

**SUBMITTAL TO THE FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 11.1
(ID # 23943)

MEETING DATE:
Tuesday, January 30, 2024

FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2024-04 Notice of Intent to Convey Easement Interests Within a Portion of District-Owned Real Property, Portions of Assessor's Parcel Numbers 377-430-036, 377-430-037, 377-140-023 and 377-081-013, Respectively Referenced as RCFC Parcel Nos. 3175-3A, 3175-2, 3175-1A and 3175-5, to Southern California Edison Company by Easement Deeds, Third Street Channel, Project No. 3-0-00175, Nothing Further is Required Under CEQA, District 2. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2024-04 Notice of Intent to Convey Easement Interests Within a Portion of District-Owned Real Property, Portions of Assessor's Parcel Numbers ("APN") 377-430-036, 377-430-037, 377-140-023 and 377-081-013, Respectively Referenced as RCFC Parcel Numbers 3175-3A, 3175-2, 3175-1 and 3175-5, to Southern California Edison Company by Easement Deeds, Third Street Channel Project, Project No. 3-0-00175; and
2. Direct the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.


ACTION:Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 1/17/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 30, 2024
xc: Flood, COBcf

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns fee title in real property located in the County of Riverside, identified as APNs 377-430-036, 377-430-037, 377-140-023 and 377-081-013, respectively referenced as RCFC Parcel Nos. 3175-3A, 3175-2, 3175-1A and 3175-5. These properties run parallel to Third Street between Collier Avenue and Pasadena Street known as the Third Street Channel.

Southern California Edison Company, a California publicly regulated private utility corporation (SCE), is currently in the process of procuring the necessary right of way for an electric sub-transmission line reaching over 27 miles from the Valley Substation in the city of Menifee through the city of Lake Elsinore and into the Ivyglen Substation in the unincorporated area of Temescal Valley ("Project"). SCE's alignment uses public right of way when applicable.

SCE has requested to purchase underground easement interests in the amount of \$13,500 (Thirteen Thousand Five Hundred Dollars) from the District under portions of the referenced right of way ("Easements"), being approximately 22,445 square feet, to construct, operate, use, maintain, alter, add, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate and/or remove electrical systems consisting of crossarms, wires and other fixtures and appliances with necessary appurtenances for conveying electric energy.

The Project will help maintain reliability for current and projected demand for electricity in southern Riverside County, including the Cities of Menifee, Perris and Lake Elsinore. The District has reviewed and approved the offer to purchase, and SCE has obtained a Permit to Construct (PTC Application 07-01-031, Decision 180-8-026) from the California Public Utilities Commission authorizing the construction Project. The District is now prepared to convey underground Easements to SCE for the construction and operation of the Project.

Pursuant to the California Water Code Appendix §48-9, the District's Board of Supervisors ("Board") has the power to convey an interest in real property which it owns when necessary or convenient to the full exercise of its powers. District staff has evaluated and determined that the conveyance of the permanent easement interests to SCE will not interfere with the use of the property by the District as is necessary or convenient to the full exercise of the District's powers.

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Pursuant to the California Water Code Appendix §48-13, the District's Board may determine that any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose of said property or lease the same.

The District's Board has evaluated and determined that the conveyance of the underground easements to SCE will not interfere with the use of the property for the intended purposes of the District.

Resolution No. F2024-04 has been approved as to form by County Counsel.

Impact on Residents and Businesses

There is no impact to the residences and business.

Additional Fiscal Information

All costs shall be borne by SCE.

ATTACHMENTS:

1. Resolution No. F2024-04
2. Vicinity Map

P8/254293

YK:rlp


Douglas Ordóñez Jr. 1/23/2024


Aaron Gettis, Deputy County Counsel 1/18/2024

BOARD OF SUPERVISORS

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

RESOLUTION NO. F2024-04

NOTICE OF INTENT TO CONVEY EASEMENT INTERESTS WITHIN
A PORTION OF DISTRICT-OWNED REAL PROPERTY, PORTIONS OF
APNS 377-430-036, 377-430-037, 377-140-023 AND 377-081-013, RESPECTIVELY
REFERENCED AS RCFC PARCEL NOS. 3175-3A, 3175-2, 3175-1A AND 3175-5,
TO SOUTHERN CALIFORNIA EDISON COMPANY BY EASEMENT DEEDS,
THIRD STREET CHANNEL, PROJECT NO. 3-0-00175

WHEREAS, the Riverside County Flood Control and Water Conservation District,
a body corporate and politic ("District"), owns fee title in real property located in the city of
Lake Elsinore, State of California, identified with Assessor's Parcel Numbers 377-430-036, 377-
430-037, 377-140-023 and 377-081-013, respectively referenced as RCFC Parcel Nos. 3175-3A,
3175-2, 3175-1A and 3175-5; and

WHEREAS, the Southern California Edison Company, a California publicly regulated
private utility company ("SCE"), is currently in the process of procuring the necessary right of
way for an electric sub-transmission line reaching over 27 miles from the Valley Substation in
the city of Menifee through the city of Lake Elsinore and into the Ivyglen Substation in the
unincorporated area of Temescal Valley using the underground existing transmission lines along
Third Street and Collier Avenue in the city of Lake Elsinore called the Third Street Channel
("Project"). SCE's alignment uses public right of way when applicable; and

