

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

CT Parcels 96002-1 & 96002-2

Location: City of Visalia
A.P.N. 119-010-021
V&LM File No.: ACQ204159598
SCE Doc No.: 527980

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73368A Service Order No. 802246718
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	Approved Vegetation & Land Management BY SF DATE 06/16/2023
_____ 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	

CITY OF VISALIA, a municipal corporation, hereinafter called "Grantor", hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, hereinafter called "Grantee", an easement and right of way to construct, use, maintain, alter, add to, enlarge, repair, replace, inspect, and/or remove, at any time and from time to time, electric lines, consisting of poles and towers made of various materials, "H" frame structures, guy wires and anchors, crossarms, wires and other fixtures and appliances and communication circuits with necessary appurtenances, both overhead and underground, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes, in, under, on, over, along and across two (2.0) strip of land of varying width, 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:

THAT PORTION OF THE WEST HALF OF SECTION 5 AND THAT PORTION OF THE EAST HALF OF SECTION 5, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, ALL IN THE TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING FROM THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, THAT PORTION THEREOF LYING WITHIN THE LINES OF THE 200 FOOT RIGHT OF WAY GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY ACT OF CONGRESS APPROVED JULY 27, 1866.

ALSO EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED DECEMBER 15, 1958 AND RECORDED IN BOOK 2112 AT PAGE 85 OF OFFICIAL RECORDS.

ALSO EXCEPTING THE SOUTH 40 FEET THEREOF.

ALSO EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED DATED APRIL 18, 2022 AND RECORDED OCTOBER 18, 2022 AS DOCUMENT NO. 2022-0063716 OF OFFICIAL RECORDS.

Grant of Easement
City of Visalia to
S.C.E. Co., a corp.
Serial No.: 73368A
V&LM File No.: ACQ20415598

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.

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: _____

Title: _____

By: _____

Name: _____

Title: _____

Grant of Easement
City of Visalia to
S.C.E. Co., a corp.
Serial No.: 73368A
V&LM File No.: ACQ20415598

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 _____

Grant of Easement
City of Visalia to
S.C.E. Co., a corp.
Serial No.: 73368A
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County of _____)

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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 _____

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73368A
APN: 119-010-021

OVERHEAD TRANSMISSION EASEMENT:

THAT PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN OF RECORD OF SURVEY, IN THE CITY VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, FILED IN BOOK 20, PAGE 17 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

PARCEL "A":

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 89° 34' 02" WEST, 264.47 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, PER CALTRANS RIGHT OF WAY MAP, TUL 99 PM 36-76 RM;

THENCE NORTH 28° 04' 00" WEST, 260.21 FEET ALONG SAID SOUTHWESTERLY RAILROAD RIGHT OF WAY TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 77° 58' 28" WEST, 31.22 FEET TO A LINE PARALLEL WITH AND 30.00 FEET SOUTHWESTERLY OF SAID RAILROAD RIGHT OF WAY;

THENCE NORTH 28° 04' 00" WEST, 627.93 FEET ALONG SAID PARALLEL LINE;

THENCE NORTH 61° 56' 00" EAST, 30.00 FEET TO SAID RAILROAD RIGHT OF WAY;

THENCE SOUTH 28° 04' 00" EAST, 636.56 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 18,967 SQUARE FEET OR 0.435 ACRES, MORE OR LESS.

PARCEL "B":

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 89° 34' 02" WEST, 264.47 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, PER CALTRANS RIGHT OF WAY MAP, TUL 99 PM 36-76 RM;

SERIAL NO. 73368A

THENCE NORTH 28° 04' 00" WEST, 260.21 FEET ALONG SAID SOUTHWESTERLY
RAILROAD RIGHT OF WAY;

THENCE SOUTH 77° 58' 28" WEST, 269.51 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 77° 58' 28" WEST, 194.31 FEET;

THENCE SOUTH 70° 42' 28" WEST, 116.77 FEET;

THENCE SOUTH 82° 12' 51" WEST, 225.00 FEET;

THENCE SOUTH 86° 01' 58" WEST, 308.10 FEET;

THENCE NORTH 81° 02' 46" EAST, 840.79 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 14,060 SQUARE FEET OR 0.323 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ANY AND ALL MATTERS OF RECORD.

