

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

3 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

**GRANT OF
EASEMENT**

<u>DOCUMENTARY TRANSFER TAX \$ NONE</u>		DISTRICT	SERVICE ORDER	SERIAL NO.	MAP SIZE
<u>VALUE AND CONSIDERATION LESS THAN \$100.00</u>		Wildomar	TD2345906		
SCE Company		FIM 543-1695-5	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 365-230-009	REAL PROPERTIES	SLS/CG	11/04/25

CITY OF LAKE ELSINORE (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 Riverside, State of California, described as follows:

FOR LEGAL DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B" BOTH ATTACHED HERETO AND MADE A PART HEREOF.

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 LAKE ELSINORE

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: 365-230-009

UNDERGROUND ELECTRICAL DISTRIBUTION EASEMENT

A 33.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT "L" OF TRACT MAP NO. 34249, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 502, PAGES 33 THROUGH 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF CALM RIDGE DRIVE, 60.00 FEET WIDE, WITH THE CENTERLINE OF COTTONWOOD CANYON ROAD, 70.00 FEET WIDE, AS SHOWN ON SAID TRACT MAP, SAID POINT BEING ON A CURVE IN THE CENTERLINE OF SAID COTTONWOOD CANYON ROAD, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 480.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 48°34'03" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°27'32" AN ARC DISTANCE OF 96.00 FEET;

THENCE ALONG A RADIAL LINE OF SAID CURVE, NORTH 37°06'31" EAST 35.00 FEET TO THE NORTHEASTERLY LINE OF SAID COTTONWOOD CANYON ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID RADIAL LINE, NORTH 37°06'31" EAST 11.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE SHORTENED TO TERMINATE SOUTHWESTERLY IN THE NORTHEASTERLY LINE OF SAID COTTONWOOD CANYON ROAD.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RIGHT OF WAY AND EASEMENTS OF RECORD, IF ANY.

Prepared by me or under my supervision:

Dated: Nov. 14, 2025

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2027



EXHIBIT "B"



LOT "L"
TRACT MAP NO. 34249
M.B. 502/33-43

COTTONWOOD

S48°34'03"W (RAD.)

POC

CANYON

N37°06'31"E 11.00'

SCE EASEMENT
33' WIDE

TPOB

N37°06'31"E
35.00'

ROAD

R=480.00'
Δ=11°27'32"
L=96.00'

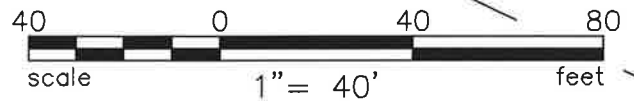
30'

30'

CALM RIDGE DRIVE

35'

35'



Dated Nov. 14, 2025

SHEET 1 OF 1

LEGEND	
	DENOTES SCE EASEMENT AREA
POC	= POINT OF COMMENCEMENT
TPOB	= TRUE POINT OF BEGINNING

Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-27