WHEREAS, SCE has requested to purchase underground easement interests in the
amount of \$13,500 (Thirteen Thousand Five Hundred Dollars) from the District under portions
of the referenced right of way ("Easements"), hereinafter described in Exhibits "A" and
depicted in Exhibits "B" and referenced as Lands of Grantor in Exhibits "C", for the purpose
of the Project, and being approximately 22,445 square feet, to construct, operate, use,
maintain, alter, add, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate
and/or remove electrical systems consisting of crossarms, wires and other fixtures and

FORM APPROVED COUNTY COUNSEL
BY: [Signature] / 1/18/24
RYAN D. YABKO DATE

1 appliances with necessary appurtenances for conveying electric energy; and

2 **WHEREAS**, the Project will help maintain reliability for current and projected demand
3 for electricity in southern Riverside County, including the Cities of Menifee, Perris and Lake
4 Elsinore; and

5 **WHEREAS**, the District has reviewed and approved the offer to purchase, and SCE has
6 obtained a Permit to Construct (PTC Application 07-01-031, Decision 180-8-026) from the
7 California Public Utilities Commission authorizing the construction Project. The District is now
8 prepared to convey underground easements to SCE for the construction and operation of the
9 Project; and

10
11 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 9, the
12 District's Board of Supervisors ("Board") has the power to convey an interest in real property
13 which it owns necessary or convenient to the full exercise of its powers. District staff has
14 evaluated and determined that the conveyance of the permanent easement interests to SCE will
15 not interfere with the use of the property by the District as is necessary or convenient to the full
16 exercise of the District's powers; and

17
18 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 13,
19 the District's Board may determine that any real property held by the District is no longer
20 necessary to be retained for the uses and purposes thereof and may thereafter sell or
21 otherwise dispose of said property or lease the same; and

22
23 **WHEREAS**, the District desires to convey the Easements to SCE to facilitate the
24 Project for the safety and benefit of the community.

25 **NOW THEREFORE, BE IT FURTHER RESOLVED, DETERMINED AND**
26 **ORDERED** by the District's Board, in regular session on or after January 30, 2024 at 9:30
27 a.m. or soon thereafter, in the meeting room of the Board located on the 1st Floor of the
28 County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board's

1 staff has evaluated and determined that the conveyance of the underground Easements to
2 SCE will not interfere with the use of the property for the intended purposes of the District
3 and is no longer necessary to be retained by the District.

4 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the
5 District's Board intends to convey underground easement interests for construction by
6 Easement Deeds to SCE as described in Exhibits "A" and depicted in Exhibits "B" and
7 referenced as Lands of Grantor in Exhibits "C", attached hereto and incorporated herein by
8 this reference.
9

10 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk
11 of the Board is directed to give notice pursuant to Section 6061 of the Government Code.
12

13 ROLL CALL:

14 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez
15 Nays: None
16 Absent: None

17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors
18 on the date therein set forth.

19 KIMBERLY A. RECTOR, Clerk of said Board

20 By: Naomy Li
21 Deputy

22
23
24
25
26
27
28 1/30/2024 11.1

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 377-430-036 & 377-430-037
SERIAL NO. 72383A

UNDERGROUND TRANSMISSION LINE EASEMENT

THAT PORTION OF LOTS 12 AND 13, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ENTITLED GOODWIN, WHITTEN AND ELLIOT'S SUBDIVISIONS FILED IN BOOK 4, PAGE 241 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND ALSO A PORTION OF PARCEL 3175-1, AS SAID PARCEL IS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE OF RECORD OF SURVEYS, AND A PORTION OF THE LAND DESCRIBED AS PARCEL 3175-1A, IN THE GRANT DEED RECORDED FEBRUARY 24, 1993, AS INSTRUMENT NUMBER 070623, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF COLLIER AVENUE (76 FEET WIDE) AND THE CENTERLINE OF THIRD STREET (56 FEET WIDE) AS SAID INTERSECTION IS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG THE CENTERLINE OF SAID THIRD STREET, SOUTH 43°43'48" WEST, 182.54 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CENTERLINE AND ITS SOUTHERLY PROLONGATION, SAID PROLONGATION BEING THE SOUTHEASTERLY LINE OF SAID PARCEL 3175-1A, SOUTH 43°43'48" WEST, 1277.35 FEET;

THENCE NORTHERLY, LEAVING SAID SOUTHEASTERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, WHOSE RADIAL BEARS SOUTH 04°37'49" WEST, THROUGH A CENTRAL ANGLE OF 39°00'40", AN ARC DISTANCE OF 27.23 FEET;

THENCE NORTH 46°21'32" WEST, 88.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 3175-1;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 43°40'41" EAST, 30.00 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE, SOUTH 46°21'32" EAST, 88.82 FEET;

THENCE ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 89°54'20", AN ARC DISTANCE OF 15.69 FEET;

THENCE NORTH 43°44'08" EAST, 1162.49 FEET

THENCE ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 15°26'59", AN ARC DISTANCE OF 57.97 FEET;


THENCE NORTH 59°11'08" EAST, 27.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 21,973 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT 'B' HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



SHERRIE J. ZIMMERMAN LS. 8964



6/7/2021
DATE

SHEET 1 OF 3


EXHIBIT "B"

