels cleared. We worked with our GIS team to develop a solution that provided the following components.....

Owner Information

Valuation information

Interaction notes from field agents

color coding of each parcel

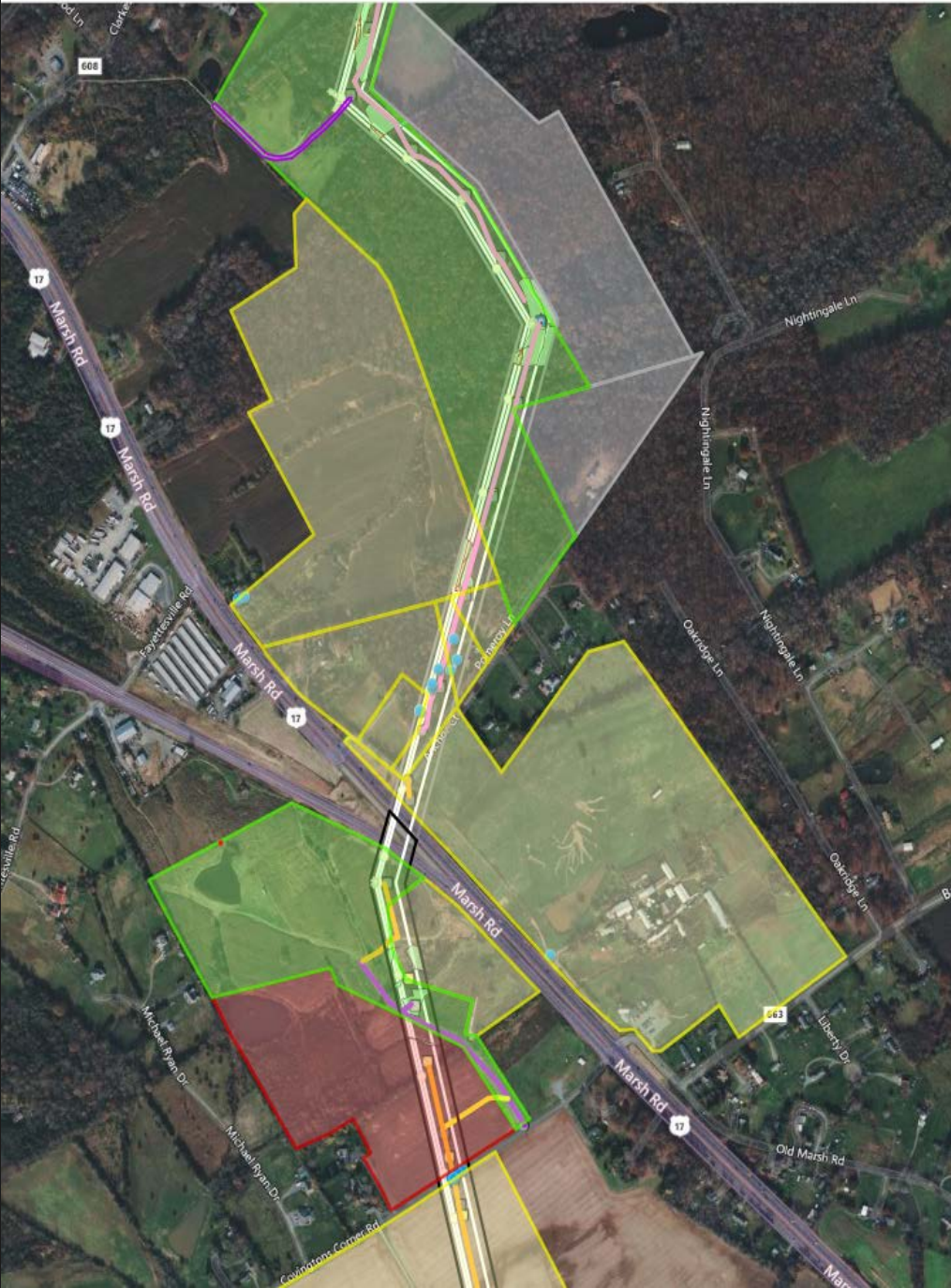
uploaded design

Upload pictures

Title information and upload