THIS DESCRIPTION IS NOT INTENDED FOR THE 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:

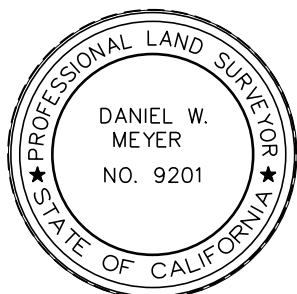


09/28/2023

DANIEL W. MEYER, P.L.S. No. 9201 DATE



THAT PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN OF RECORD OF SURVEY, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, FILED IN BOOK 20, PAGE 17 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PREPARED UNDER MY
SUPERVISOR'S:

SECTION 5
TOWNSHIP 19 SOUTH
RANGE 24 EAST
MOUNT DIABLO MERIDIAN

APN: 119-010-021

OVERHEAD
TRANSMISSION
EASEMENT
PARCEL "A"
SEE SHEET 2

OVERHEAD
TRANSMISSION
EASEMENT
PARCEL "B"
SEE SHEET 3

TRUE POINT OF
BEGINNING
PARCEL "B"

PROPOSED
RIGHT OF WAY
PER CALTRANS MAP
TUL99PM36_42_AM
S77° 58' 28" W 269.51'

TRUE POINT OF
BEGINNING
PARCEL "A"

POINT OF COMMENCEMENT
SOUTHEAST CORNER
OF SECTION 5
T19S R24E, M.D.M


EXISTING RIGHT OF WAY

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5
AVENUE 280 (CALDWELL AVENUE)

SOUTH QUARTER CORNER
OF SECTION 5

0 160 320
SCALE IN FEET

EXHIBIT "B" (SHEET 1 OF 3)

PROJECT NAME: RECTOR – GOSHEN – LIBERTY 66KV (CITY OF VISALIA)						M.S.: 125–064
W.O. NO.: 802246718	NOT. NO.: 204159598	CITY: VISALIA	COUNTY: TULARE		STATE: CA	
SURVEYED BY: N/A		SCE F.B. REF.: N/A	DATE: 7–31–2023	 SOUTHERN CALIFORNIA EDISON <small>An EDISON INTERNATIONAL® Company</small>		
DRAWN BY: R.S. MAYER		MAP REF.: CALTRANS R.O.W. MAP – TUL 99 PM 36–76 RM				
CHECKED BY: D. MEYER	TRES: S. FLORES		SERIAL NO.: 73368A	FILE NAME: 008 (Ser #73368A)	.DWG	

THAT PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
MOUNT DIABLO MERIDIAN OF RECORD OF SURVEY, IN THE CITY OF VISALIA, COUNTY OF TULARE,
STATE OF CALIFORNIA, FILED IN BOOK 20, PAGE 17 OF LICENSED SURVEYS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

