

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'

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 found 3/4 inch iron pipe with disk stamped "LS 6703" marking the most Northerly corner of Record of Survey 21941, recorded February 19, 2015 in the Office of said County Recorder as File No. 2015-7000049, said 3/4 inch iron pipe also marking the most Northerly corner of Deed recorded June 28, 2011 as Instrument no. 2011-0326939 of Official Records; thence along the Northeasterly line of said Record of Survey 21941 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°20'00" 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°30'57" 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°30'46" 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 to the point of terminus.

The sidelines of said 30.00 foot strip of land to be lengthened or shortened at their most Northwesterly terminus on said Northeasterly line of said Record of Survey 21941.

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

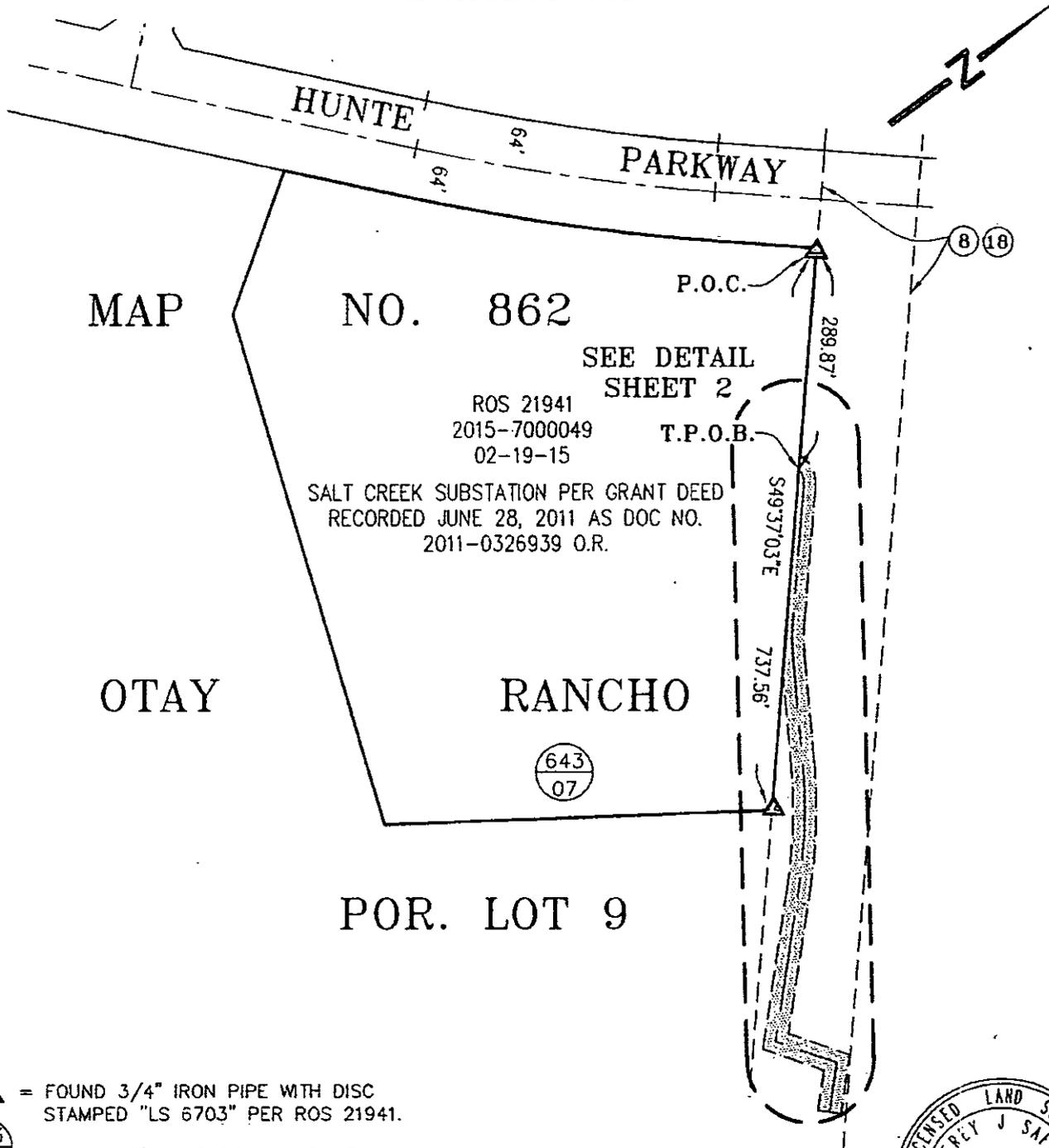
Jeffrey J. Safford 1/5/16

Jeffrey J. Safford, PLS 6703

Date



EXHIBIT A1



MAP

NO. 862

SEE DETAIL SHEET 2

ROS 21941
2015-7000049
02-19-15

P.O.C.

T.P.O.B.

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

OTAY

RANCHO

643
07

POR. LOT 9

▲ = FOUND 3/4" IRON PIPE WITH DISC
STAMPED "LS 6703" PER ROS 21941.