Upload and store correspondence

Real time updates in field



We created the GIS Acquisition Solution

Current opportunity – PEPCO - Parent Tract Easement Solution

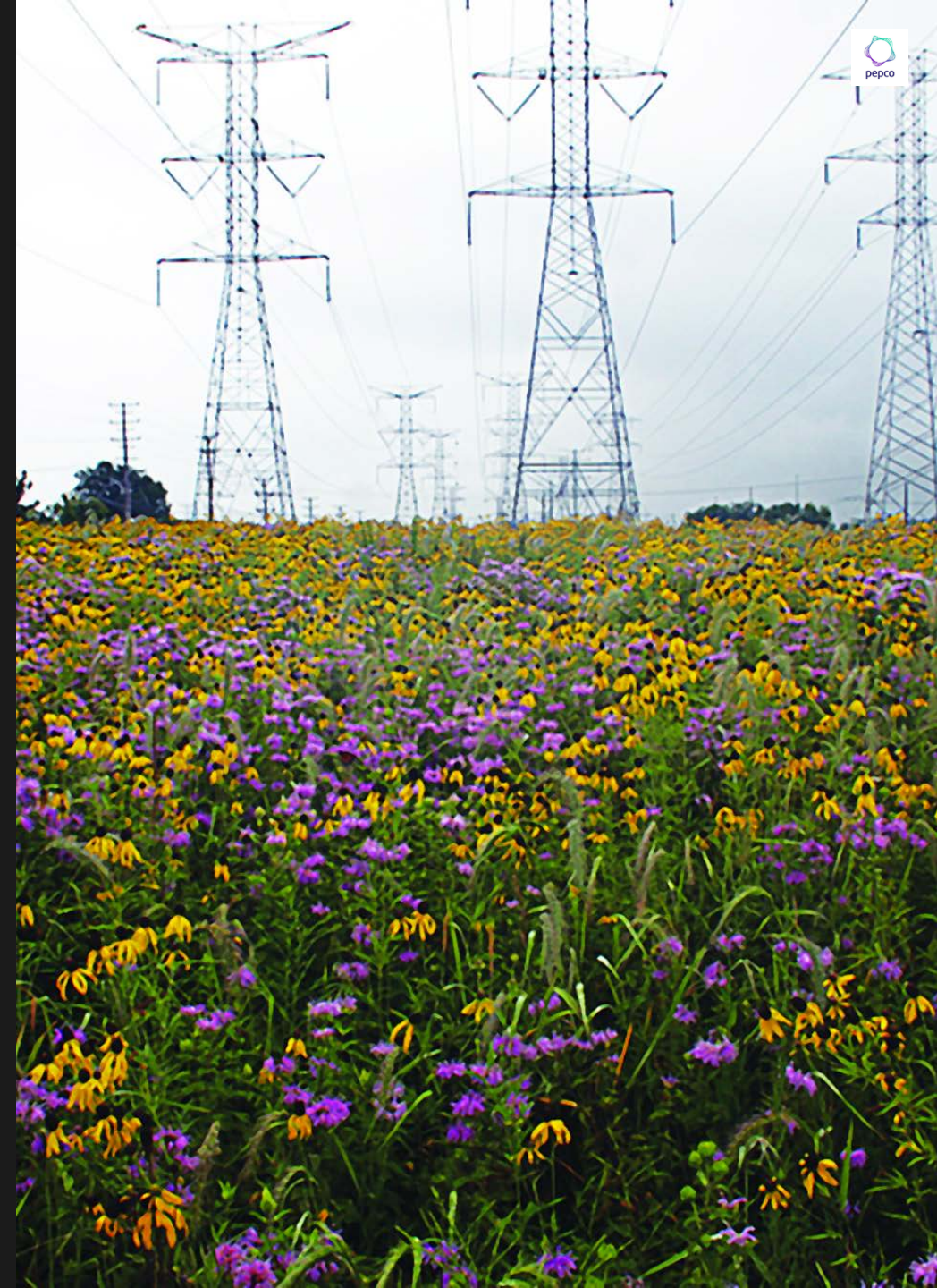
Our initial proposal to create a GIS mapper showing current construction access points:

