

US Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS)

Regional Conservation Partnership Program (RCPP) Easements Held by the United States (RCPP US-held Easements)

<i>Comparison of RCPP Warranty Easement Deeds for RCPP US-held Easements</i>			
<b>RCPP Deed Name and Form Number</b>	<b>RCPP WARRANTY EASEMENT DEED FOR PROTECTION OF CONSERVATION VALUES (NRCS-CPA-1300)</b>	<b>RCPP WARRANTY EASEMENT DEED FOR CONSERVATION USES (NRCS-CPA-1301)</b>	<b>RCPP WARRANTY EASEMENT DEED FOR WORKING LANDS (NRCS-CPA-1302)</b>
<b>Level of Restrictiveness of Easement</b>	Highly Restrictive	Moderately Restrictive	Minimally Restrictive
<b>STANDARD EASEMENT DEED TERMS</b>			
<b>Purposes and Intent</b>	In this section, must state the ‘Conservation Values’, which are the natural resources being protected and the resource concerns being addressed as identified in the NRCS-approved RCPP PPA.		
<b>PART I. Description of the Easement Area and Access</b>	Surveyed and described easement area (Exhibit A) and right of ingress and egress for access to the easement area (Exhibit B).		
<b>PART II. Reservations in the Landowner on the Easement Area. As specifically described in the RCPP Warranty Easement Deed and subject to the rights, title, and interest conveyed by the Easement Deed to the United States.</b>	Title	Title	Title
	Quiet Enjoyment	Quiet Enjoyment	Quiet Enjoyment
	Control of Access	Control of Access	Control of Access
	Undeveloped Recreational Uses	Undeveloped Recreational Uses	Undeveloped Recreational Uses
	Subsurface Resources (Exhibit C)	Subsurface Resources (Exhibit C)	Subsurface Resources (Exhibit C)
	Water Rights and Water Uses (Exhibit D)	Water Rights and Water Uses (Exhibit D)	Water Rights and Water Uses (Exhibit D)
		Conservation Activities, in accordance with terms and conditions described in Exhibit E	Conservation Activities, in accordance with terms and conditions described in Exhibit E
	Baseline Documentation Report (BDR), Exhibit F	Baseline Documentation Report (BDR), Exhibit F	
	Existing Structures, as described in Exhibit F, BDR	Structures, within Building Envelopes as described in Exhibit G	

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		Existing Roads, as described in Exhibit F, BDR	Existing Roads, as described in Exhibit F, BDR	
		Existing Utilities, as described in Exhibit F, BDR	Existing Utilities, as described in Exhibit F, BDR	
		Motorized Vehicle Use	Motorized Vehicle Use	
		Fences	Fences	
				Agricultural Production, in accordance with Exhibit E
				Renewable Energy Production, within Building Envelope as described in Exhibit G
				Drainage and Irrigation
				Temporary or Seasonal Activities
<b>PART III. Obligations of the Landowner on the Easement Area.</b> <i>As specifically described in the RCPP Warranty Easement Deed, Landowner must comply.</i>	Prohibitions 1) Never allowed 2) US may authorize use subject to Compatible Use Authorization (temporary uses)	Prohibitions 1) Never allowed 2) US may authorize use subject to Compatible Use Authorization (temporary uses) 3) US may authorize use subject to Long-Term Use Authorization (long-term uses)	Prohibitions 1) Never allowed 2) US may authorize use subject to Compatible Use Authorization (temporary uses) 3) US may authorize use subject to Long-Term Use Authorization (long-term uses)	
	Noxious Plants and Pests	Noxious Plants and Pests	Noxious Plants and Pests	
	Fences	Fences	Fences	

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	Restoration	Restoration	Restoration
	Access Maintenance	Access Maintenance	Access Maintenance
	Uses of Water for Easement Purposes (Exhibit D)	Uses of Water for Easement Purposes (Exhibit D)	Uses of Water for Easement Purposes (Exhibit D)
	Protection of Water Rights and Water Uses (Exhibit D)	Protection of Water Rights and Water Uses (Exhibit D)	Protection of Water Rights and Water Uses (Exhibit D)
	Taxes	Taxes	Taxes
	Reporting	Reporting	Reporting
	Subsequent Conveyances	Subsequent Conveyances	Subsequent Conveyances
		Baseline Documentation Report, Exhibit F	Baseline Documentation Report, Exhibit F
		RCPP Easement Plan	RCPP Easement Plan
			Building Envelopes, Exhibit G
			Impervious Surfaces
<b>PART IV. Use Authorizations.</b> <i>Authorizations may be made by the United States, in its sole discretion and pursuant to the terms in the RCPP Warranty Easement Deed.</i>	Compatible Use Authorizations (temporary use, revocable)	Compatible Use Authorizations (temporary use, revocable)	Compatible Use Authorizations (temporary use, revocable)
		Long-Term Use Authorizations (long-term use, revocable)	Long-Term Use Authorizations (long-term use, revocable)

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<b>PART V.</b> Rights of United States.	Same across all RCPP Warranty Easement Deeds: Restoration and Management Activities; Access; Easement Management; Violations and Remedies – Enforcement; Subdivision Restriction.		
<b>PART VI.</b> General Provisions.	Same across all RCPP Warranty Easement Deeds: Successors in Interest; Rules of Construction and Special Provisions; Environmental Warranty; General Indemnification by Landowner; Survival; Wetland Conservation and Highly Erodible Lands.		
<b>RCPP WARRANTY EASEMENT DEED EXHIBITS</b>			
<b>Exhibits Attached to and Recorded with the RCPP Warranty Easement Deed</b>	Exhibit A – Surveyed Easement Boundary Description	Exhibit A – Surveyed Easement Boundary Description	Exhibit A – Surveyed Easement Boundary Description
	Exhibit B – Easement Access Description	Exhibit B – Easement Access Description	Exhibit B – Easement Access Description
	Exhibit C – Subsurface Resources	Exhibit C – Subsurface Resources	Exhibit C – Subsurface Resources
	Exhibit D – Water Uses and Water Rights	Exhibit D – Water Uses and Water Rights	Exhibit D – Water Uses and Water Rights
		Exhibit E, “Form NRCS-CPA-1301-Exhibit E”. <i>Identifying:</i> 1) <i>Authorized Conservation Activities</i> 2) <i>Additional Prohibitions</i>	Exhibit E, “Form NRCS-CPA-1302-Exhibit E”. <i>Identifying:</i> 1) <i>Authorized Conservation Activities</i> 2) <i>Agricultural Production</i> 3) <i>Additional Prohibitions</i>
		Exhibit F – Baseline Documentation Report	Exhibit F – Baseline Documentation Report
		Exhibit G – Building Envelopes	

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<b>DOCUMENTS NOT RECORDED WITH THE RCPP WARRANTY EASEMENT DEED</b>			
<b>Conservation Planning and Easement Use Authorization Documents</b>	RCPP Easement Plan	RCPP Easement Plan	RCPP Easement Plan
	Compatible Use Authorizations	Compatible Use Authorizations	Compatible Use Authorizations
		Long-Term Use Authorizations	Long-Term Use Authorizations