

Recording Requested by  
San Diego Gas & Electric Company

When recorded, mail to:

San Diego Gas & Electric Company  
8335 Century Park Court, Suite 100  
San Diego, CA 92123-1569  
Attn: Real Estate Records - CP11D

SPACE ABOVE FOR RECORDER'S USE

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

Transfer Tax None  
SAN DIEGO GAS & ELECTRIC COMPANY

**RW 363305**

EASEMENT

THE CITY OF CHULA VISTA, a chartered municipal corporation, as Grantor, for valuable consideration, receipt of which is hereby acknowledged grant(s) to SAN DIEGO GAS & ELECTRIC COMPANY, a corporation, as Grantee, an easement and right of way, in, upon, over, under and across the lands hereinafter described, to excavate for, place, lay, construct, operate, use, patrol, maintain, repair, replace, reconstruct, enlarge, alter, improve, add to, relocate or remove at any time and from time to time, for the transmission and distribution of ELECTRICITY and for all purposes connected therewith, and for telephone, signal and communication purposes underground facilities consisting of conduits, manholes, handholes and junction boxes with wires and cables placed therein and aboveground structures necessary for the operation of said underground facilities and all miscellaneous equipment and material connected therewith, together with the right of ingress thereto and egress therefrom by a practical route or routes in, upon, over and across the hereinafter described lands, together with the right to clear and keep clear said easement and right of way, from explosives, materials, buildings or other structures.

The land in which said 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 is 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 dig or drill any well, plant any tree, erect, place or construct any pipeline, irrigation ditch, building, wall, fence or other structure, nor impound or store fluids or materials within the boundaries of the above described easement and right of way.

Grantor shall not increase or decrease the ground surface elevations within the boundaries of the above-described easement and right of way existing at the date of execution of this instrument, nor shall the said ground surface be penetrated to a depth in excess of 18 inches by any tool or implement, without the previous written consent of the Grantee.

Grantee shall have the right to trim, cut and remove trees, foliage and roots upon and from within the above described easement and right of way whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not grant or dedicate any other easement on, under or over the above described easement and right of way without first securing Grantee's written approval. The right to transfer and assign this easement and right of way in whole or in part is hereby granted to the Grantee.

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.

The terms, covenants and conditions of this easement and right of way shall be binding upon and inure to the benefit of any heirs, successors, executors, administrators, permittees, licensees, agents or assigns of Grantor and the successors and assigns of 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: 10/14/15

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"

2

LEGAL DESCRIPTION

30 FOOT WIDE UNDERGROUND ELECTRIC EASEMENT

A 30.00 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 30.00 foot strip of land being 15.00 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; thence along said Southeasterly right-of-way the following courses: North 48°26'26" East, 160.00 feet to the beginning of a tangent 2864.00 foot radius curve concave Northwesterly; thence Northeasterly along said curve through a central angle of 08°03'15" an arc distance of 402.60 feet; thence North 40°23'11" East, 137.10 feet to the most Northerly corner of the San Diego Gas and Electric Company Substation parcel described in Grant Deed as document no. 2011-0326939, recorded June 28, 2011 in said Office of the County Recorder of Official Records; thence leaving the most Northerly corner along the Northeasterly line of said Substation South 49°37'03" East 289.87 feet to the beginning of a non-tangent 25.00 foot radius curve concave Southerly, to which a radial line bears North 05°56'25" West, said point being the TRUE POINT OF BEGINNING; thence leaving said Northeasterly line Easterly along said curve through a central angle of 46°33'32". An arc distance of 20.22 feet; thence South 49°36'25" East, 183.41 feet to the beginning of a tangent 250.00 foot radius curve concave Northeasterly; thence Southeasterly along said curve through a central angle of 09°51'58" an arc distance of 41.52 feet; thence South 59°07'22" East, 143.69 feet to the beginning of a tangent 685.00 foot radius curve concave Southwesterly; thence Southeasterly along said curve through a central angle of 13°51'27" an arc distance of 161.55 feet; thence South 45°36'36" East, 204.04 feet; thence North 55°38'24" East, 83.67 feet; thence South 45°52'50" East, 65.31 feet.

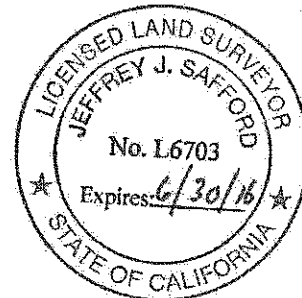
The sidelines of said 30.00 foot strip of land to be lengthened or shortened at the their most Northwesterly terminus on said Northeasterly line of said San Diego Gas and Electric Company Substation.

Containing 25,442 square feet or 0.584 acres more or less.