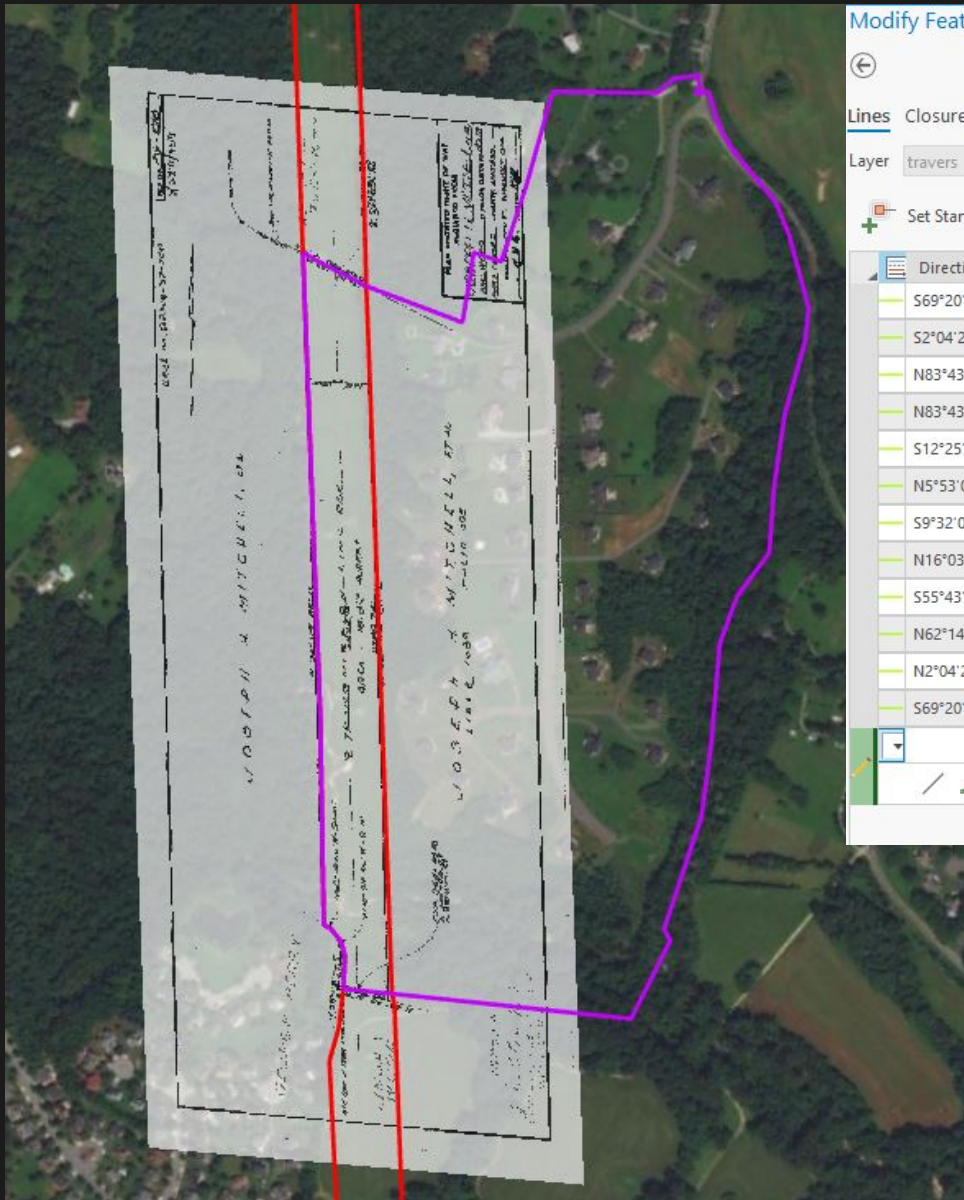
1. Highlight the parcel outlines of Pepco owned property including Substations and the Right-of-Way.
2. Highlight (different color) the parcel outlines for properties in which Pepco has some type of right(s).
3. Show historic access routes (both on the ROW and from adjacent parcels) based on aerial photo interpretation and coordination with Pepco.
4. The ability to click/query a parcel or access route within a GIS and have it show what rights we have, ie the deed reference (Liber, Folio) in which those rights were attained, hyperlink to that scanned deed, provide plat reference (Plat Book, Page) information and a hyperlink to the plat, etc.



