

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

ANCHOR EASEMENT

Location: City of Visalia
A.P.N.: 077-200-006
V&LM File: ACQ204287239
SCE Doc No.: 531851

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73622A Service Order No. 802348727
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	Approved Vegetation & Land Management
_____ 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	BY SF DATE 07/16/2024

CITY OF VISALIA, a municipal corporation, does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, (hereinafter referred to as "Grantee"), an easement to construct, use, maintain, alter, add to, repair, replace, inspect, relocate and/or remove at any time and from time to time, stub poles, guy wires, anchors and other appurtenant fixtures and/or equipment needed for anchorage purposes (hereinafter referred to as "Grantee's Facilities"), in, on, over and across two (2) strips of land three (3.00) feet wide (the "Easement Area's") lying within that certain real property of the Grantor, situated in the County of Tulare, State of California, described as follows:

That portion of Lot B of Pheasant Ridge Unit No. 7, Phase 1, in the City of Visalia, County of Tulare, State of California, filed in Book 43, Page 48 of Tract Maps, in the Office of the County Recorders of said County; and

That portion of Lot A of Pheasant Ridge Unit No. 7, Phase 2 & 3, in the City of Visalia, County of Tulare, State of California, filed in Book 43, Page 65 of Tract Maps, in the Office of the County Recorders of said County.

The Easement Area's are more particularly described on the Exhibit "A" and more particularly shown on the Exhibit "B" both attached hereto and by this reference made a part hereof.

The Grantee shall have free access to said facilities, and every part thereof, at all times, for the purpose of exercising the rights herein granted.

EXECUTED this _____ day of _____, 20_____.

CITY OF VISALIA, a municipal corporation

By _____

Name _____

Its _____

By _____

Name _____

Its _____

Anchor Easement
City of Visalia to
S.C.E., a corp.
Serial No. 73622A
V&LM File No. ACQ204287239

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 _____

Anchor Easement
City of Visalia to
S.C.E., a corp.
Serial No. 73622A
V&LM File No. ACQ204287239

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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. 73622A

ANCHOR EASEMENT

PORTIONS OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE BUREAU OF LAND MANAGEMENT, BEING A PORTION OF LOT B AS SHOWN ON THE MAP OF PHEASANT RIDGE UNIT NO. 7, PHASE 1, FILED IN BOOK 43 OF MAPS AT PAGE 48, AND LOT A AS SHOWN ON THE MAP OF PHEASANT RIDGE UNIT NO. 7, PHASE 2 & 3, FILED IN BOOK 43 OF MAPS AT PAGE 65, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF TULARE, STATE OF CALIFORNIA, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

PARCEL "A":

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE NORTHEAST CORNER OF SECTION 21;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 0°01'08" EAST, AS SHOWN IN THE GRANT DEED RECORDED AS DOCUMENT NO. 2022-0031242, OFFICIAL RECORDS TULARE COUNTY, A DISTANCE OF 740.12 FEET;

THENCE SOUTH 89°44'33" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHIRK STREET, AND THE WEST LINE OF SAID LOT B;

THENCE ALONG SAID RIGHT OF WAY LINE, AND SAID WEST LINE OF LOT B, SOUTH 0°01'08" EAST, A DISTANCE OF 13.50 FEET TO A POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°58'52" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 0°01'08" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 89°58'52" WEST, A DISTANCE OF 5.00 FEET TO SAID EAST RIGHT OF WAY LINE AND THE AFOREMENTIONED WEST LINE OF LOT B;

THENCE ALONG SAID RIGHT OF WAY LINE AND WEST LINE OF LOT B, NORTH 0°01'08" WEST, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL "A" CONTAINS 15 SQUARE FEET, MORE OR LESS.

PARCEL "B":

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, ALSO BEING THE NORTHEAST CORNER OF SECTION 21, AND THE SOUTHWEST CORNER OF SECTION 15 OF SAID TOWNSHIP;

THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 15 AND 22, SOUTH 89°56'08" EAST, SHOWN AS NORTH 89°56'08" WEST IN THE GRANT DEED

SERIAL NO. 73622A

RECORDED AS DOCUMENT NO. 2021-0094165, OFFICIAL RECORDS TULARE COUNTY, A DISTANCE OF 875.08 FEET;