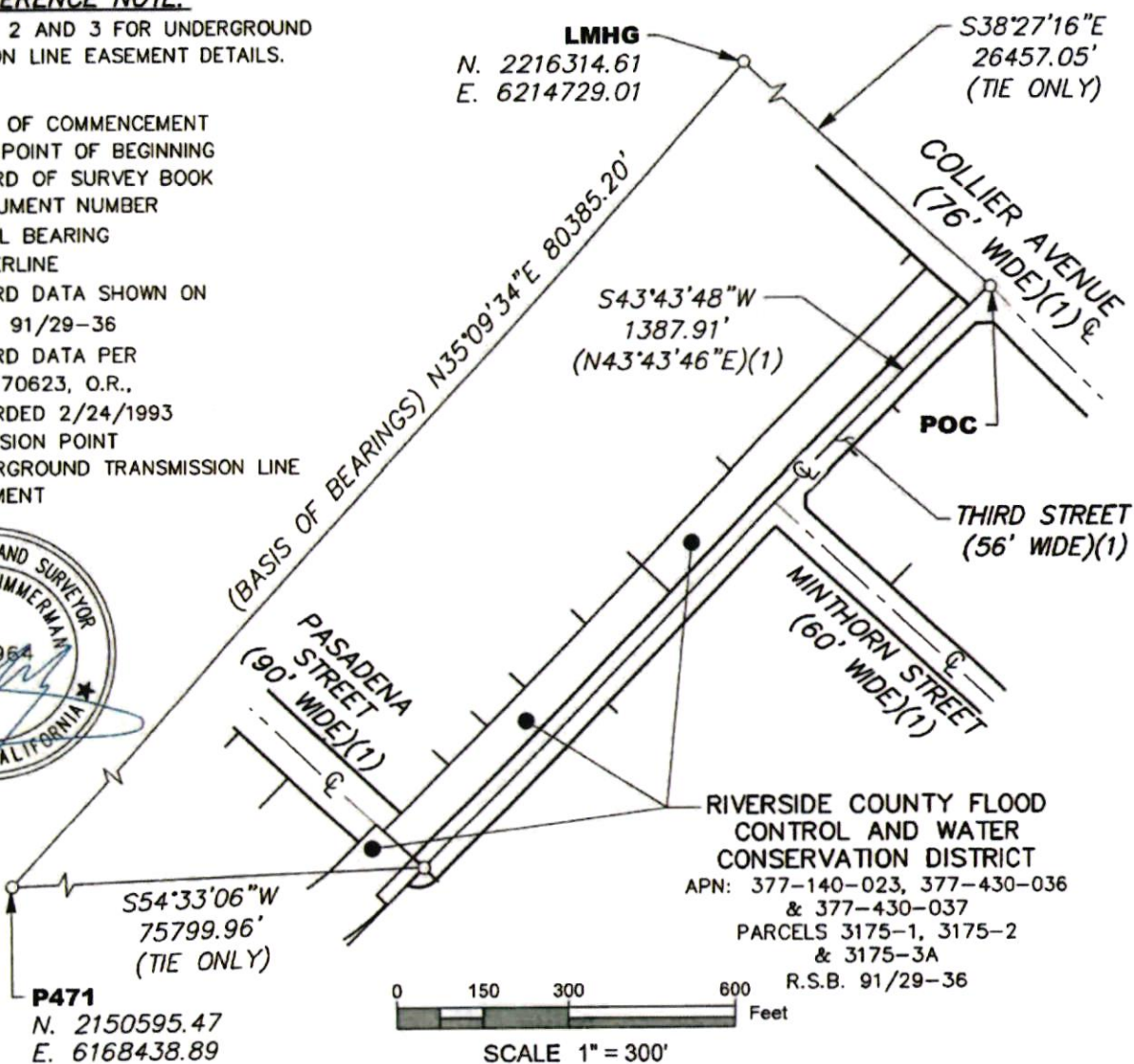
THAT PORTION OF LOTS 12 & 13 OF GOODWIN, ELLIOT AND WHITTEN'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 241, OF MAPS, IN THE COUNTY OF SAN DIEGO, AND PARCEL 3175-1 AS SHOWN BY MAP ON FILE IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE OF RECORDS OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET REFERENCE NOTE:

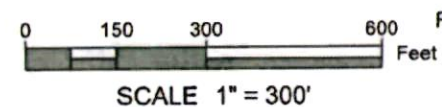
SEE SHEETS 2 AND 3 FOR UNDERGROUND TRANSMISSION LINE EASEMENT DETAILS.

LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- R.S.B. RECORD OF SURVEY BOOK
- INST. INSTRUMENT NUMBER
- (R) RADIAL BEARING
- ⊕ CENTERLINE
- (1) RECORD DATA SHOWN ON R.S.B. 91/29-36
- (2) RECORD DATA PER INST. 70623, O.R., RECORDED 2/24/1993
- DIMENSION POINT
-  UNDERGROUND TRANSMISSION LINE EASEMENT




RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 APN: 377-140-023, 377-430-036 & 377-430-037
 PARCELS 3175-1, 3175-2 & 3175-3A
 R.S.B. 91/29-36

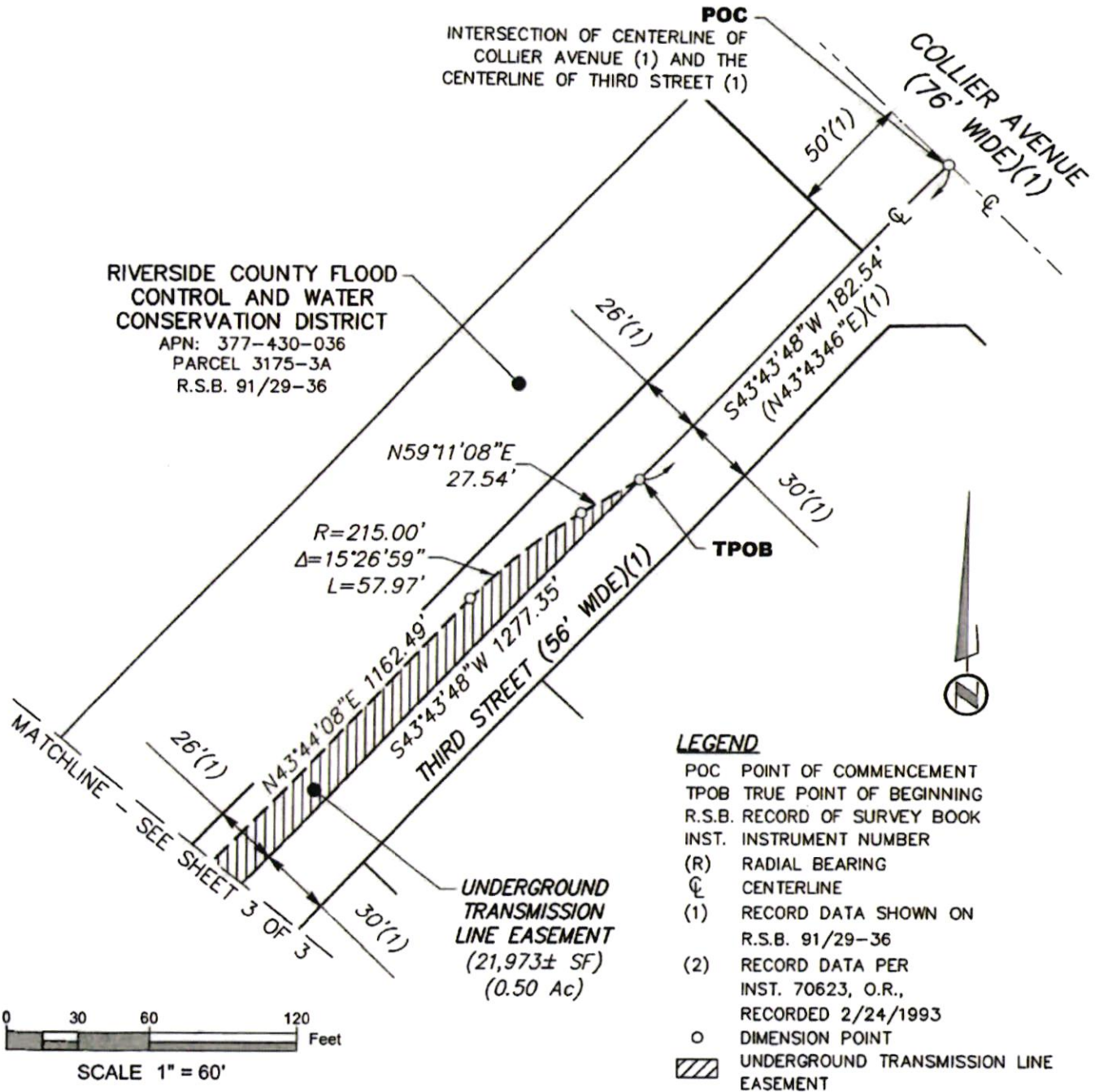


BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #3423 WITH A GPS DERIVED NAVD88 ELEVATION OF 1261 FEET GEOID12B (CONUS), A MAPPING ANGLE OF -00°36'20" AND A COMBINED SCALE FACTOR OF 0.9999182, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