Along with the original scope of the pilot project we have expanded or value added information that can be made part of this task:

- Any exceptions noted in original deed/easements
- Interaction fields added for notes when speaking to or being contacted by a property owner
- Special Conditions can be documented
- Copies of deed/easements/plats will be placed in the parent tract layer
- Encroachments in right of way can be noted and photos uploaded
- Mass mailings to current owners can be done through mail merge





Modify Features

Traverse

Lines Closure

Layer travers

Set Start Set Closing Trace Lines

Direction	Distance	Radius	Arc Length
S69°20'44"E	135.53		
S2°04'22"E	2,790.74		
N83°43'31"W	126.34		
N83°43'31"W	76.67		
S12°25'00"W	311.1		
N5°53'04"E	137.56		
S9°32'00"E	81.1		
N16°03'56"W	81.1		
S55°43'00"E	176.3		
N62°14'56"W	56		
N2°04'22"W	2,623.21		
S69°20'44"E	135.53		

Beginning for the same at Station 216 + 23.40 (Maryland State Plane Coordinates North 352,285.56 and East 851,568.30) in the centerline of an electric transmission line right-of-way 250 feet in width, as now located, said beginning point also being in, and distant 394.41 feet from a walnut stump found at the end of, the second or North 62° 30' West 935 foot line of an 82.9 acre tract of land described in deed from Mary E. Richardson, widow, to Albert S. Tucker, et ux (Dorothy L.), dated November 17, 1955 and recorded among the Land Records of Prince George's County, Maryland in Liber No. 1931 at Folio 83;

Thence, binding reversely on said second line, as now surveyed, and on land now or formerly of Albert S. Tucker, et ux, South 69° 20' 44" East 135.53 feet to the easterly side of the aforesaid transmission line right-of-way;

Thence, binding on the easterly side of said right-of-way and on other land of Joseph H. Mitchell, et al, and running parallel with, and 125 feet distant at right angles from, the aforesaid centerline, South 02° 04' 22" East 2790.74 feet to a point in the line of agreement between land of Joseph H. Mitchell, et al, and land now or formerly of Linda V. Wood;

Thence, binding on said line of agreement between land of Joseph H. Mitchell, et al, and land now or formerly of Linda V. Wood, North 83° 43' 31" West 126.34 feet to a point in the aforementioned centerline, said point being at Station 244 + 48.16 (Maryland State Plane Coordinates North 349,462.65 and East 851,670.47);

Thence, continuing to bind on the line of agreement between land of Joseph H. Mitchell, et al, and land now or formerly of Linda V. Wood, North 83° 43' 31" West 76.67 feet to a point in, and distant 137.56 feet from the beginning of, the thirteenth or South 12° 25' West 311.10 foot line of a 203.8 acre tract of land described in deed from Bessie May Wyvill, unmarried, and Lillian E. Perry (wife of George Perry) to George Perry, dated February 23, 1961 and recorded among the Land Records of Prince George's County, Maryland in Liber No. 2532 at Folio 50;

Thence, binding reversely on said thirteenth line, as now surveyed, and on land now or formerly of George Perry, North 05° 53' 04" East 137.56 feet to the beginning of said thirteenth line;

Thence, binding reversely on the twelfth or South 09° 32' East 81.10 foot line of the aforesaid deed to George Perry, as now surveyed, and on land now or formerly of said George Perry, North 16° 03' 56" West 81.10 feet;

Thence, binding reversely on the eleventh or South 55° 43' East 176.3 foot line of the aforesaid deed to George Perry, as now surveyed, and on land now or formerly of said George Perry, North 02° 14' 56" West 56.00 feet to the westerly side of the aforesaid right-of-way;

Prince George's County
Mahasin El Amin
Court House
14735 Main Street
Upper Marlboro, MD 20772
Phone: 301-788-2253
www.courts.state.md.us/courtdirectory/princegeorge

[HOME] [SELECT NEW COUNTY] [RELATED LINKS] [HELP] [CONTACT US] [END SESSION]

Search Prince George's County Land Record Indices

Jump to new volume

Clerk Book Page Go! Clear

NOTE: Search returns single page.