THENCE SOUTH 0°00'26" EAST, A DISTANCE OF 46.15 FEET TO A POINT ON A NON-TANGENT CURVE ON THE SOUTH RIGHT OF WAY LINE OF RIGGIN AVENUE, AND THE NORTH LINE OF SAID LOT A, A RADIAL BEARING TO SAID POINT BEING SOUTH 5°15'14" EAST, SAID CURVE BEING CONCAVE NORTH, AND HAVING A RADIUS OF 2055.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 13.58 FEET THROUGH AN INTERIOR ANGLE OF 0°22'43" TO THE **POINT OF BEGINNING**;

THENCE SOUTH 4°50'00" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 85°10'00" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 4°50'00" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE ON SAID SOUTH RIGHT OF WAY LINE, AND SAID NORTH LINE OF LOT A, A RADIAL BEARING TO SAID POINT BEING SOUTH 4°47'30" EAST, SAID CURVE BEING CONCAVE NORTH, AND HAVING A RADIUS OF 2055.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 3.00 FEET THROUGH AN INTERIOR ANGLE OF 0°05'01" TO THE **POINT OF BEGINNING**.

PARCEL "B" CONTAINS 15 SQUARE FEET, MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PROPERTY CONTAINS 30 SQUARE FEET, MORE OR LESS.

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

END OF LEGAL DESCRIPTION.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION.

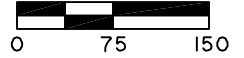
Richard C. Shepard 30SEP24
RICHARD C SHEPARD, PLS 6218 DATE



PORTIONS OF SECTION 22, TOWNSHIP 18 SOUTH,
RANGE 24 EAST, MOUNT DIABLO MERIDIAN



SCALE: 1"=150'



APN 077-100-108
GRANT DEED
2006-0000871

COMMON LINE BETWEEN
SEC.15 AND SEC.22

RIGGIN AVENUE

875.08'

(67')
R4

(55')R2

P.O.C.

NORTHEAST CORNER SEC. 21,
T.18S., R.24E., MDM

ANCHOR EASEMENT

PARCEL "B" (±15 SQ.FT.)
SEE SHEET 2 OF 2
FOR PARCEL "B".

APN 077-800-033
GRANT DEED
2018-0067331

E. LINE OF NORTHEAST
QUARTER OF SEC.21

BASIS OF BEARINGS:

THE E. LINE OF THE NORTHEAST
QUARTER OF SEC. 21, T.18S.,
R.24E., MDM, AS SHOWN IN THE
GRANT DEED RECORDED AS
DOC.2022-0031242, ORTC, IS
TAKEN TO BEAR
SOUTH 0°01'08" EAST.

RECORD REFERENCE

- ()R1 GRANT DEED 2021-0094165, ORTC
- ()R2 RESOLUTION DOCUMENT 2021-0000330, ORTC.
- ()R3 DEED VOLUME 13 OF DEEDS OF RIGHT OF WAY, PAGE 439, TCR
- ()R4 GRANT DEED 2022-0031242, ORTC
- ()R5 TRACT MAP FILED IN VOLUME 43 OF MAPS AT PAGE 48, TCR
- ()R6 TRACT MAP FILED IN VOLUME 43 OF MAPS AT PAGE 65, TCR

SHIRK STREET

ORIOLE AVENUE

APN 077-650-017
GRANT DEED
2024-0000904

ANCHOR EASEMENT

PARCEL "A" (±15 SQ.FT.)
SEE SHEET 2 OF 2
FOR PARCEL "A".

SEE SHEET 2 OF 2 FOR
TABLES, AND FULL
INFORMATION ON PARCEL
"A" AND PARCEL "B".

PREPARED UNDER
THE SUPERVISION OF:



EXHIBIT 'B' (SHEET 1 OF 2)

SERIAL NO. 73622A
W.O. 802348727
NOT. 207287239



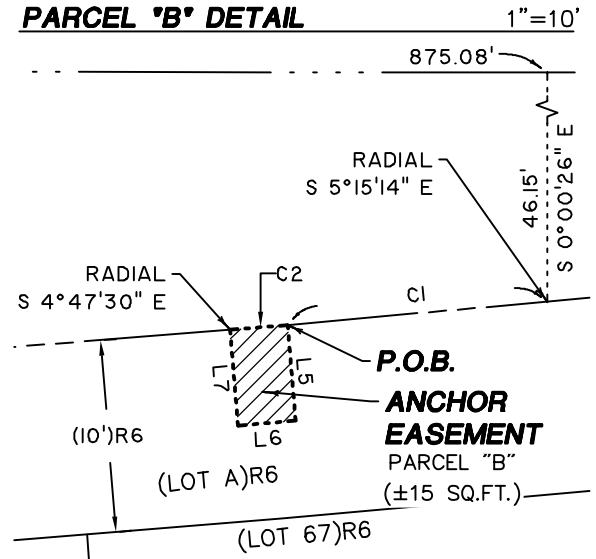
Mail: P.O. Box 25783
Fresno, Ca 93729
Office: 10878 Highway 41
Madera, Ca 93636
voice: 559.645.4849
fax: 559.645.4869
www.bedrockeng.com

