

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY

2 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CT 96002-5 & 96002-6

SCE Doc. No.

**GRANT OF
EASEMENT**

<u>DOCUMENTARY TRANSFER TAX \$ NONE</u> <u>VALUE AND CONSIDERATION LESS THAN \$100.00)</u>		DISTRICT San Joaquin Valley	SERVICE ORDER TD2134182	SERIAL NO.	MAP SIZE
SCE Company		FIM 067-013	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 119-010-021	VEGETATION & LAND MANAGEMENT	SLS/BT	09/26/2024

CITY OF VISALIA, a municipal corporation, (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of Tulare, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B", BOTH ATTACHED HERETO AND 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 agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this ____ day of _____, 20 ____.

GRANTOR

CITY OF VISALIA, a municipal corporation

Signature

Print name

Title

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 _____ (Seal)

EXECUTED this _____ day of _____, 20__.

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

Signature

Print Name

Title

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 _____ (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 119-010-021

SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

UNDERGROUND ELECTRICAL DISTRIBUTION EASEMENT

STRIP #1 (6.00 FEET WIDE)

A 6.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LANDS OF THE CITY OF VISALIA, A MUNICIPAL CORPORATION, AS DESCRIBED IN THAT CORPORATION GRANT DEED FILED FOR RECORD ON DECEMBER 28, 1990 IN DOCUMENT NO. 84521, OFFICIAL RECORDS OF TULARE COUNTY LYING WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF THAT PORTION OF SAID SECTION 5, MORE PARTICULARLY DESCRIBED AS PARCEL 88199-1 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, RECORDED ON OCTOBER 18, 2022 AS DOCUMENT NO. 2022-0063716, OFFICIAL RECORDS OF SAID COUNTY, SAID CERTAIN COURSE IS DESCRIBED AS

"NORTH 82°25'24" EAST 224.99 FEET" (GRID DISTANCE) IN SAID DEED;

THENCE ALONG SAID CERTAIN COURSE, NORTH 82°25'24" EAST 61.70 FEET TO THE **TRUE POIN OF BEGINNING**;

THENCE LEAVING SAID CERTAIN COURSE, NORTH 11°15'37" WEST 18.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHERLY IN THE NORTHERLY LINE OF SAID PARCEL 88199-1.

CONTAINING 108 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

STRIP #2 (6.00 FEET WIDE)

A 6.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LANDS OF THE CITY OF VISALIA, A MUNICIPAL CORPORATION, AS DESCRIBED IN THAT CORPORATION GRANT DEED FILED FOR RECORD ON DECEMBER 28, 1990 IN DOCUMENT NO. 84521, OFFICIAL RECORDS OF TULARE COUNTY LYING WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHEASTERLY LINE OF THAT PORTION OF SAID SECTION 5, MORE PARTICULARLY DESCRIBED AS PARCEL 88199-1 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, RECORDED ON OCTOBER 18, 2022 AS DOCUMENT NO. 2022-0063716, OFFICIAL RECORDS OF SAID COUNTY, SAID CERTAIN COURSE IS DESCRIBED AS "*SOUTH 27°51'27" EAST 260.21 FEET*" (GRID DISTANCE) IN SAID DEED, SAID POINT ALSO BEING IN THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 27°51'27" WEST 868.51 FEET;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 62°08'33" WEST 8.32 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 04°55'19" EAST 41.67 FEET;

THENCE SOUTH 27°25'19" EAST 36.42 FEET TO THE **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

CONTAINING 469 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

STRIP #3 (15.00 FEET WIDE)

A 15.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LANDS OF THE CITY OF VISALIA, A MUNICIPAL CORPORATION, AS DESCRIBED IN THAT CORPORATION GRANT DEED FILED FOR RECORD ON DECEMBER 28, 1990 IN DOCUMENT NO. 84521, OFFICIAL RECORDS OF TULARE COUNTY LYING WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A";