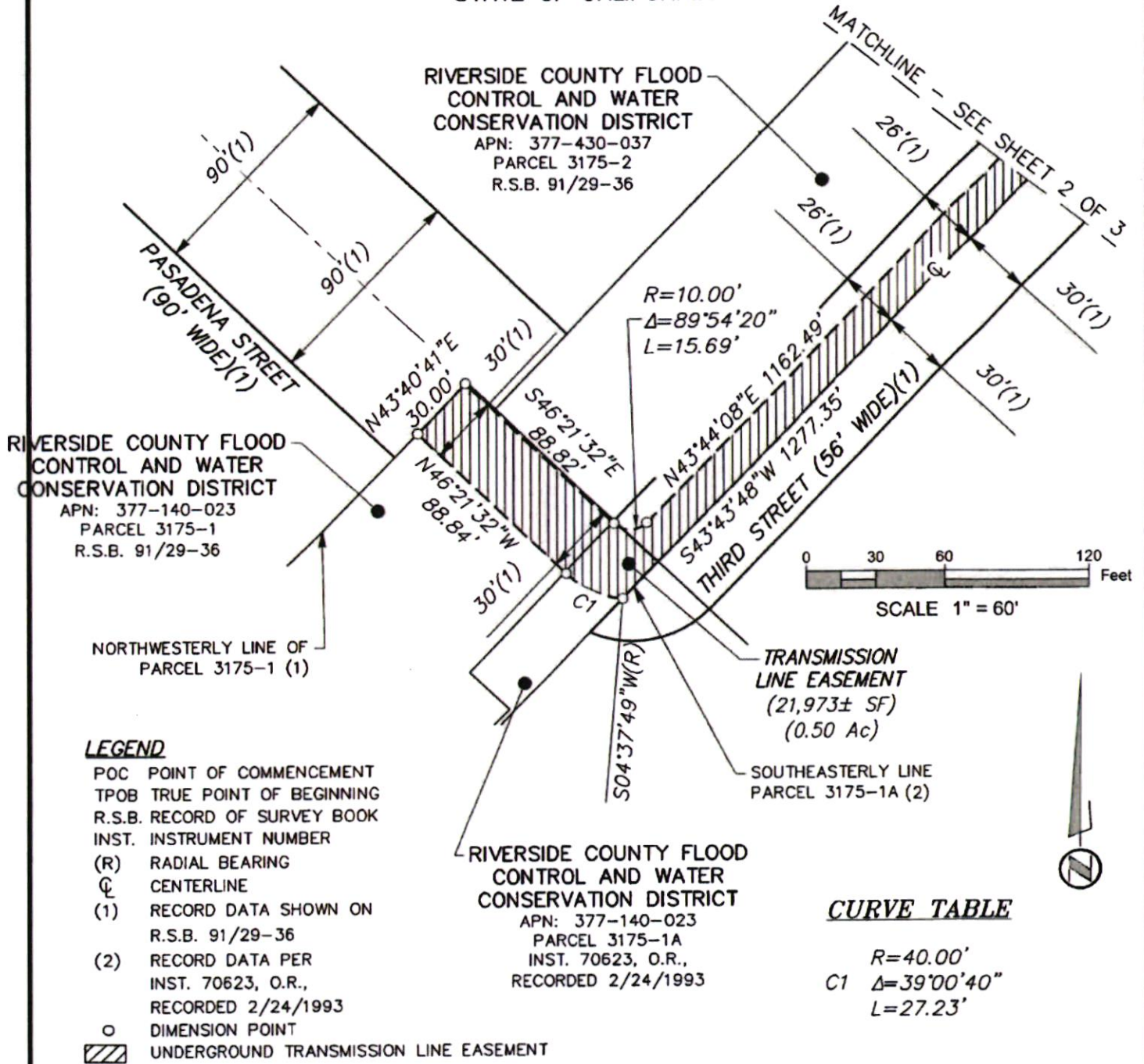
PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT				M.S.: 042-101/2
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: LAKE ELSINORE	COUNTY: RIVERSIDE	STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A	DATE: 6/7/2021	
DRAWN BY: AK		MAP REF.: R.S.B. 91/29-36		
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72383A	FILE NAME:	RCFC.DWG

THAT PORTION OF LOTS 12 & 13 OF GOODWIN, ELLIOT AND WHITTEN'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 241, OF MAPS, IN THE COUNTY OF SAN DIEGO, AND PARCEL 3175-1 AS SHOWN BY MAP ON FILE IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE OF RECORDS OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



PROJECT NAME: VALLEY - IVYGLLEN SUB-TRANSMISSION PROJECT			M.S.: 042-101/2	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: LAKE ELSINORE	COUNTY: RIVERSIDE	STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A	DATE: 6/7/2021	
DRAWN BY: AK		MAP REF.: R.S.B. 91/29-36		
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72383A	FILE NAME:	RCFC.DWG

THAT PORTION OF LOTS 12 & 13 OF GOODWIN, ELLIOT AND WHITTEN'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 241, OF MAPS, IN THE COUNTY OF SAN DIEGO, AND PARCEL 3175-1 AS SHOWN BY MAP ON FILE IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE OF RECORDS OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT				M.S.: 042-101/2	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: LAKE ELSINORE	COUNTY: RIVERSIDE	STATE: CA	
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A	DATE: 6/7/2021		SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company
DRAWN BY: AK		MAP REF.: R.S.B. 91/29-36			
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72383A	FILE NAME:	RCFC.DWG	

GRANT OF EASEMENT
SERIAL NUMBER: 72383A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

PARCEL A: (APN: 377-430-37)

THAT PORTION OF LOT 12 OF GOODWIN, WHITTEN AND ELLIOTT'S SUBDIVISION OF LOTS 8 AND 9, BLOCK A OF ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 241 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 3175-2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE NORTHWESTERLY ONE-HALF OF 3RD STREET LYING ADJACENT TO SAID PARCEL 3175-2 ON THE SOUTHEAST, WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE OF SAID PARCEL 3175-2.