DATE: SEPTEMBER 30, 2024
DRAWN BY: RCS
CHECKED BY: RCS
PROJECT NO: 24-7989
DRAWING NAME:
24-7989 COV PLAT
SHEET NO. 1
SHEET 1 OF 2 SHEET(S)

RECORD REFERENCE

- ()R1 GRANT DEED 2021-0094165, ORTC
- ()R2 RESOLUTION DOCUMENT 2021-0000330, ORTC.
- ()R3 DEED VOLUME 13 OF DEEDS OF RIGHT OF WAY, PAGE 439, TCR
- ()R4 GRANT DEED 2022-0031242, ORTC
- ()R5 TRACT MAP FILED IN VOLUME 43 OF MAPS AT PAGE 48, TCR
- ()R6 TRACT MAP FILED IN VOLUME 43 OF MAPS AT PAGE 65, TCR

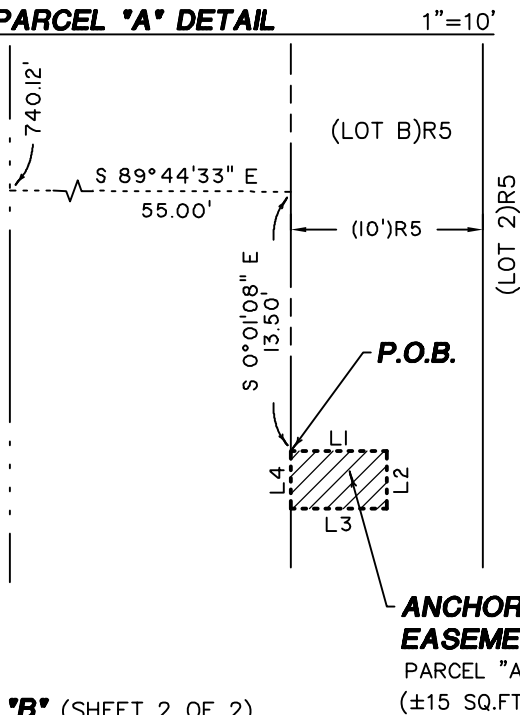
PARCEL 'B' DETAIL



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 58' 52"E	5.00'
L2	S0° 01' 08"E	3.00'
L3	S89° 58' 52"W	5.00'
L4	N0° 01' 08"W	3.00'
L5	S4° 50' 00"E	5.00'
L6	S85° 10' 00"W	3.00'
L7	N4° 50' 00"W	5.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH
C1	2055.00'	0°22'43"	13.58'	13.58'
C2	2055.00'	0°05'01"	3.00'	3.00'

PARCEL 'A' DETAIL



LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- C.L. CENTERLINE
- E. EAST
- ORTC OFFICIAL RECORDS TULARE COUNTY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R. RANGE
- S. SOUTH
- MDM MOUNT DIABLO MERIDIAN
- SEC. SECTION
- T. TOWNSHIP
- TCR TULARE COUNTY RECORDS

SEE SHEET 1 OF 2 FOR
BASIS OF BEARINGS
AND VICINITY

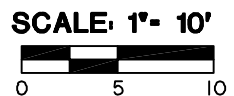


EXHIBIT 'B' (SHEET 2 OF 2)

SERIAL NO. 73622A W.O. 802348727 NOT. 207287239	 <p>BEDROCK ENGINEERING A solid foundation for your next project Land Surveying • Civil Engineering • Utility Locating</p>	Mail: P.O. Box 25783 Fresno, Ca 93729 Office: 10878 Highway 41 Madera, Ca 93636 voice: 559.645.4849 fax: 559.645.4869 www.bedrockeng.com	DATE: SEPTEMBER 30, 2024 DRAWN BY: RCS CHECKED BY: RCS PROJECT NO: 24-7989 DRAWING NAME: 24-7989 COV PLAT SHEET NO. 2 SHEET 2 OF 2 SHEET(S)
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