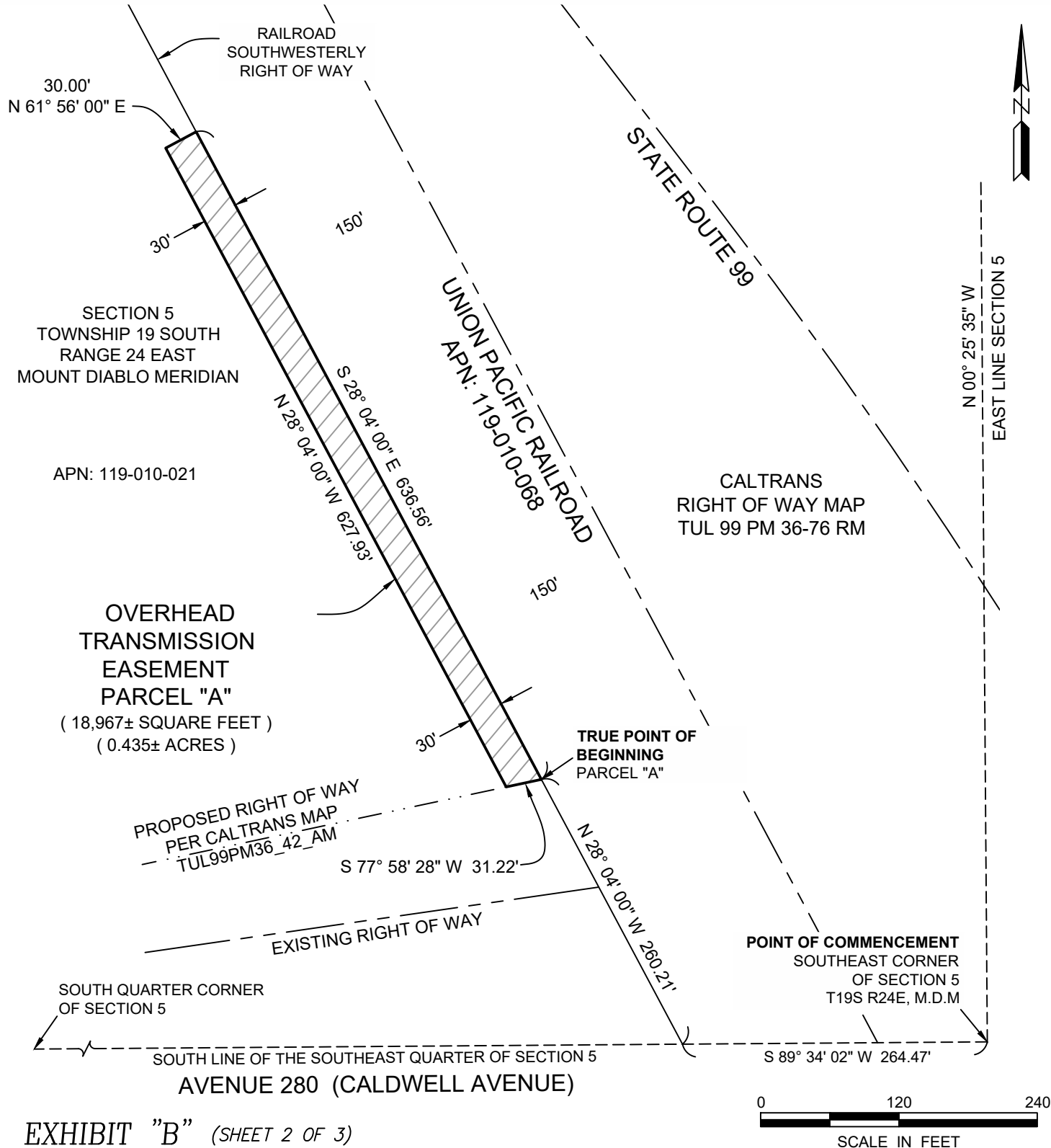



EXHIBIT "B" (SHEET 2 OF 3)

PROJECT NAME: RECTOR - GOSHEN - LIBERTY 66KV (CITY OF VISALIA)					M.S.: 125-064	
W.O. NO.: 802246718	NOT. NO.: 204159598	CITY: VISALIA	COUNTY: TULARE		STATE: CA	
SURVEYED BY: N/A		SCE F.B. REF.: N/A	DATE: 7-31-2023			
DRAWN BY: R.S. MAYER		MAP REF.: CALTRANS RIGHT OF WAY MAP - TUL 99 PM 36-76 RM				
CHECKED BY: D.MEYER	TRES: S.FLORES	SERIAL NO.: 73368A	FILE NAME:	008 (SER #73368A) .DWG		

