

# How To: Registering an Easement

## What Is an Easement?

An easement is a non-possessory right to use another party's real property for a specific purpose. The property that benefits from the easement is called the dominant estate; the property burdened by the easement is the servient estate. Easements must be recorded to be binding on future purchasers of the servient estate.

Common easement types in the Grand Duchy of Eldoria:

- Utility Easement: For steam pipes, fluid conduits, and pressurized lines.
- Access Easement: Right of way for ingress and egress through tunnels.
- Drainage Easement: For water management and aquifer control infrastructure.
- Magma Routing Easement: For municipal lava management systems.
- View/Light Easement: Protecting sightlines to surface apertures.

## Required Elements

1. Identification of the dominant and servient estates (parcel IDs and Z-levels).
2. Names of the granting party (servient estate owner) and the grantee.
3. Precise description of the easement area (width, length, coordinates, depth).
4. Statement of the specific permitted use(s) -- easements must not be drafted too broadly.
5. Duration (perpetual or term; if term, specify expiration conditions).
6. Maintenance obligations of each party.
7. Indemnification provisions.
8. Signature of the servient estate owner; notarization required.

## Easement Area Description Requirements

The ROD requires that all easements include a metes-and-bounds or coordinate description of the easement corridor. For subterranean easements, the description must state:

- Starting coordinate (X, Y) at the relevant Z-level.
- Direction and distance of each boundary line in dwarven spans.
- Depth extent of the easement (top and bottom Z-level if applicable).
- Reference to a recorded survey (Survey No. must be on file with the ROD).

Easements described only by general reference ('the area used for pipes') will be rejected.

## Step-by-Step Filing Process

1. Commission a licensed subterranean surveyor to prepare the easement area description.
2. Draft the Grant of Easement instrument on form ELD-E-01 or equivalent.
3. Servient estate owner signs before witnesses and Notarial Magistrate.
4. Complete ROD Cover Sheet; check 'ESMT' as index type.
5. Pay recording fee: 15.00 GP base + 2.00 GP per page.

6. Submit survey, instrument, and cover sheet to the ROD counter.
7. The easement is indexed under both the dominant and servient parcel IDs.
8. Grantee should verify the easement appears in the index for the servient estate before commencing any work.

## Terminating an Easement

An easement may be terminated by:

- Express Release: The dominant estate owner executes a Release of Easement, recorded with the ROD.
- Merger: If the same party acquires both dominant and servient estates, the easement merges into fee title.
- Abandonment: Non-use for 20+ years combined with affirmative acts of abandonment (requires court order).
- Expiration: If the easement was granted for a defined term, it terminates automatically on the end date.
- Condemnation: If the Grand Duchy acquires the servient estate for public use.

A recorded Release or court order of termination should be filed promptly to clear the title.