Instrument Search by Book/Page

Jan. 1, 1950-Oct. 11, 2022 (verified through Oct. 11, 2022)

* Required fields

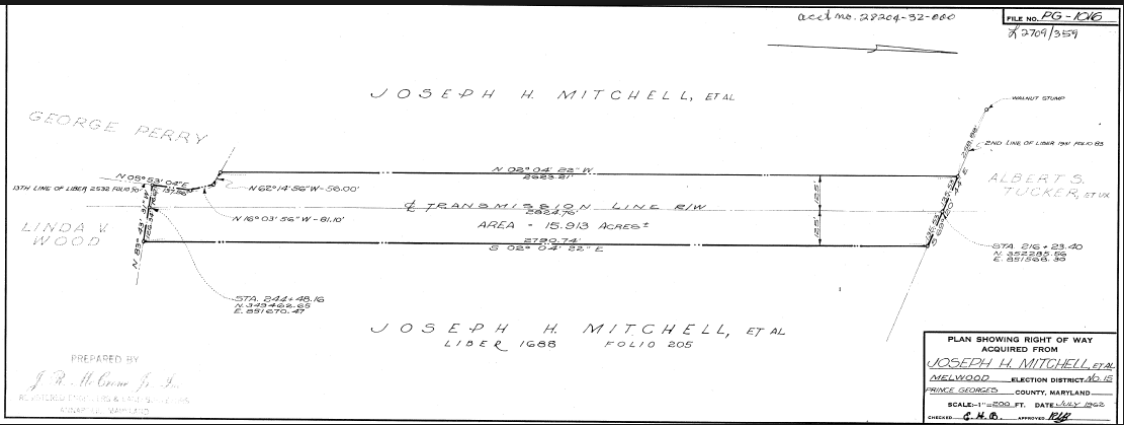
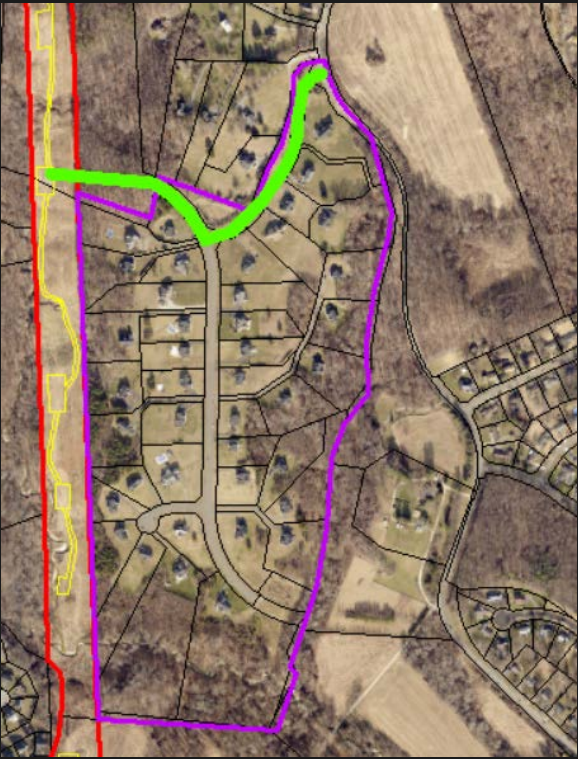
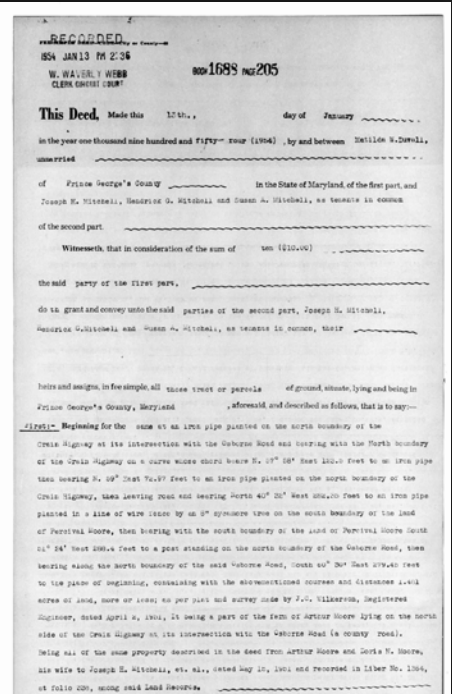
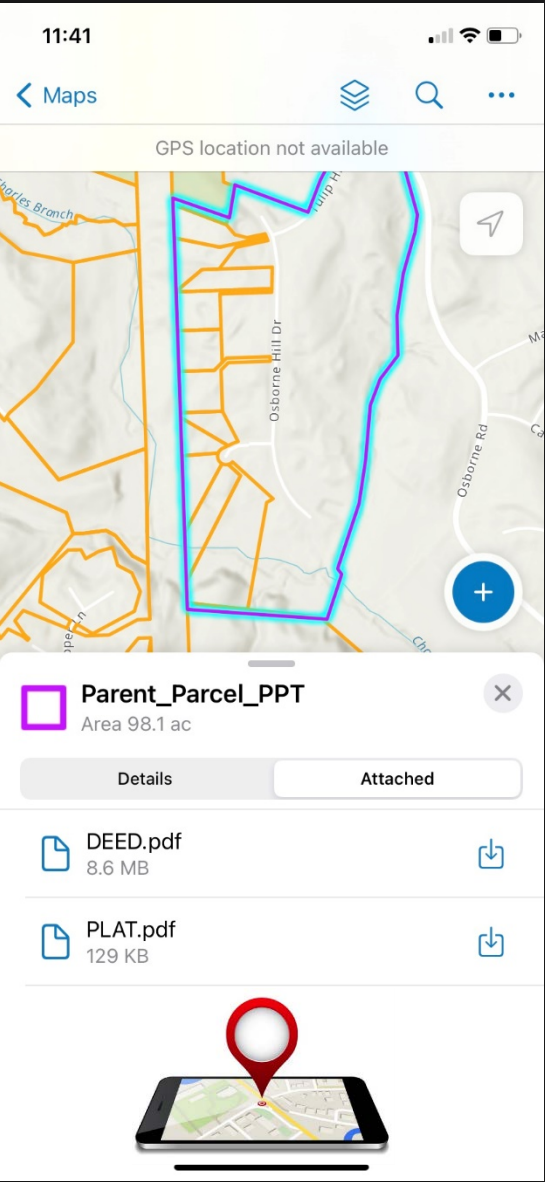
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Date Range:

Sort By:

Search! Clear





Home ▾ PEPCO_Oak_Grove_PPT_Example [PEPCO_Oak_Grove_PPT_Example](#)

Open in Map Viewer New Map ▾ Create Presentation Bret ▾

Details Add ▾ Edit Basemap Analysis Share Print Directions Find address or place

Contents

- ☒ Parcels Interacted
- ☒ Parent Parcel
- ☒ Tax Parcels
- ☐ Topographic
- ☐ Land Owner Interactions

Map showing land parcels and interactions. A popup window displays details for a selected parcel:

(2 of 2)

Parcels_Interacted: WINDSONG-PLAT 1>

ACCOUNT 3694262

Interaction_Date 10/11/2022

Note Test 2

[Zoom to](#) [Get Directions](#)

Land Owner Interactions (Features: 11, Selected: 0)

Note	Account	Interaction_Date	Adjacent_Owners
Test	3694262	10/11/2021, 8:00 PM	(1) Show
Test 2	3694262	10/11/2022, 8:00 PM	(1) Show

Trust Center Contact Esri Report Abuse

12:22

< Maps

GPS location not available

Map showing land parcels and interactions. A popup window displays details for a selected parcel:

Land Owner Interactions

Related to CROCKER JONATHAN B ETAL

[Add](#)

Interaction: 10/11/2021, 8:00 PM - Test

Interaction: 10/11/2022, 8:00 PM - Test 2

Map showing land parcels and interactions. A popup window displays details for a selected parcel:

Land Owner Interactions

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Interaction: 10/11/2022, 8:00 PM - Test 2

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Interaction: 10/11/2022, 8:00 PM - Test 2



QUESTIONS