PARCEL B: (APN: 377-430-36)

THAT PORTION OF LOT 13 OF GOODWIN, WHITTEN AND ELLIOTT'S SUBDIVISION OF LOTS 8 AND 9, BLOCK A OF ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 241 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 3175-3A, 3175-3B AND 3175-4, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE NORTHWESTERLY ONE-HALF OF 3RD STREET LYING ADJACENT TO SAID PARCELS 3175-3A, 3175-3B AND 3175-4 ON THE SOUTHEAST, AND THE SOUTHWESTERLY ONE-HALF OF COLLIER AVENUE LYING ADJACENT TO SAID PARCEL 3175-3B ON THE NORTHEAST, WHICH WOULD PASS BY OPERATION OF LAW UPON CONVEYANCE OF SAID PARCEL 3175-3A, 3175-3B AND 3175-4.

PARCEL C: (APN: 377-140-023)

BEING A PORTION OF LOT 11 AS SHOWN IN MAP BOOK 4, PAGE 241, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. DESCRIBED AS FOLLOWS:

GRANT OF EASEMENT
SERIAL NUMBER: 72383A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 11;

THENCE SOUTH 43° 43' 59" WEST ALONG THE SOUTHEAST LINE OF SAID LOT 11, A DISTANCE OF 567.65 FEET, TO THE NORTHEASTERLY LINE OF PARCEL 3040-62A AS SHOWN ON RECORD OF SURVEY BOOK 91 PAGES 29 THROUGH 35, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 37° 58' 54" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 36.15 FEET, IN THE BEGINNING OF A NON—TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET TO WHICH A RADIAL BEARS SOUTH 43° 59' 57" WEST;

THENCE NORTHWESTERLY ALONG SAID ARC, THROUGH A CENTER ANGLE OF 23° 36' 40" A DISTANCE OF 127.75;

THENCE NORTH 23° 50' 47" WEST ALONG SAID NORTHWEST LINE, A DISTANCE OF 40.25 FEET, TO THE MOST SOUTHERLY POINT OF PARCEL 3175-1 AS SHOWN ON SAID RECORD OF SURVEY.

THENCE NORTH 41° 58' 14" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3175-1, A DISTANCE OF 37.65 FEET, TO THE BEGINNING OF A NON—TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 489.75 FEET TO WHICH A RADIAL BEARS SOUTH 06° 54' 16" WEST;

THENCE EASTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 53° 10' 30", A DISTANCE OF 454.53 FEET;

THENCE NORTH 46° 16' 14" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 24.00 FEET;

THENCE NORTH 43° 43' 46" EAST ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL 3175-1, A DISTANCE OF 90.88 FEET, TO A POINT ON THE CENTERLINE OF PASADENA STREET AS SHOWN ON SAID RECORD OF SURVEY,

THENCE SOUTH 45° 17' 03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 26.00 FEET, TO THE POINT OF BEGINNING.

PARCELS 3040-62A, 3040-62B, AND 3040-62E OF THAT CERTAIN GRANT DEED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND RECORDED FEBRUARY 24, 1993 AS INSTRUMENT NO. 70624 OF OFFICIAL RECORDS

PARCEL 3175-1 OF THAT CERTAIN GRANT DEED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND RECORDED FEBRUARY 24, 1993 AS INSTRUMENT NO. 70625 OF OFFICIAL RECORDS.

GRANT OF EASEMENT
SERIAL NUMBER: 72383A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

PARCELS 3040-20LL, 3040-20MM OF THAT CERTAIN QUITCLAIM DEED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND RECORDED FEBRUARY 24, 1993 AS INSTRUMENT NO. 420648 OF OFFICIAL RECORDS.

Assessor's Parcel Number: 377-430-036 & 377-430-037 and 377-140-023

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 377-081-013
SERIAL NO. 72381A

UNDERGROUND TRANSMISSION LINE EASEMENT

THAT PORTION OF LOT 13 AS SHOWN ON THE MAP OF WALL'S FIRST ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 13, PAGE 620, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, SHOWN AS PARCEL 3175-5 OF THE RECORD OF SURVEY, IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 3175-5;

THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, SOUTH 43°42'42" WEST, 44.05 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTH 17°47'42" EAST, 48.98 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3175-5;

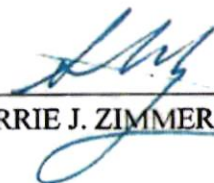
THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 46°16'29" EAST, 21.41 FEET TO THE POINT OF BEGINNING;

