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To Members of the Middle Crawford Road Association

Sent via electronic mail to Mary Tapp for distribution

RE: Middle Crawford Road Easements

Dear Land and Home Owners,

About half a century ago the prior owners of the land on either side of middle Crawford Road began creating legal easements over the land where an existing road already was in use. In some places the easement they created is 30 feet wide and in other places the easement is 60 feet wide. Almost all the easements contain the same “grant” language. The easement is for all the other landowners within the designated area to use the easement for “ingress, egress, and utilities”. This means that any landowner where the road passes over their property owns the land but that land ownership is subject to the rights of others. Those rights are to come and go across the property and to place utilities to service their respective properties.

The roadway cannot be blocked or access impeded nor any other activity that would interfere with the rights of other owners to come and go up and down the length of the road. The owners of the property adjacent to the Middle Crawford Road easements retain all other rights in their property. This means the owners can make sure people are not parking on the road in front of their land (parking is not coming or going). The owners can place a fence within the easement area so long as it does not encroach into the area required to be kept clear for sight lines or impede ingress and egress. In short, the landowners can use the area in any lawful way that does not impede directly or indirectly the travel up and down the road.

Hopefully this opinion letter will clarify some of the rights and responsibilities of those living along Middle Crawford Road. I thank you for your time and attention.

Sincerely,

Matthew R. Walker

Matthew R. Walker
Kelly, Arndt & Walker, PLLP

Cc: File
