

RECORDING REQUESTED BY  
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO  
SOUTHERN CALIFORNIA EDISON COMPANY  
2 INNOVATION WAY, 2<sup>ND</sup> FLOOR  
POMONA, CA 91768  
ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT**

Location: City of Visalia  
A.P.N. 081-030-046  
V&LM File: ACQ204136516  
SCE Doc No.: 527950

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73331A Service Order No. 802227050
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	<b>Approved Vegetation &amp; Land Management</b>
_____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE SO. CALIF. EDISON CO.	
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	<b>BY SF DATE 02/04/2025</b>

CITY OF VISALIA, a municipal corporation, hereinafter called "Grantor", hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, (hereinafter referred to as "Grantee"), an overhead easement and right of way to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate, and/or remove, at any time and from time to time, electrical systems and communication systems (hereinafter referred to as "systems") consisting of guy wires and anchors, wires and other fixtures and appliances, with necessary appurtenances, for conveying electric energy to be used for light, heat, power and for transmitting intelligence by electrical means and/or other purposes, over and across a strip of land of two (2.00) feet wide, hereinafter described and designated as "Right of Way Strip," lying within that certain real property of the Grantor, situated in the County of Tulare, State of California, described as follows:

LOT A IN SHEPHERDS RANCH 1, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, FILED IN BOOK 45, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OR SAID COUNTY.

The said Right of Way Strip is more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right to clear and to keep clear said Right of Way Strip, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind (except for those herein provided) and the right to trim or remove any tree or shrub which in the opinion of Grantee, may endanger said electric lines or any part thereof or interfere with the exercise of the rights herein granted. Grantee acknowledges that the Right of Way Strip is over an area that is part of a landscape and lighting district. Grantor is retaining the rights

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to plant shrubs, bushes, trees, and groundcover that do not interfere with the overhanging electrical facilities and retains the right to plant, replace, maintain such plantings, irrigate and to place and operate irrigation systems, and to operate equipment in the Right of Way Strip in a manner that does not interfere with the rights granted to Grantee in this easement.

The terms, covenants and conditions of this Grant of Easement shall bind and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF VISALIA, a municipal corporation

By \_\_\_\_\_

Name \_\_\_\_\_

Its \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Its \_\_\_\_\_

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

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WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SERIAL NO. 73331A**  
**APN 081-030-046**

**2.00 FEET WIDE OVERHEAD TRANSMISSION EASEMENT:**

THAT PORTION OF LOT "A" OF SHEPHERDS RANCH 1, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP FILED IN VOLUME 45, PAGE 26 OF MAPS IN THE OFFICE OF TULARE COUNTY RECORDER, BEING A STRIP OF LAND (TWO) 2.00 FEET WIDE, LYING (TWO) 2.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID LOT "A";

THENCE ALONG THE EASTERLY LINE OF SAID LOT "A", NORTH 00°09'28" EAST 127.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°09'28" EAST 257.00 FEET TO THE **POINT OF TERMINUS**.

CONTAINING 514 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

ALSO SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

PREPARED BY ME OR UNDER MY DIRECTION:

*Kevin R. Hills*

\_\_\_\_\_  
KEVIN R. HILLS, P.L.S. 6617

10/21/2024

\_\_\_\_\_  
DATE



THAT PORTION OF LOT "A" OF SHEPHERDS RANCH 1, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP FILED IN VOLUME 45, PAGE 26 OF MAPS IN THE OFFICE OF TULARE COUNTY RECORDER.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SHIRK ROAD SHOWN AS NORTH 00°09'28" EAST ON MAP OF SHEPHERDS RANCH 1 FILED IN VOLUME 45, PAGE 26 OF MAPS.

**RECORD REFERENCES**

(R01) PARCEL MAP NO. 1908 FILED IN BOOK 20 PAGE 9 OF PARCEL MAPS  
 (R02) SHEPHERDS RANCH 1 FILED IN VOLUME 45 PAGE 26 OF MAPS

PREPARED UNDER THE SUPERVISION OF:



*Kevin R. Hills*

10/21/2024  
 DATE

KEVIN R. HILLS  
 P.L.S. 6617

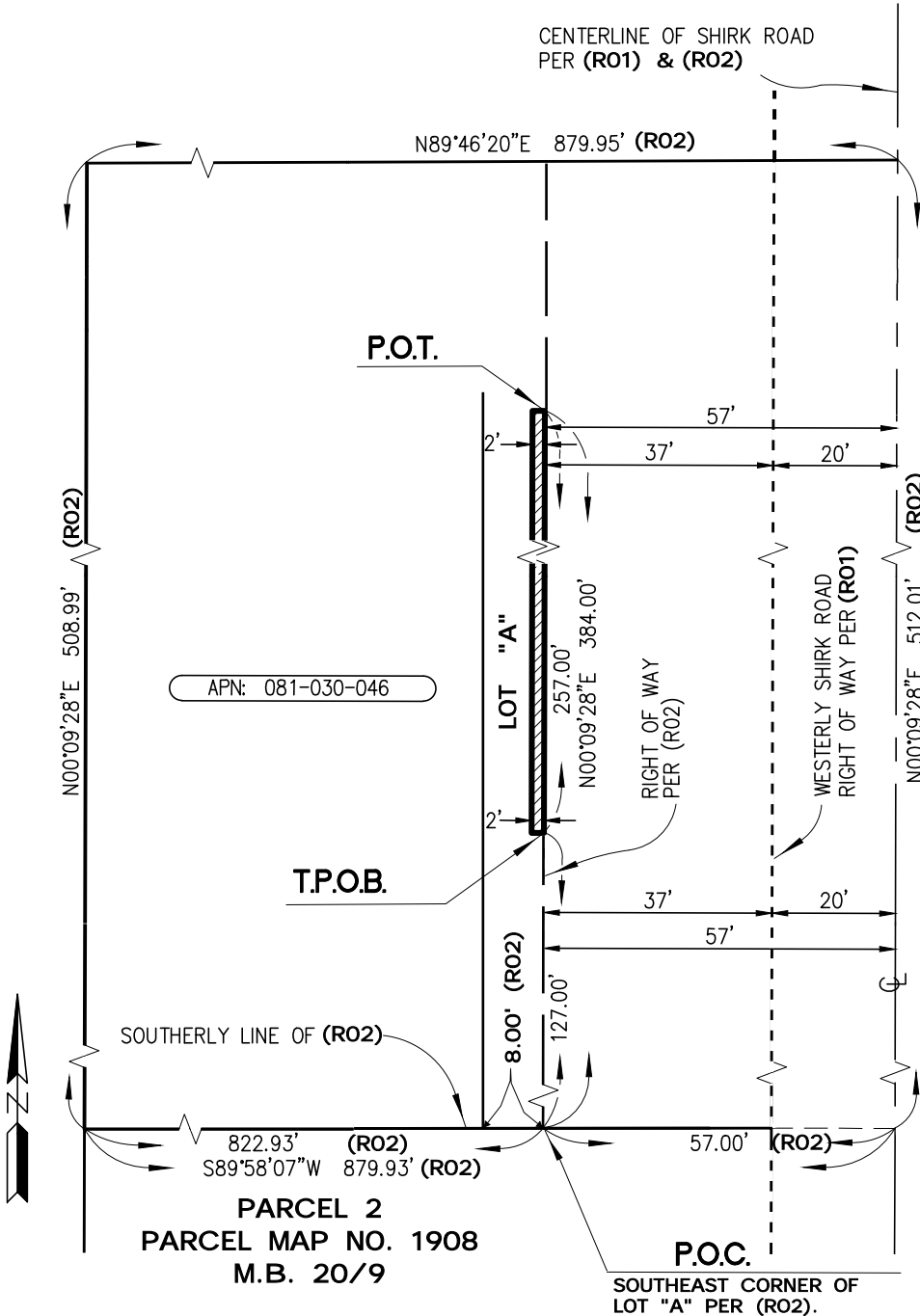
**ABBREVIATIONS**

- AC. ACRES
- EX. R/W EXISTING RIGHT OF WAY
- INST. NO. INSTRUMENT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- S.F. SQUARE FEET
- T.P.O.B. TRUE POINT OF BEGINNING
- INST. INSTRUMENT
- O.R. OFFICIAL RECORDS
- NO. NUMBER

**LEGEND**

- 2.0 FEET WIDE OVERHEAD TRANSMISSION EASEMENT
- PROPERTY LINE
- EX. R/W
- CENTERLINE
- HISTORIC R/W

**SHIRK ROAD (ROAD NO. 92)**



**EXHIBIT "B" (SHEET 1 OF 1)**  
 EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



PROJECT NAME: RECTOR-OAKGROVE 66kV T/L (TD1938426)				M.S.: 125- 064	
W.O. NO.: 802227050	NOT. NO.: 204136516	CITY: VISALIA	COUNTY: TULARE		STATE: CA
SURVEYED BY: N/A		SCE F.B. REF.: N/A	DATE: 10/21/2024		
DRAWN BY: C. BARRETT		MAP REF.: SHEPHERDS RANCH 1			
CHECKED BY: K. MacDONALD	TRES: S. FLORES	SERIAL NO.: 73331A	FILE NAME: RECTOR-OAK L EXH.DWG		