CONTAINING 472 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


SHERRIE J. ZIMMERMAN LS. 8964

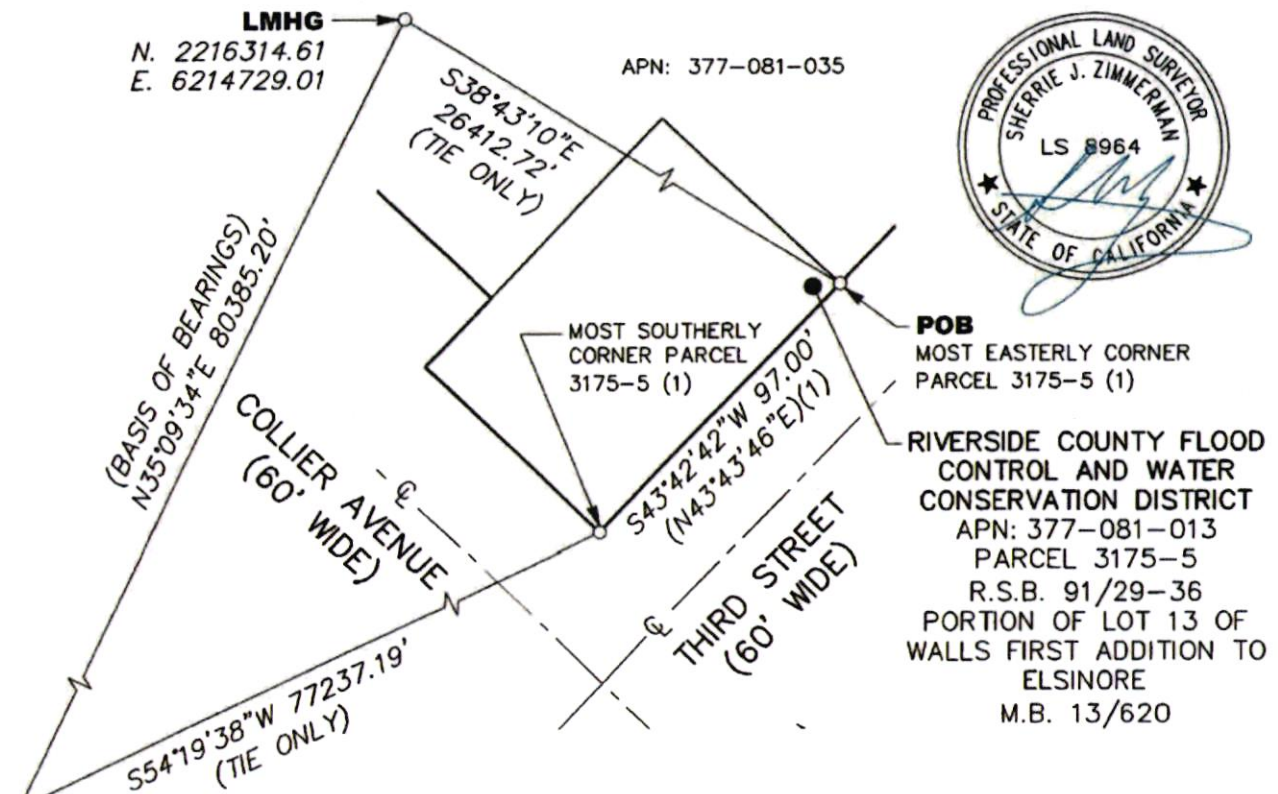


4/29/2021
DATE

SHEET 1 OF 2

EXHIBIT "B"

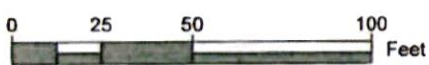
THAT PORTION OF PARCEL 3175-5, AS SHOWN BY MAP ON FILE IN BOOK 91 OF RECORDS OF SURVEY, AT PAGES 29 THROUGH 36, INCLUSIVE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



LEGEND

- POB POINT OF BEGINNING
- INST. INSTRUMENT NUMBER
- R.S.B. RECORD OF SURVEY BOOK
- O.R. OFFICIAL RECORDS
- M.B. MAP BOOK
- (R) RADIAL BEARING
- ⊕ CENTERLINE
- (1) RECORD DATA AS SHOWN ON THE MAP FILED IN RECORDS OF SURVEY BOOK 91, PAGES 29 - 36
- DIMENSION POINT
- ▨ UNDERGROUND TRANSMISSION LINE EASEMENT

SHEET REFERENCE NOTE:
SEE SHEET 2 OF 2 FOR UNDERGROUND TRANSMISSION LINE EASEMENT.



