Sloan, Scott

From: Wurmser, Brad
Sent: Monday, June 19, 2023 1:59 PM
To: Sloan, Scott
Subject: BWGas 23-024 - (2023SAS004) - 13030 E Main St
Attachments: Plat 1910-0000002-1.pdf; ROW check map.pdf; UES Legal Description Standard 2022-11-02.pdf; UES NB Right of Way Response.doc

Hi Scott,

I have researched your request and attached are my findings. If you have any questions please let me know.

Thank you,

Brad Wurmser
Right of Way Agent 1

Office: 928.771.7252
Mobile: 520.633.1124
Bwurmser@uesaz.com
Normal Hours 8 to 4:30

Unisource Energy Services
6405 Wilkinson Dr.
Prescott, AZ 86301

New Business WO# BWGas 23-024 - (2023SAS004) - 13030 E Main St

CUSTOMER REQUIREMENTS:

- **Customer is responsible for compliance with all applicable federal, state, and local laws and regulations required to install facilities as shown on UESG drawings.**

- Existing ROW:
  - Customer/Property Owner to locate and identify existing land rights and property lot lines in relationship with provided ROW document(s).

- UES ROW is required:
  - Additional UESG Easements are required for any facilities to be placed outside of existing land rights.
  - Customer/Property Owner to **provide** UESG with a stamped legal description prepared by a Registered Land Surveyor following UESG Survey Standards.
    Existing easement(s) need to be tied into/referenced to new easements per the standards.
  - UESG Right of Way Agent will prepare the ROW easement agreement and send it to property owner for signature.
    -

DOCUMENTS FOR CUSTOMER: Legal Description Standards, Plat 1910-0000002-1

Section Below for UESG Internal Use Only
Not For External Use

Planners

REQUIREMENTS:

- **Company is responsible for compliance with all applicable federal, state, and local laws and regulations required to install facilities as shown on UESG drawings.**

- Existing ROW:
  - Planner to **provide** Customer/Property Owner existing ROW documents for their surveyor to stake the ROW easements in the field for your inspection to ensure UESG is in ROW.

- UES ROW is required:
  - Additional UESG Easements are required for any facilities to be placed outside of existing land rights.
- Jurisdictional Permits may be required accordingly.

INFORMATION FOR REVIEW:

Existing 2" Steel Main lying within Main St.
70' ROW as dedicated in Wells Addition Plat 1910-0000002
As recorded in Yavapai Co., Az
Natural Gas usage

Existing 2" Steel Main lying within parcels 402-07...002B, 004, 005, 006, and 007C
No existing land rights in place
Relocation or easements needed.

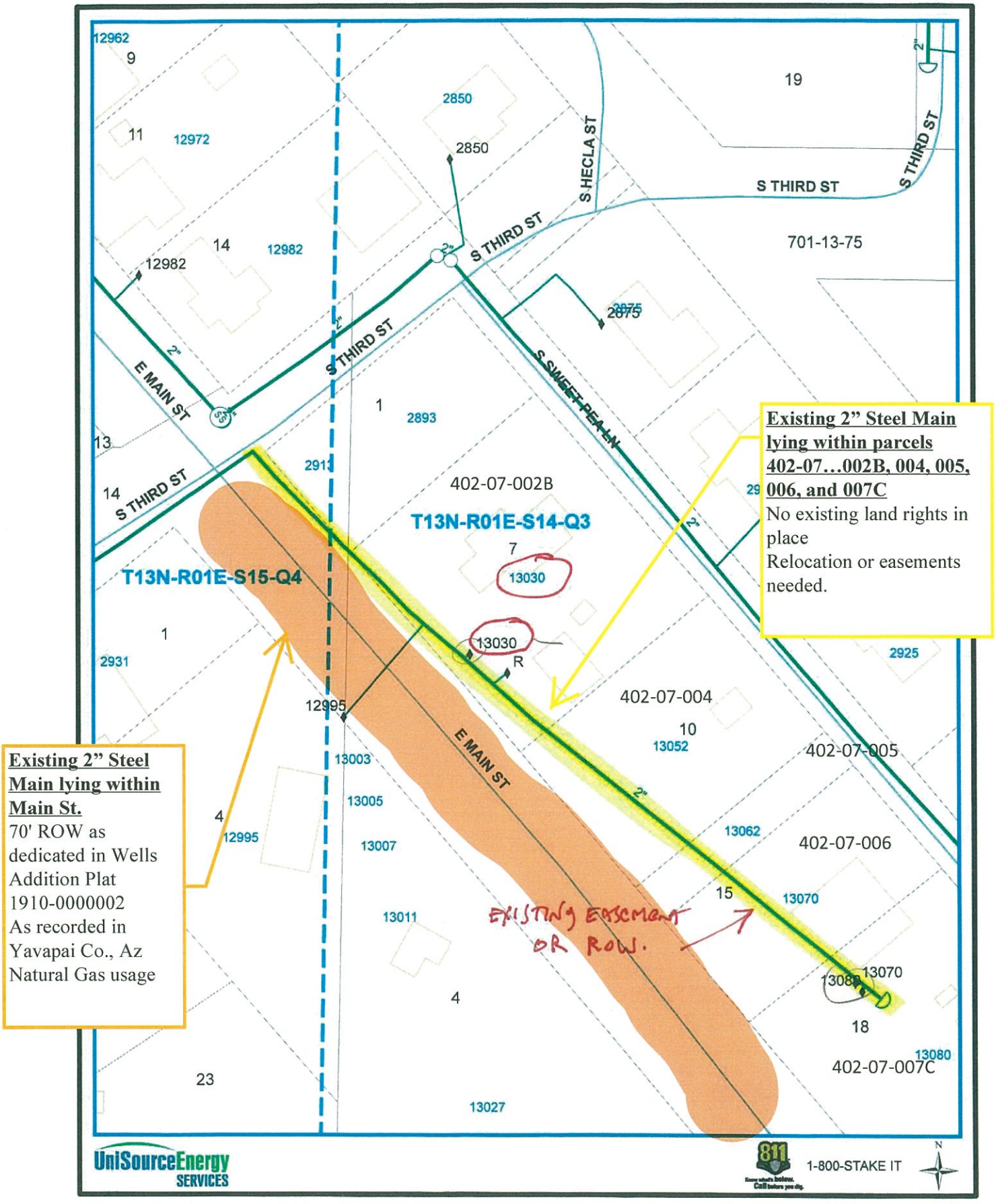
INFORMATION ATTACHED:

Right of Way Check Map, Plat 1910-0000002-1, Legal Description Standards

LAND RESOURCES INFORMATION:

Right-of-Way Checked By: Brad Wurmser

Date: 6-19-2023
Planning/Environmental Checked By: Not Applicable for This Project
Date:


12962
9
11
12972
2850
2850
S HECLA ST
19
S THIRD ST
S THIRD ST
S THIRD ST
14
12982
12982
701-13-75
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2875
2"
E MAIN ST
S THIRD ST
S SWEET PEA LN
1
2893
13
2911
14
S THIRD ST
402-07-002B
T13N-R01E-S14-Q3
T13N-R01E-S15-Q4
7
13030
13030
R
1
2931
12995
402-07-004
10
13052
402-07-005
E MAIN ST
13003
13005
4
12995
13007
13062
402-07-006
15
13070
13011
EXISTING EASEMENT OR ROW.
13070
13080
4
18
13080
402-07-007C
23
13027
Existing 2" Steel Main lying within parcels 402-07…002B, 004, 005, 006, and 007C
No existing land rights in place
Relocation or easements needed.
Existing 2" Steel Main lying within Main St.
70' ROW as dedicated in Wells Addition Plat 1910-0000002 As recorded in Yavapai Co., Az
Natural Gas usage
UniSourceEnergy SERVICES
811
1-800-STAKE IT
N

Sloan, Scott

From: noreply@tep.com
Sent: Wednesday, April 26, 2023 3:44 PM
To: Sloan, Scott
Subject: ROW Check: New Business
Attachments: 13030 Main St..pdf

ROW CHECK: NEW BUSINESS

Requestor Email: ssloan@uesaz.com
Agent Email: BWurmser@uesaz.com

BASIC INFORMATION
Project Name: 13030 E Main St 13030 E Main St
Requestor: Scott A. Sloan
Area: U1
Maximo Parent Control Numbers: n/a
Work Order Number: 2023SAS004.01
Request Date: 4/26/2023
Phone Number: 928-771-7225
TRSQ: 13N-R01E-14 3
Parcel Number/Tax I.D.: 402-07-002B

PROPERTY OWNER
Name: Dennis
Contact Name: Scott A. Sloan UES at 928-771-7225
Address: unknown
Phone: 602-399-4717

PROJECT TYPE
Project Type: Distribution
Project Distribution Type: Underground

PROJECT LOCATION
Project County: Yavapai
Project Address: 13030 E Main St
Project Cross Street: S Third St

PREVIOUS WORK REQUEST NUMBER(S): NO

RELATED WORK REQUEST(S): NO

PROJECT DESCRIPTION
Customer is looking to purchase property at 13030 Main St. Humboldt AZ and states that our gas main is on his property and we do not have an easement to be there. Question is, Is there an easement or ROW that allows us to be on the property? We should check the whole line from his parcel heading SE to the 13080 Main St address. Customer property is parcel 402-07-002B but we should probably check the other parcels also that have the same number ending in 004,005,006 and 007C.Contact Scott at UES and not the customer.