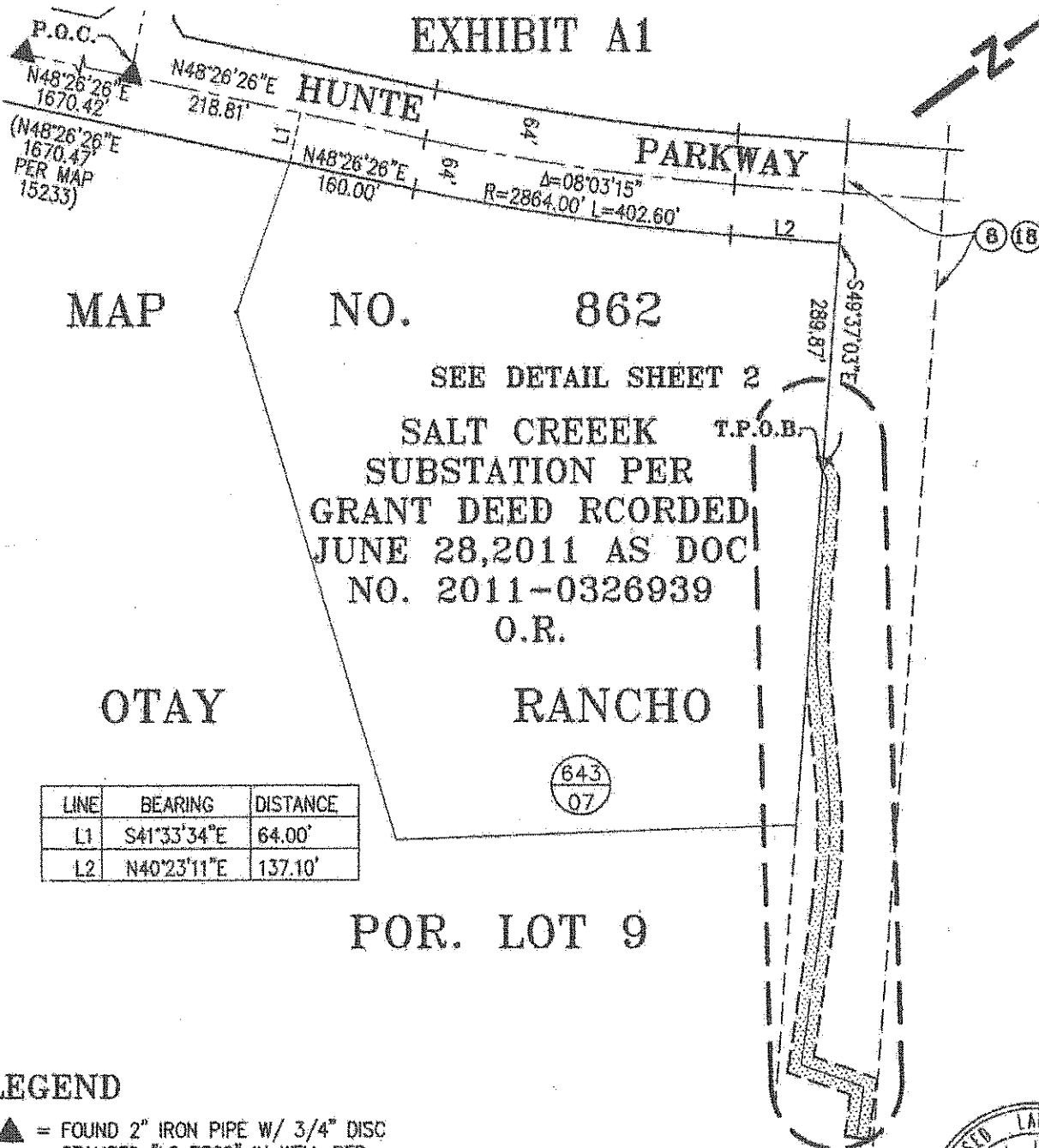
*Jeffrey J. Safford 11/3/14*

Jeffrey J. Safford, PLS 6703

Date



# EXHIBIT A1



MAP

NO.

862

SEE DETAIL SHEET 2

SALT CREEK T.P.O.B.  
SUBSTATION PER  
GRANT DEED RCODED  
JUNE 28, 2011 AS DOC  
NO. 2011-0326939  
O.R.

OTAY

RANCHO

LINE	BEARING	DISTANCE
L1	S41°33'34"E	64.00'
L2	N40°23'11"E	137.10'

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

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

P.O.C. = INDICATES POINT OF COMMENCEMENT

[Hatched Box] = INDICATES 40' WIDE EASEMENT AREA  
0.584 ACRES (25,442 SQ. FT.)

THIS PLAT WAS PREPARED BY ME OR  
UNDER MY DIRECTION IN CONFORMANCE  
WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT ON NOVEMBER 3, 2014.

JEFFREY J. SAFFORD



L6703

SHEET 1 OF 2

30' WIDE UNDERGROUND ELECTRIC EASEMENT  
SALT CREEK SUBSTATION  
CHULA VISTA

DRAWN BY:

TSAC/TF

DATE:

11-3-14

SCALE:

1"=200'

SURVEYED BY:

NOLTE/CL

THOS. BROS.