643
07 = ASSESSOR'S MAP BOOK & PAGE

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

P.O.C. = INDICATES POINT OF COMMENCEMENT

▨ = INDICATES 30' 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 JANUARY 5, 2016.

Jeffrey J. Safford
JEFFREY J. SAFFORD



L6703

SHEET 1 OF 2

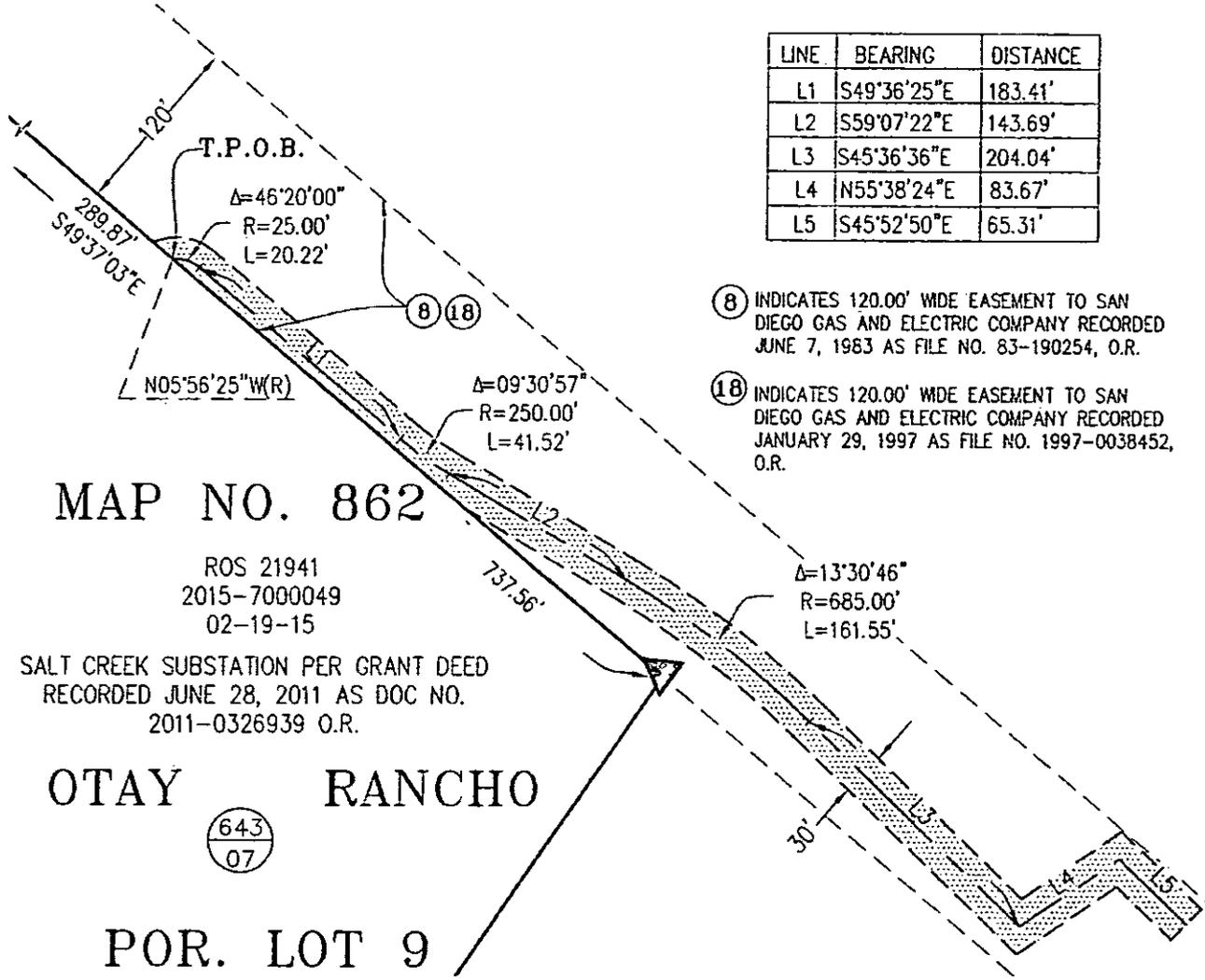
30' WIDE UNDERGROUND ELECTRIC EASEMENT
SALT CREEK SUBSTATION
CHULA VISTA

DRAWN BY:	TSAC/TF	DRAWING NO.
DATE:	01-05-16	
SCALE:	1"=200'	
SURVEYED BY:		THOS. BROS.
TSAC/TAO		
1331-J1		

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'



- ⑧ INDICATES 120.00' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JUNE 7, 1963 AS FILE NO. 83-190254, O.R.
- ⑱ INDICATES 120.00' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JANUARY 29, 1997 AS FILE NO. 1997-0038452, O.R.

MAP NO. 862

ROS 21941
2015-7000049
02-19-15

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

OTAY RANCHO

643
07

POR. LOT 9

LEGEND

643
07 = ASSESSOR'S MAP BOOK & PAGE

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

[Stippled Area] = INDICATES 30' 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:	01-05-16		SURVEYED BY:
	SCALE:	1"=120'		THOS. BROS.