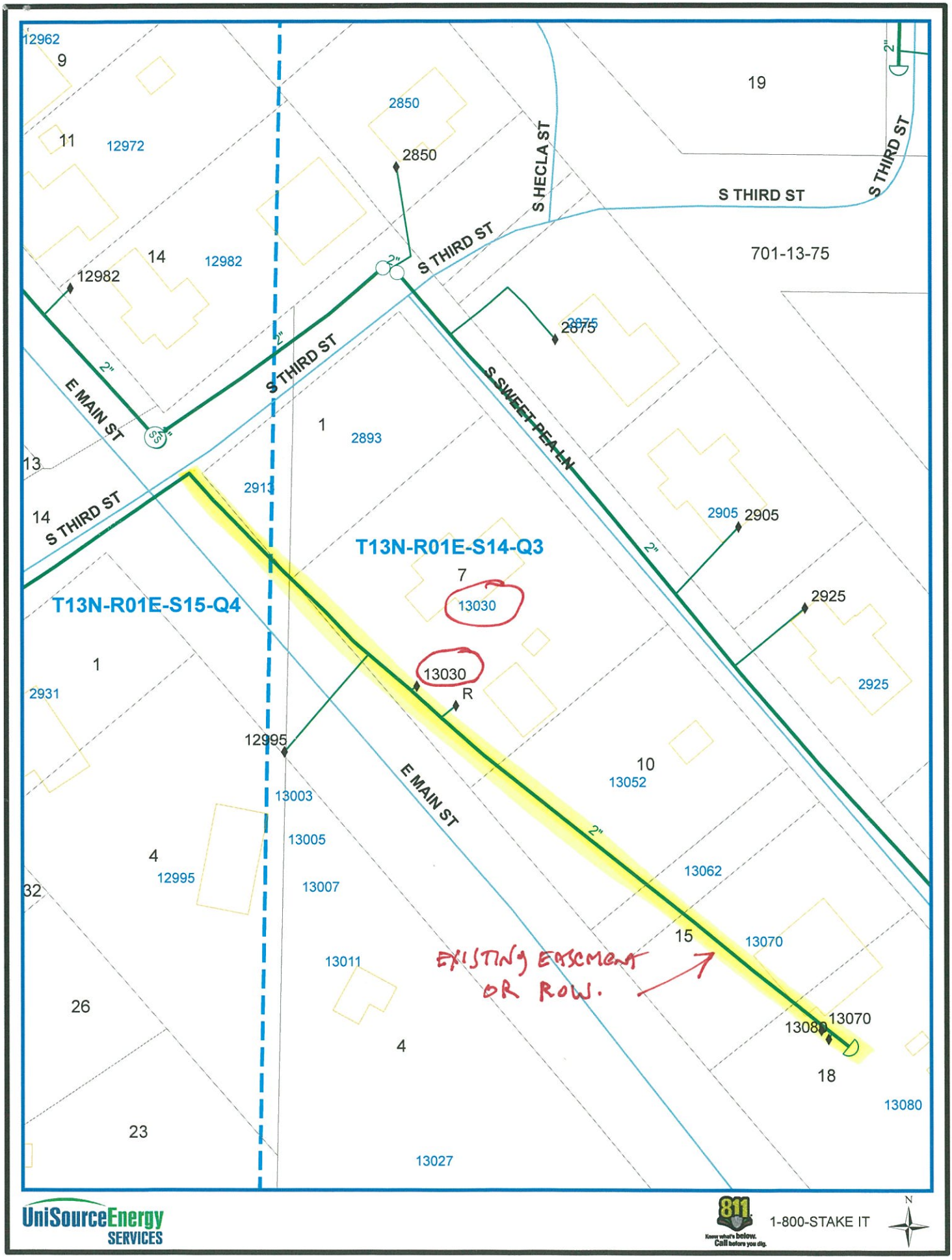
PROJECT ACCESS
Take Main St from Hwy 69 East to just past Third St.

ENVIRONMENTAL
1. Install poles (replacements) -- NO
2. Create more than 1 acre of ground disturbance -- NO
3. Be part of a multiple work order Project -- NO
4. Be on Pima County Sensitive Lands (green shapefile boundary in GIS) -- NO
5. Cross a river or wash (dry or flowing) -- NO
6. Be in the City of Tucson Archaeological Sensitivity Zone (refer to hard copy map provided to Design Services) -- NO

ATTACHMENTS:
Other Customer Document: 13030 Main St..pdf

SID: SYSTEM_638181193538785236

Request ID: 8e766ed8-0b17-4ed0-8956-99e30353295b


12962
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T13N-R01E-S15-Q4
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E MAIN ST
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EXISTING EASEMENT
OR ROW.
13011
26
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13080
4
18
13080
23
13027
UniSourceEnergy
SERVICES
811
Know what's below.
Call before you dig.
1-800-STAKE IT
N