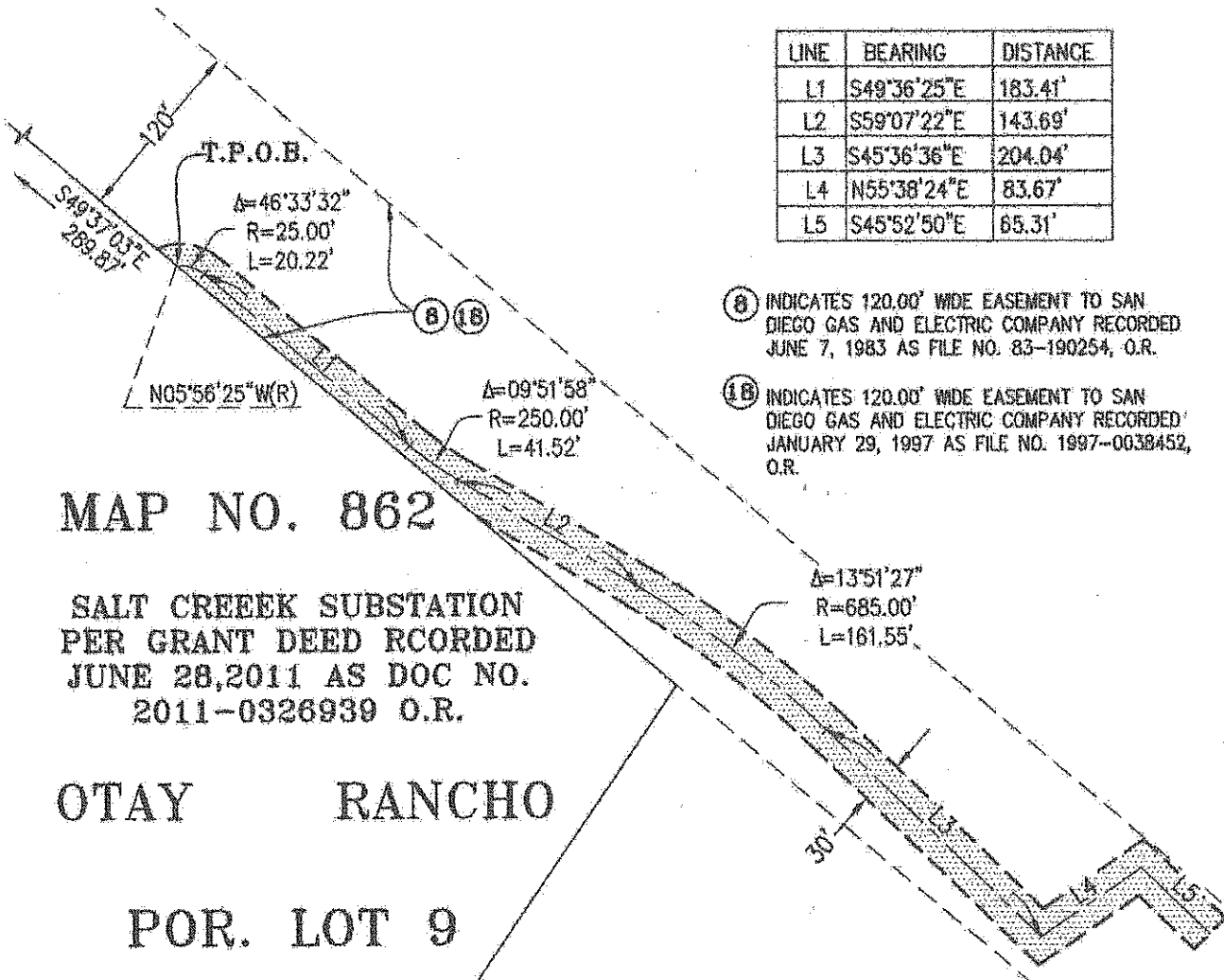
1331-J1

DRAWING NO.

# EXHIBIT A1



LINE	BEARING	DISTANCE
L1	S49°36'25"E	183.41'
L2	S59°07'22"E	143.69'
L3	S45°36'36"E	204.04'
L4	N55°38'24"E	83.67'
L5	S45°52'50"E	65.31'



MAP NO. 862

SALT CREEK SUBSTATION  
PER GRANT DEED RCDDED  
JUNE 28,2011 AS DOC NO.  
2011-0326939 O.R.

OTAY RANCHO

POR. LOT 9

## LEGEND

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

$\frac{643}{07}$  = ASSESSOR'S MAP BOOK & PAGE

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

P.O.C. = INDICATES POINT OF COMMENCEMENT

= INDICATES 40' WIDE EASEMENT AREA  
0.584 ACRES (25,442 SQ. FT.)

SHEET 2 OF 2

30' WIDE UNDERGROUND ELECTRIC EASEMENT  
SALT CREEK SUBSTATION  
CHULA VISTA

DRAWN BY:	TSAC/TF	DRAWING NO.
DATE:	11-3-14	
SCALE:	1"=200'	
SURVEYED BY:		THOS. BROS. 1331-J1
NOLTE/GL		