THENCE SOUTH 62°34'41" WEST 3.92 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 27°25'19" EAST 22.00 FEET TO THE **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

CONTAINING 330 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

STRIP #4 (6.00 FEET WIDE)

A 6.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LANDS OF THE CITY OF VISALIA, A MUNICIPAL CORPORATION, AS DESCRIBED IN THAT CORPORATION GRANT DEED FILED FOR RECORD ON DECEMBER 28, 1990 IN DOCUMENT NO. 84521, OFFICIAL RECORDS OF TULARE COUNTY LYING WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT “B”;

THENCE NORTH 62°34’41” EAST 3.92 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 27°25’19” EAST 274.51 FEET TO THE **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT “C”.

CONTAINING 1,647 SQUARE FEET OR 0.038 ACRES, MORE OR LESS.

STRIP #5 (15.00 FEET WIDE)

A 15.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LANDS OF THE CITY OF VISALIA, A MUNICIPAL CORPORATION, AS DESCRIBED IN THAT CORPORATION GRANT DEED FILED FOR RECORD ON DECEMBER 28, 1990 IN DOCUMENT NO. 84521, OFFICIAL RECORDS OF TULARE COUNTY LYING WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT “C”;

THENCE SOUTH 62°34’41” WEST 3.92 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 27°25’19” EAST 22.00 FEET TO THE **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT “D”.

CONTAINING 330 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

STRIP #6 (6.00 FEET WIDE)

A 6.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LANDS OF THE CITY OF VISALIA, A MUNICIPAL CORPORATION, AS DESCRIBED IN THAT CORPORATION GRANT DEED FILED FOR RECORD ON DECEMBER 28, 1990 IN DOCUMENT NO. 84521, OFFICIAL RECORDS OF TULARE COUNTY LYING WITHIN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT “D”;

THENCE NORTH 62°34'41" EAST 3.92 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 27°25'19" EAST 36.42 FEET;

THENCE SOUTH 49°55'19" EAST 45.00 FEET TO THE **POINT OF TERMINUS**.

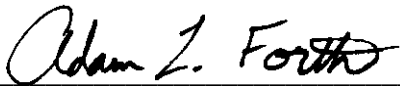
THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

CONTAINING 489 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

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

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORDS.

DATED: OCTOBER 16 , 2024



ADAM L. FORTH, P.L.S.
L.S. NO. 9570



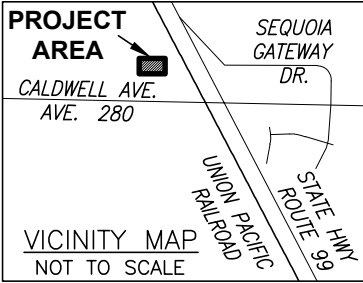


EXHIBIT "B"

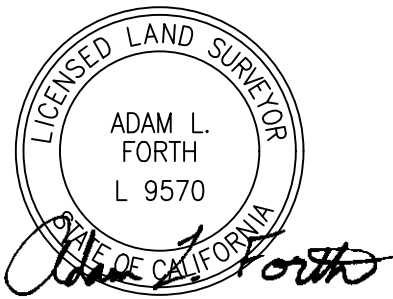
SHEET 1 OF 3

A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH,
RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN
IN THE OFFICE OF THE COUNTY RECORDER OF TULARE COUNTY.

A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN

LANDS OF THE CITY OF VISALIA
PORTION OF
DOCUMENT NO. 1990-0084521, O.R.
RECORDED DECEMBER 28, 1990

APN: 119-010-021



SEE DETAIL B
SHEET 3

N78°10'39"E (R1)
62.43' (GROUND)

N70°55'01"E (R1)
116.77' (GROUND)

N78°11'01"E (R1)
401.38' (GROUND)

N00°58'52"E (R1)
40.01' (GROUND)

N86°14'31"E (R1)
494.57' (GROUND)

S89°47'18"W (R1)

