

## UNS/TEP GENERAL REQUIREMENTS FOR EASEMENT LEGAL DESCRIPTIONS

This section provides the operating requirements that the customer must follow when submitting a legal description for a proposed easement.

The submitted legal description for easements to be granted shall contain, where applicable, a caption, and body with qualifying clauses, omitting "Subject to" references. The description must be properly sealed and signed by an Arizona Registered Land Surveyor. An exhibit drawing must accompany the legal description to visually support the narrative. Hard copy or PDF submittals are acceptable and must meet county recording requirements.

### Caption

Indicate use in a general manner, such as: "An electric easement within a portion of..." DO NOT state specific use (e.g., type of equipment, not whether its use is overhead or underground). State geographic location by:

1. Reference to a government land division (e.g., the U.S. Rectangular Survey System, a Land Grant, a Reservation, a Homestead, etc.).
2. Lot or parcel (number or letter), block or tract within a county recorded subdivision identifying said County Recorder's Office and the recordation number of said subdivision.
3. Citation of the recorded deed of the parcel of land the easement will encumber.

### Body

1. A clearly stated basis of bearing, referencing two controlling monuments.
2. Sufficient data to enable a mathematical verification of the easement being inscribed within the property being encumbered.
3. Where described, curve segments shall contain sufficient information to allow verification of the data by mathematical analysis. Curves are presumed to be circular and tangent. All other non-tangent and/or non-circular curves must be noted in the description.
4. Citation(s) of existing recorded electric easement(s) which is/are intended to join with the new easement as a continuous, uninterrupted land right.
5. Report the total area of the easement(s) in either square feet or acres.

### Exhibit

1. Exhibit to accompany legal description (formatted to 8.5 x 11; see sample)
  - North arrow, TRSQ, Meridian
  - Line table; curve data
  - Parcel number (APN); Recording number of vesting deed for parcel
  - Boundary lines of all parcels affected by the easement
  - Depict existing recorded electric easement(s) which is/are intended to join with the new easement
2. E-files
3. CAD format to import to GIS; with metadata (includes Description: source, reference to legal document, projection, scale factor; Credits: name of preparer, firm; Date)
4. One PLSS section or quarter corner referenced  
Projection noted (preferred: NAD83/HARN92, State Plane Int'l Feet)



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