

Recording Requested by
San Diego Gas & Electric Company

When recorded, mail to:

San Diego Gas & Electric Company
P O Box 129831
San Diego, CA 92123-9831
Attn: Real Estate Records - SD1170

SPACE ABOVE FOR RECORDER'S USE

Project No.: 958424-010
Const. No.: 5986590
A.P.N.: 643-070-16
Sketch attached

Transfer Tax None
SAN DIEGO GAS & ELECTRIC COMPANY

RW 363304

EASEMENT

THE CITY OF CHULA VISTA, a chartered municipal corporation (Grantor), grants to SAN DIEGO GAS & ELECTRIC COMPANY, a corporation (Grantee), an easement and right of way in, upon, over, under and across the lands hereinafter described, to erect, construct, change the size of, improve, reconstruct, relocate, repair, maintain and use facilities consisting of:

1. Underground facilities and appurtenances for the transmission and distribution of electricity.
2. Communication facilities, and appurtenances.

The above facilities will be installed at such locations and elevations upon, along, over and under the hereinafter described easement as Grantee may now or hereafter deem convenient or necessary. Grantee also has the right of ingress and egress, to, from and along this easement in, upon, over and across the hereinafter described lands. Grantee further has the right, but not the duty to clear and keep this easement clear from explosives, buildings, structures and materials.

The property in which this easement and right of way is hereby granted is situated in the City of Chula Vista, County of San Diego, State of California described as follows:

That portion of Lot 9 of Otay Rancho, according to Map thereof No. 862, filed in the Office of the County Recorder of said County of San Diego, more particularly described in a Deed recorded December 31, 2001 at Document No. 2001-0975075, of Official Records of said County of San Diego.

EXCEPTING THEREFROM that portion of land described in a Grant Deed to San Diego Gas & Electric Company, recorded June 28, 2011 at Document No. 2011-0326939, of Official Records of said County of San Diego.

The easement in the aforesaid lands shall be more particularly described in Exhibit "A", consisting of one (1) sheet and shown on Exhibit "A1", consisting of two (2) sheets, attached hereto and made a part hereof.

Grantor shall not erect, place or construct, nor permit to be erected; placed or constructed, any building or other structure, plant any tree, drill or dig any well, within this easement.

Grantor shall not increase or decrease the ground surface elevations within this easement after installation of Grantee's facilities, without prior written consent of Grantee, which consent shall not unreasonably be withheld.

Grantor further grants to Grantee the right to assign any or all of the rights granted in this easement in whole or in part to other companies providing utility or communication facilities/services.

Grantee shall have the right but not the duty, to trim or remove trees and brush along or adjacent to this easement and remove roots from within this easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees and brush to prevent danger or hazard to property or persons.

CONDUITS CARRY HIGH VOLTAGE ELECTRICAL CONDUCTORS, therefore Grantor shall not make or allow any excavation or fill to be made within this easement WITHOUT FIRST NOTIFYING SAN DIEGO GAS & ELECTRIC COMPANY BY CALLING (619) 696-2000, and OBTAINING PERMISSION.

The legal description for this easement was prepared by San Diego Gas & Electric Company pursuant to Section 8730 of the Business and Professions Code, State of California.

This easement shall be binding upon and inure to the benefit of successors, heirs, executors, administrators, permittees, licensees, agents or assigns of Grantor and Grantee.

IN WITNESS WHEREOF, Grantor executed this instrument this _____ day of _____, 20____.

THE CITY OF CHULA VISTA, a chartered
Municipal corporation

By: _____

Name: _____

Title: _____

Drawn: L.Jimenez

Checked: _____

Date: 10/13/15

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 _____,
(name, title of officer)

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 of Notary Public)

(Notary Seal)

EXHIBIT 'A'

LEGAL DESCRIPTION
40 FOOT WIDE UNDERGROUND ELECTRIC EASEMENT

A 40.00 foot strip of land being a portion of Lot 9 of Otay Rancho, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof No. 862, filed in the Office of the San Diego County Recorder, February 7, 1900, said 40.00 foot strip of land being 20.00 feet on either side parallel with or concentric to the following described centerline:

COMMENCING at a 2 inch iron pipe with 3/4 inch disc stamped "LS 7322" in a well monument at the intersection of Hunte Parkway and Exploration Falls Drive as shown on Chula Vista Tract No. 01-11, Otay Ranch Village 11 "A" Map No. 3, Map No. 15233, filed in said Office of the County Recorder, December 28, 2005, as File no. 2005-1108498 of Official Records, said 2 inch iron pipe bears North 48°26'26" East, 1670.42 feet (record 1670.47 feet) from a 2 inch iron pipe with 3/4 inch disc stamped "LS 7322" in a well monument on the centerline of said Hunte Parkway; thence from said POINT OF COMMENCEMENT along said centerline North 48°26'26" East, 218.81 feet; thence leaving said centerline South 41°33'34" East, 64.00 feet to a point on the Southeasterly right-of-way (64.00 feet wide) of said Hunte Parkway, said point being at the Northwestern terminus of that certain line described in Grant Deed to San Diego Gas and Electric Company for Substation as "North 34°22'33" West, 199.55 feet" per document no. 2011-0326939, recorded June 28, 2011 in said Office of the County Recorder of Official Records; thence along said line South 34°22'33" East, 55.07 feet to the TRUE POINT OF BEGINNING; thence leaving said line South 52°31'44" West, 205.74 feet; thence South 86°16'31" West, 65.17 feet to said Southeasterly right-of-way of Hunte Parkway.