N82°25'24"E (R1)
225.00' (GROUND)

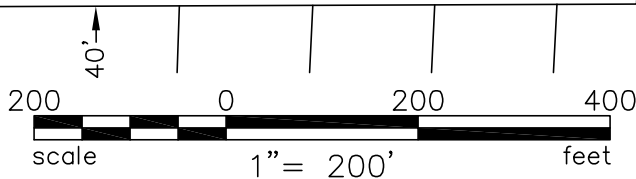
PARCEL 88199-1
PER (R1)

1403.16' (GROUND)

S27°51'27"E (R1)
260.22' (GROUND)

CALDWELL AVENUE

(AVENUE 280)




NOTES:

THE DISTANCES SHOWN HEREON ARE GROUND
DISTANCES MULTIPLY BY 0.99994789 TO CONVERT
TO GRID DISTANCES.

SEE SHEET 2 FOR LEGEND

(R1) PER DEED REC. 10/18/2022
DOC. NO. 2022-0063716, O.R.

PROJECT NAME: CAL TRANS RELOCATION (TD2134182)						M.S.:			
W.O. NO.: 802396090		NOT. NO.: 204333842		CITY: VISALIA		COUNTY: TULARE		STATE: CA	
SURVEYED BY:				SCE F.B. REF.: N/A		DATE: 09/26/2024		 SOUTHERN CALIFORNIA EDISON <small>An EDISON INTERNATIONAL Company</small>	
DRAWN BY: SLS/BT				MAP REF.: DOC. NO. 2022-0063716 (10/18/2022)					
CHECKED BY:			TRES: N/A		SERIAL NO.:		FILE NAME: 1627800_0.01.DWG		