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SECTION 5
TOWNSHIP 19 SOUTH
RANGE 24 EAST
MOUNT DIABLO MERIDIAN

APN: 119-010-021

APN: 119-010-068

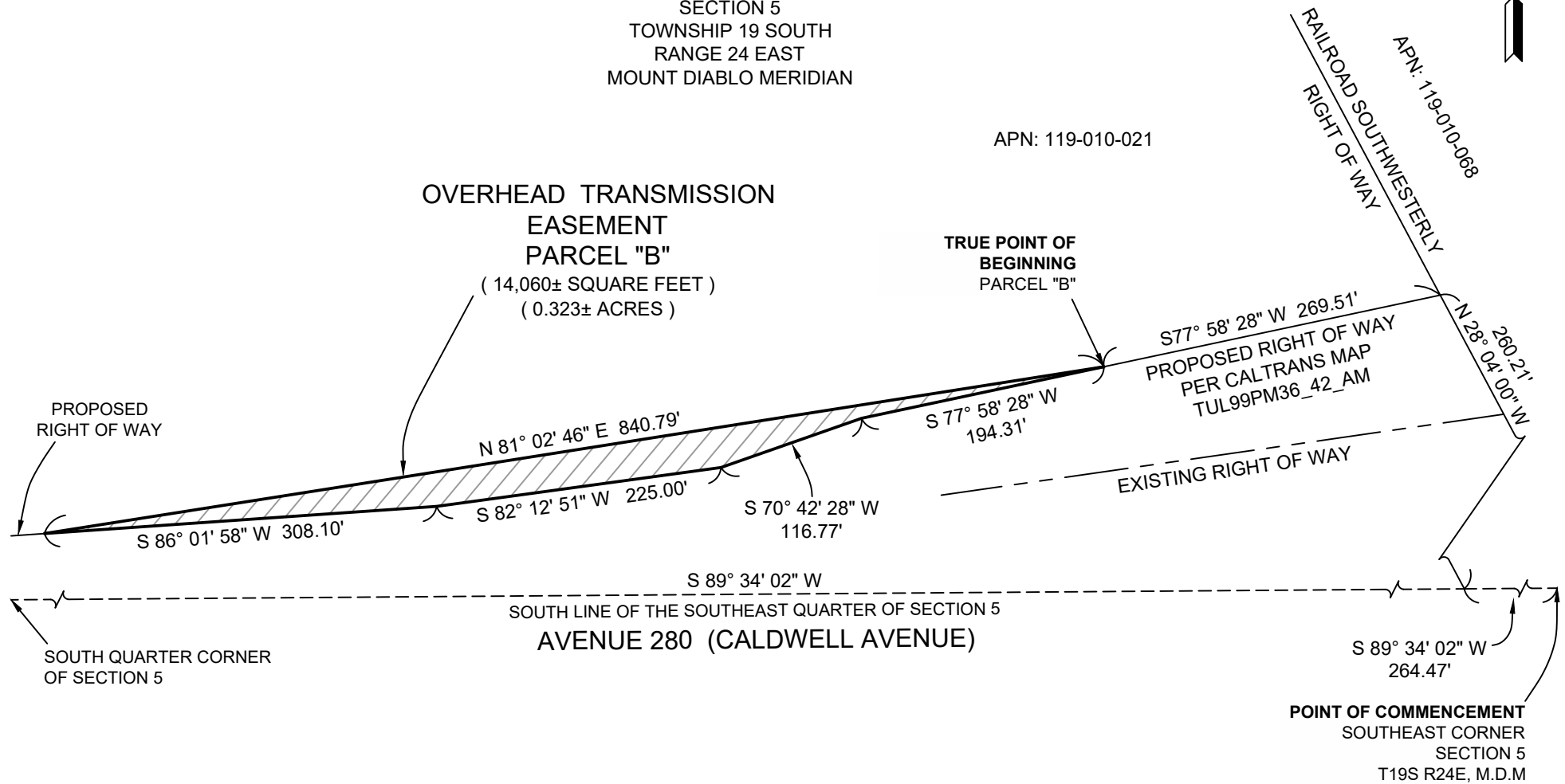
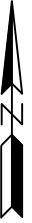



EXHIBIT "B" (SHEET 3 OF 3)

0 120 240
SCALE IN FEET

PROJECT NAME: RECTOR – GOSHEN – LIBERTY 66KV (CITY OF VISALIA)						M.S.: 125–064			
W.O. NO.: 802246718		NOT. NO.: 204159598		CITY: VISALIA		COUNTY: TULARE		STATE: CA	
SURVEYED BY: N/A				SCE F.B. REF.: N/A		DATE: 7–31–2023		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company	
DRAWN BY: R.S. MAYER				MAP REF.: CALTRANS R.O.W. MAP – TUL 99 PM 36–76 RM					
CHECKED BY: D. MEYER			TRES: S. FLORES			SERIAL NO.: 73368A		FILE NAME: 008 (Ser #73368A) .DWG	