

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**

DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00)		DISTRICT Wildomar	SERVICE ORDER TD2358435	SERIAL NO.	MAP SIZE
SCE Company		FIM 542-1698-1	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 365-230-009	REAL PROPERTIES	SLS/CG	12/16/25

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 overhead and underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of poles, guys and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including aboveground 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, along and across 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 hereinbefore described easement area. The Grantee, and its contractors, agents and employees, shall have the right to trim or top such trees and to cut such 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 AND OVERHEAD ELECTRICAL DISTRIBUTION EASEMENT

VARIOUS STRIPS 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 CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

UNDERGROUND SYSTEMS ONLY

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SYMPHONY STREET (PRIVATE STREET), 46.00 FEET WIDE, WITH THE CENTERLINE OF COTTONWOOD CANYON ROAD, 70.00 FEET WIDE, AS SHOWN ON SAID TRACT MAP;

THENCE ALONG THE CENTERLINE OF SAID COTTONWOOD CANYON ROAD, NORTH 64°54'42" WEST 30.00 FEET;

THENCE NORTH 25°05'18" EAST 35.00 FEET TO THE NORTHEASTERLY LINE OF SAID COTTONWOOD CANYON ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 02°58'03" EAST 6.36 FEET;

THENCE NORTH 17°43'00" EAST 18.50 FEET;

THENCE NORTH 00°23'00" EAST 12.50 FEET;

THENCE NORTH 11°39'00" EAST 84.50 FEET;

THENCE NORTH 22°54'00" EAST 26.50 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING NORTH 22°54'00" EAST 21.50 FEET;

THENCE NORTH 81°44'00" EAST 55.00 FEET TO THE **POINT OF TERMINUS**, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHERLY IN SAID NORTHEASTERLY LINE, AND TO JOIN AT THE ANGLE POINTS.

STRIP #2 (14.00 FEET WIDE)

COMMENCING AT SAID POINT "A";

THENCE SOUTH 67°06'00" EAST 2.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 22°54'00" WEST 20.00 FEET TO THE **POINT OF TERMINUS**.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #1 DESCRIBED
HEREINABOVE.

OVERHEAD SYSTEMS ONLY

STRIP #3 (4.00 FEET WIDE)

BEGINNING AT SAID POINT "B";

THENCE SOUTH 89°33'00" WEST 25.00 FEET TO THE **POINT OF TERMINUS**.

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: Dec, 20, 2025



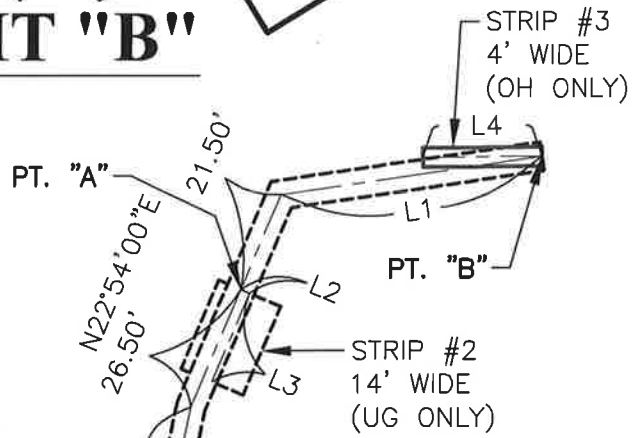
Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2027

EXHIBIT "B"



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

LINE DATA TABLE		
LINE#	BEARING	LENGTH
L1	N81°44'00"E	55.00'
L2	S67°06'00"E	2.00'
L3	S22°54'00"W	20.00'
L4	S89°33'00"W	25.00'



STRIP #1
6' WIDE
(UG ONLY)

TPOB STRIP #1

POC STRIP #1

COTTONWOOD
N25°05'18"E 35.00'

CANYON ROAD

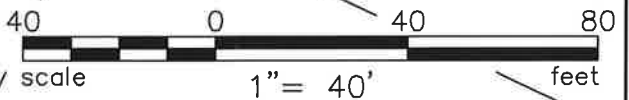
LOT 15

LOT 16

LOT 17



SYMPHONY STREET
(PRIVATE STREET)
LOT "K"



LEGEND		SHEET 1 OF 1
	SCE EASEMENT AREA (UNDERGROUND SYSTEMS ONLY)	
	SCE EASEMENT AREA (OVERHEAD SYSTEMS ONLY)	
	POC = POINT OF COMMENCEMENT	
	TPOB = TRUE POINT OF BEGINNING	

Dated Dec. 20, 2025

Glenn M. Bakke

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