The sidelines of said 40.00 foot strip of land to be lengthened or shortened at the their most Southwesterly terminus on said Southeasterly right-of-way of Hunte Parkway and on its Northeasterly terminus on said described line in Grant Deed to San Diego Gas and Electric Company for Substation.

Containing 0.248 acres or 10,836 square feet more or less.

Jeffrey J. Safford 11/5/16

Jeffrey J. Safford, PLS 6703

Date



EXHIBIT A1

MAP NO. 15233

LOT "C"

HUNTE PARKWAY
(378.82' PER MAP 15233)
N48°26'26"E 378.81'

EXPLORATION
FALLS DR.

P.O.C.

N48°26'26"E
1670.42'
(N48°26'26"E 1670.47'
PER MAP 15233)

ROS 21941
2015-7000049
02-19-15

MAP NO.
862

(643)
07

PROPOSED ACCESS
EASEMENT TO SAN
DIEGO GAS & ELECTRIC

OTAY RANCHO

POR. LOT 9

LEGEND

▲ = FOUND 2" IRON PIPE W/ 3/4" DISC
STAMPED "LS 7322" IN WELL PER
MAP 15233.

(643)
07

= ASSESSOR'S MAP BOOK & PAGE

[A]

= INDICATES EXISTING EASEMENT SEE
SHEET 2

T.P.O.B. = INDICATES TRUE POINT OF BEGINNING

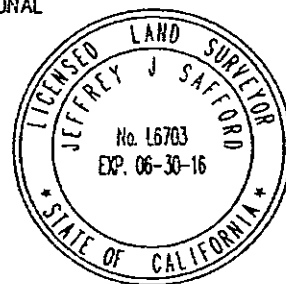
P.O.C. = INDICATES POINT OF COMMENCEMENT



= INDICATES 40' WIDE EASEMENT AREA
.248 ACRES (10,836 SQ. FT.)

THIS PLAT WAS PREPARED BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL
LAND SURVEYOR'S ACT ON JANUARY 5, 2016.

Jeffrey J. Safford
JEFFREY J. SAFFORD L6703



SHEET 1 OF 2

40' WIDE UNDERGROUND ELECTRIC EASEMENT
SALT CREEK SUBSTATION
CHULA VISTA

DRAWN BY:	TSAC/TF	DRAWING NO.
DATE:	01-05-16	
SCALE:	1"=60'	
SURVEYED BY:		THOS. BROS. 1331-J1
TSAC/TAO		

EXHIBIT A1

- A** THE TERMS AND PROVISIONS CONCERNING EASEMENT PARCEL 2 OF SCHEDULE "A" CONTAINED IN THE ROAD AND UTILITY EASEMENT RECORDED JUNE 28, 2011 AS INSTRUMENT NO. 2011-0326940 OF OFFICIAL RECORDS
- B** INDICATES PARCEL OF LAND DESIGNATED AND SET ASIDE AS AN EASEMENT FOR LANDSCAPE BUFFER AND SIDEWALK PURPOSES BY THE CITY OF CHULA VISTA PER RESOLUTION 2005-402 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 11, 2011 AS INSTRUMENT NO. 2011-0186630 O.R.
- C** INDICATES PARCEL OF LAND DESIGNATED AND SET ASIDE AS AN EASEMENT FOR DRAINAGE AND ACCESS PURPOSES BY THE CITY OF CHULA VISTA PER RESOLUTION 2005-402 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 11, 2011 AS INSTRUMENT NO. 2011-0186630 O.R.
- D** INDICATES PORTION OF HUNTE PARKWAY SET ASIDE AS RIGHT-OF-WAY BY THE CITY OF CHULA VISTA PER RESOLUTION NO. 2005-402.
- E** INDICATES THE SALT CREEK SUBSTATION PER GRANT DEED RECORDED JUNE 28, 2011 AS DOC NO. 2011-0326939 O.R.
- F** INDICATES PORTION OF HUNTE PARKWAY SET ASIDE AS AN EASEMENT FOR DRAINAGE AND ACCESS PURPOSES BY THE CITY OF CHULA VISTA PER RESOLUTION NO. 2005-402.

SHEET 2 OF 2

40' WIDE UNDERGROUND ELECTRIC EASEMENT
SALT CREEK SUBSTATION
CHULA VISTA

DRAWN BY:
TSAC/TF

DATE:
01-05-16

SCALE:
N/A

SURVEYED BY:
TSAC/TAO

THOS. BROS.
1331-J1

DRAWING NO.