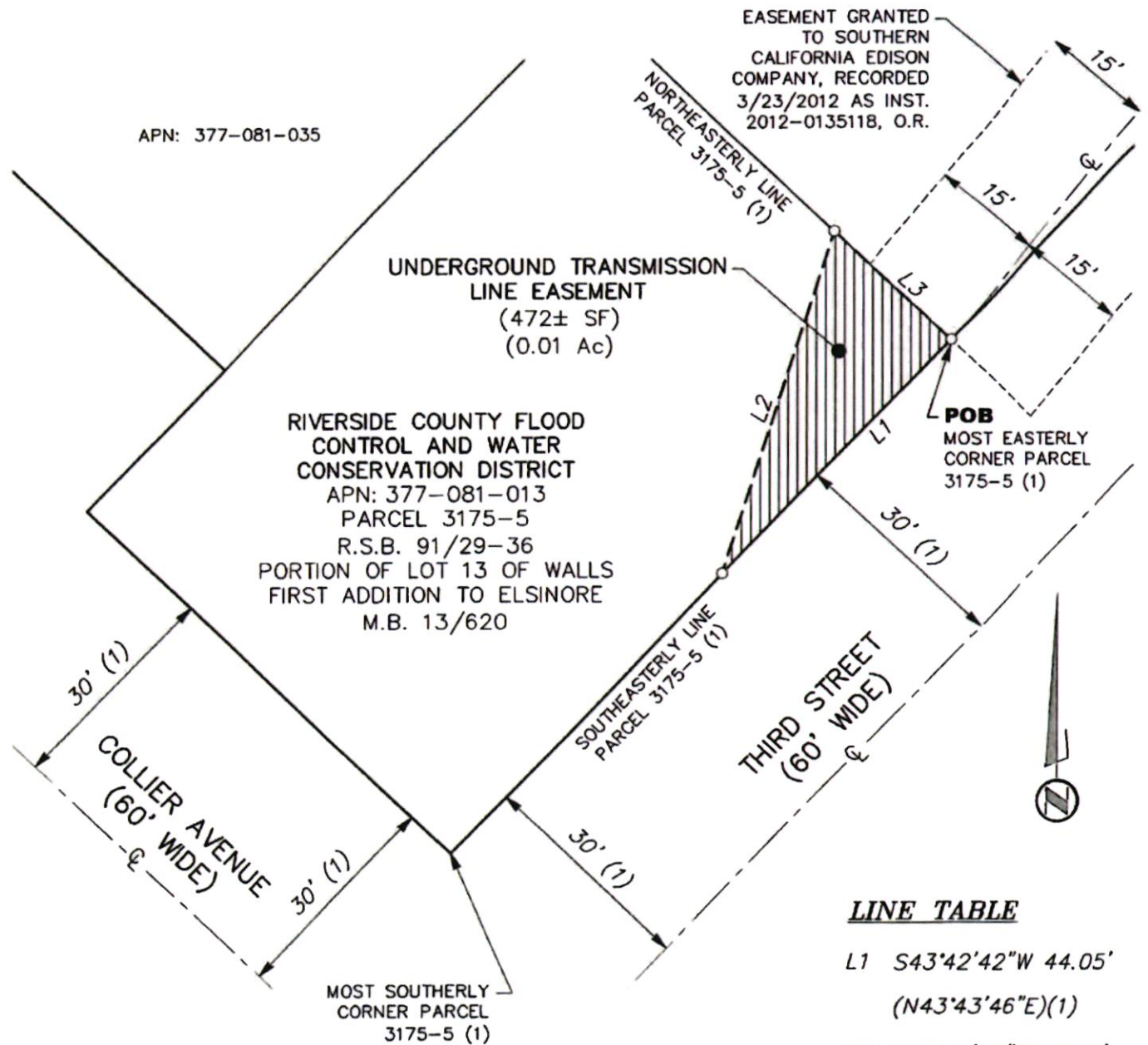
SCALE 1" = 50'

BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #110 WITH A GPS DERIVED NAVD88 ELEVATION OF 1308 FEET GEIOD12B (CONUS), A MAPPING ANGLE OF -00°35'38" AND A COMBINED SCALE FACTOR OF 0.9999163, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT				M.S.: 042-102	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: LAKE ELSINORE	COUNTY: RIVERSIDE	STATE: CA	
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A	DATE: 4/29/21		
DRAWN BY: BPK		MAP REF.: R.S.B. 91/29-36, M.B. 13/620			
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72381A	FILE NAME:	RCFC.DWG	

THAT PORTION OF PARCEL 3175-5, AS SHOWN BY MAP ON FILE IN BOOK 91 OF RECORDS OF SURVEY, AT PAGES 29 THROUGH 36, INCLUSIVE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

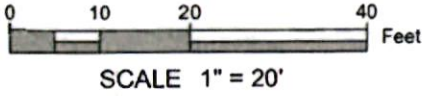


EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 3/23/2012 AS INST. 2012-013511B, O.R.

UNDERGROUND TRANSMISSION LINE EASEMENT (472± SF) (0.01 Ac)

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
 APN: 377-081-013
 PARCEL 3175-5
 R.S.B. 91/29-36
 PORTION OF LOT 13 OF WALLS FIRST ADDITION TO ELSINORE
 M.B. 13/620

POB MOST EASTERLY CORNER PARCEL 3175-5 (1)



SHEET REFERENCE NOTE:
 SEE SHEET 1 OF 2 FOR LEGEND.

LINE TABLE

- L1 S43°42'42"W 44.05'
(N43°43'46"E)(1)
- L2 N17°47'42"E 48.98'
- L3 S46°16'29"E 21.41'

PROJECT NAME: VALLEY - IVYGLLEN SUB-TRANSMISSION PROJECT				M.S.: 042-102	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: LAKE ELSINORE	COUNTY: RIVERSIDE	STATE: CA	
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A	DATE: 4/29/21		
DRAWN BY: BPK		MAP REF.: R.S.B. 91/29-36, M.B. 13/620			
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72381A	FILE NAME:	RCFC.DWG	

GRANT OF EASEMENT
SERIAL NUMBER: 72381A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

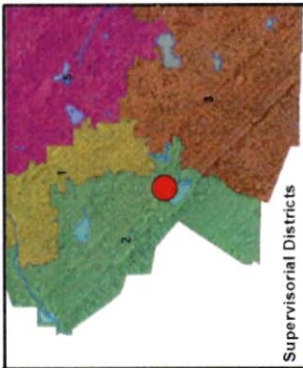
EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 13 OF WALL'S FIRST ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 13, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

PARCEL 3175-5, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 91, PAGES 29 THROUGH 36, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 377-081-013



Supervisorial Districts

Legend

Assessors Parcels

District Parcels

Description

THIRD STREET CHANNEL

Project No. 3-0-00175

RCFC Parcel Numbers:

3175-1A

3175-2

3175-3A

3175-5

Map Updated: January 18, 2024

Vicinity Map



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

Underground Easements Conveyance to SCE

APNs 377-430-036, 377-430-037, 377-140-023, & 377-081-013