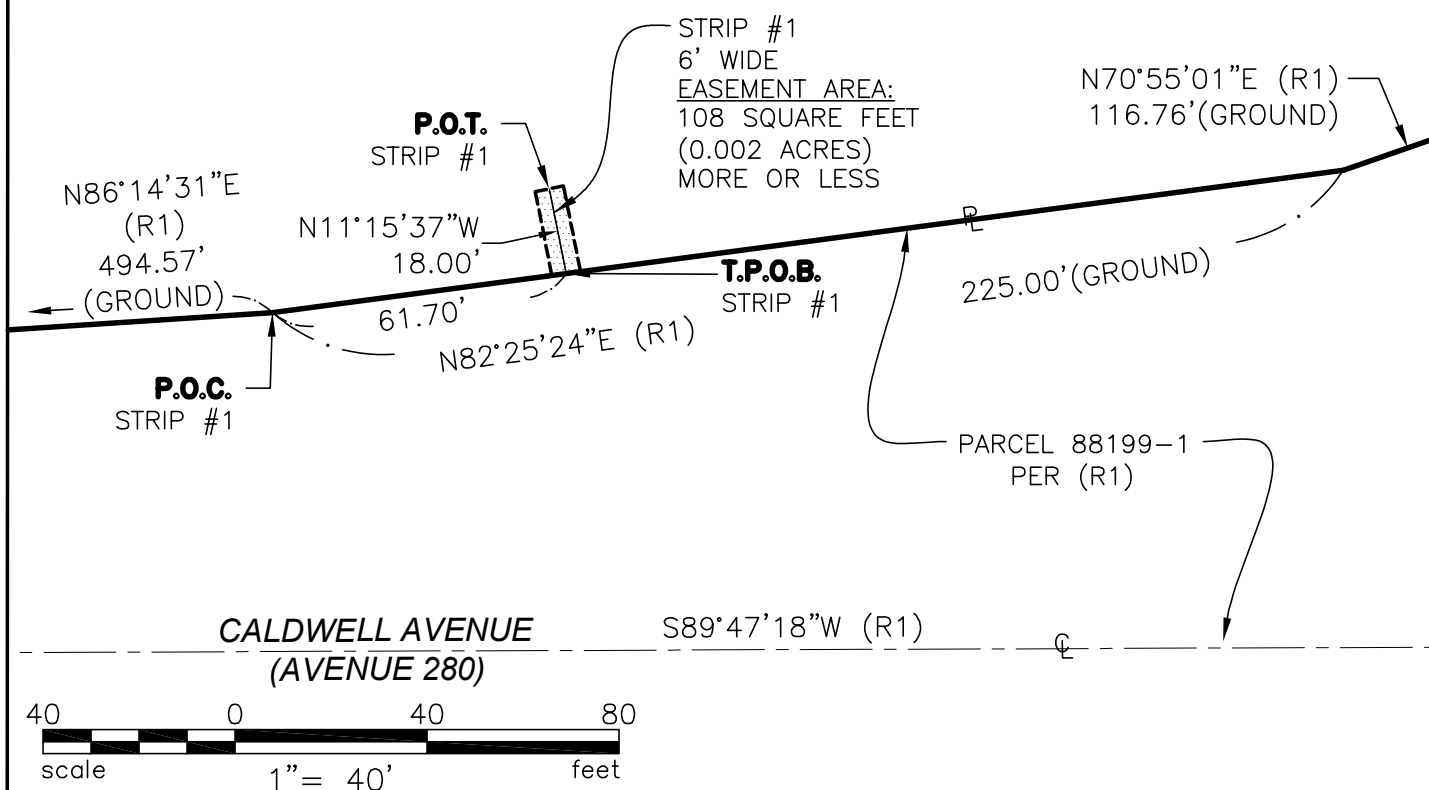
DETAIL A

**A PORTION OF SECTION 5,
TOWNSHIP 19 SOUTH, RANGE 24 EAST,
MOUNT DIABLO BASE AND MERIDIAN**



APN: 119-010-021

LANDS OF THE CITY OF VISALIA
PORTION OF
DOCUMENT NO. 1990-0084521, O.R.
RECORDED DECEMBER 28, 1990

**NOTES:**

THE DISTANCES SHOWN HEREON ARE
GROUND DISTANCES MULTIPLY BY
0.99994789 TO CONVERT TO GRID
DISTANCES.

(R1) PER DEED REC. 10/18/2022
DOC. NO. 2022-0063716, O.R.

LEGEND

--- CENTERLINE
— PROPERTY LINE
— ADJACENT PROPERTY LINE
[Hatched Box] DENOTES
SCE EASEMENT AREA

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.T. = POINT OF TERMINUS

CL = CENTERLINE
PL = PROPERTY LINE
NO. = NUMBER
CO. = COUNTY
O.R. = OF OFFICIAL RECORDS
APN = ASSESSOR PARCEL NUMBER
DOC. = DOCUMENT
REC. = RECORDED
SCE = SOUTHERN CALIFORNIA
EDISON COMPANY

PROJECT NAME: CAL TRANS RELOCATION (TD2134182)

M.S.:

W.O. NO.: 802396090

NOT. NO.: 204333842

CITY: VISALIA

COUNTY: TULARE

STATE: CA

SURVEYED BY:

SCE F.B. REF.: N/A

DATE: 09/26/2024

DRAWN BY: SLS/BT

MAP REF.: DOC. NO. 2022-0063716 (10/18/2022)



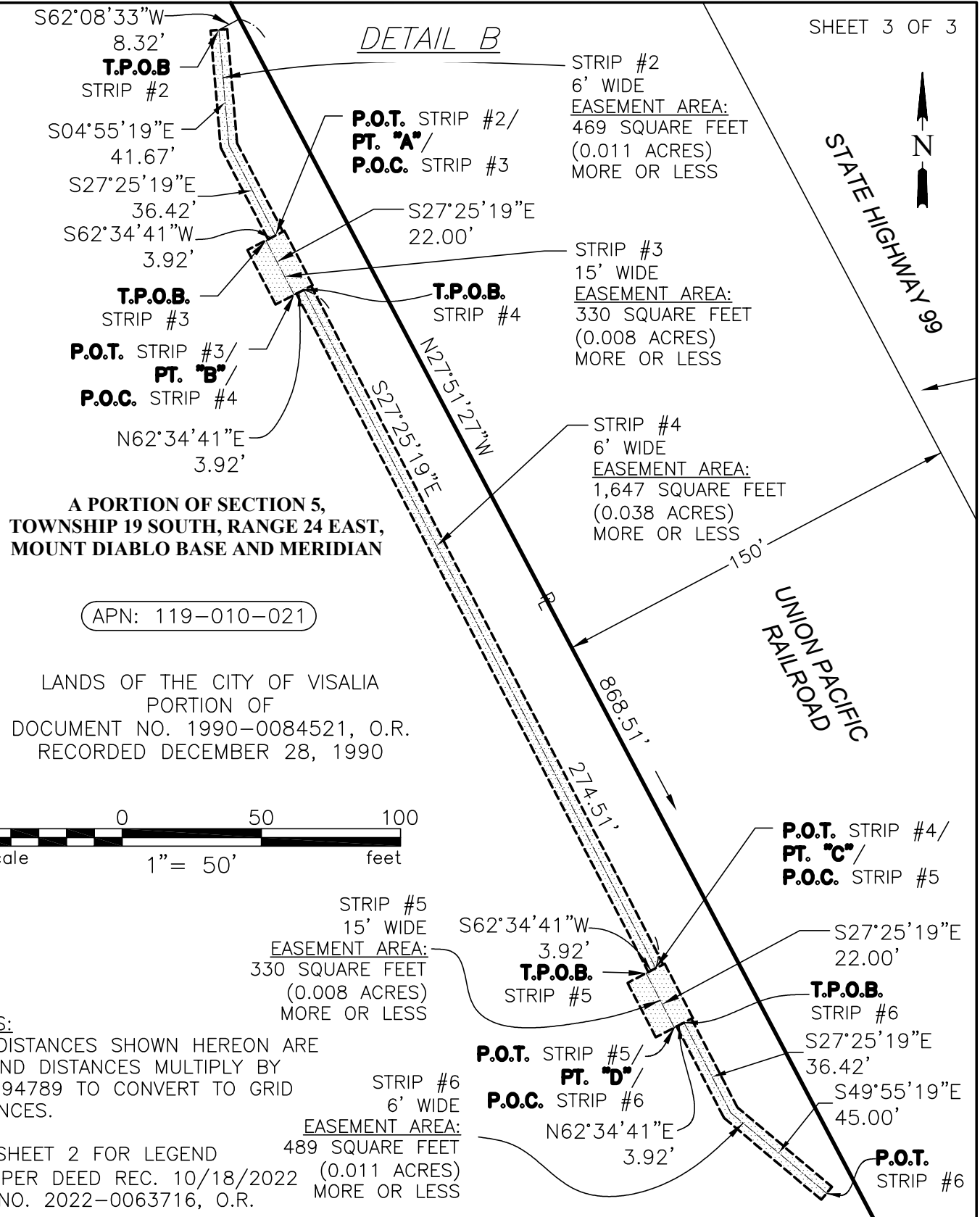
CHECKED BY:


TRES: N/A

SERIAL NO.:

FILE NAME:

1627800_0.01.DWG



PROJECT NAME: CAL TRANS RELOCATION (TD2134182)						M.S.:			
W.O. NO.: 802396090		NOT. NO.: 204333842		CITY: VISALIA		COUNTY: TULARE		STATE: CA	
SURVEYED BY:			SCE F.B. REF.: N/A			DATE: 09/26/2024		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL* Company	
DRAWN BY: SLS/BT			MAP REF.: DOC. NO. 2022-0063716 (10/18/2022)						
CHECKED BY:		TRES: N/A		SERIAL NO.:		FILE NAME:		1627800_0.01.DWG	