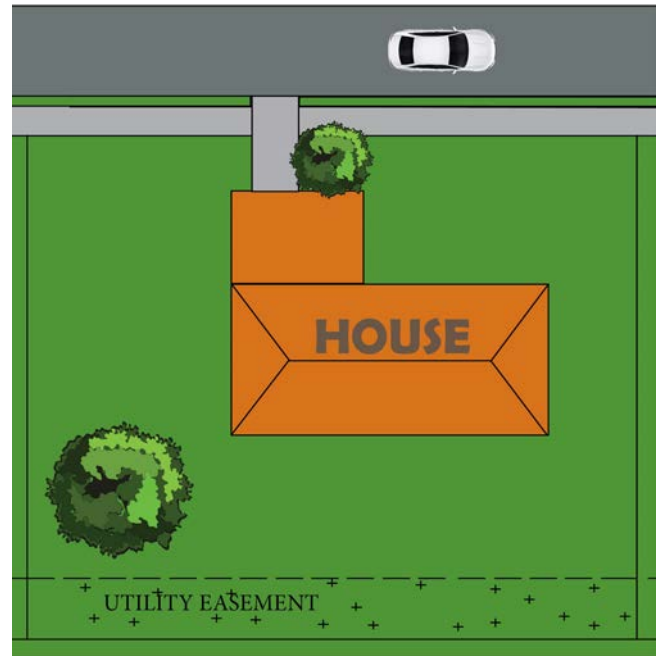




**WHAT IS AN EASEMENT?**

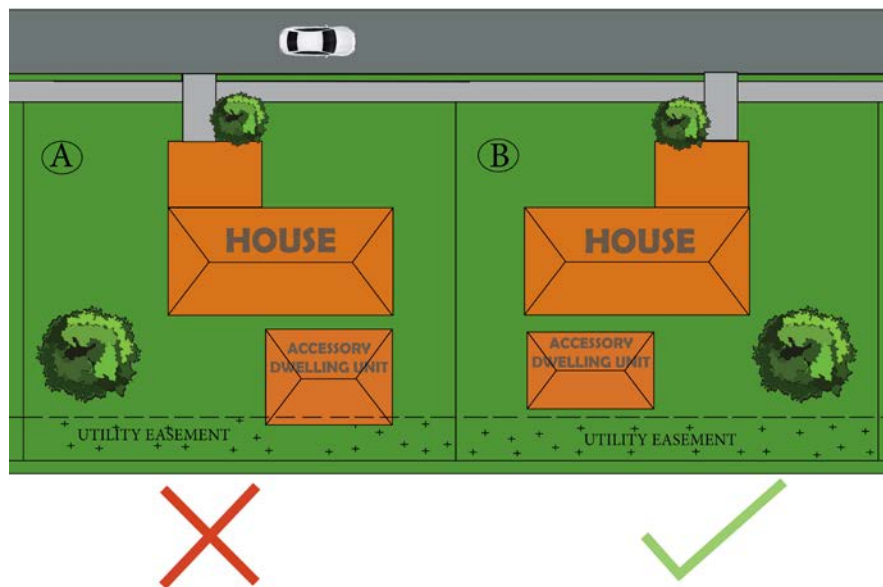
An easement is a portion of a lot that is reserved or used for utility, rights-of-way, access, or any public or private use, as indicated on a subdivision map, deed restriction, or other recorded document (City of Westminister Municipal Code, section 17.700.010.E). An easement gives the legal right to an entity or person to access and control a portion of real estate that they do not own for a specific purpose.

Utility easements are one of the most common types of easements for private property, which generally allow public utility companies access to the property for the purpose of installing, repairing and maintaining utility lines.



**HOW DOES AN EASEMENT AFFECT WHAT I CAN DO ON MY PROPERTY?**

Easements must be clear of any and all structures. No portion of a structure (whether new construction or converted from existing space) may encroach into any public or private easement unless the easement holder has provided written permission to construct the structure in the manner proposed. Roof eaves may not be eliminated to meet the easement requirements. See the image below. If you are planning to build anything in your property, please contact Westminister Planning Division to learn about all the applicable clearances.



The accessory dwelling unit in property **A** is not permitted, because some portion of the structure encroaches into the easement.





**WHERE CAN I FIND ALL THE EASEMENTS ON MY PROPERTY?**

All the easements should be recorded on the full Title Report of your property. You can find the full details and description of the easements in the Grant of Easement document under Exceptions section of the title report. The Grant of Easement is usually provided by a hyperlink to the book and page number of the Official Records. Please keep in mind that one property may have more than one grant of easement. If you don't have the full title information, please contact a title company.

**WHAT SHOULD I ASK FOR WHEN I CONTACT A TITLE COMPANY?**

Provide all the information you already have about the property (address, owner's name, APN number, and etc.) to the title company and ask for a **Full Title Report along with copies of all the exhibits; easements; and conditions, covenants, and restrictions referenced in the report.**

**WHEN DO I NEED TO PROVIDE A TITLE REPORT TO THE CITY?**

All projects involving development require submittal of a title report prepared within the last six months along with all exhibits; easements; and conditions, covenants, and restrictions referenced in the report.

**EXAMPLE OF EASEMENT IDENTIFIED IN A TITLE REPORT  
FOR REFERENCE ONLY**

**EXCEPTIONS**

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:  
Code Area:  
Tax Identification No.:  
Fiscal Year:  
1st Installment:  
2nd installment:  
Exemption:  
Land:  
Improvements:  
Personal Property:
2. The lien of supplemental or escaped assessments on property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 7590) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.  
  
Note: If said supplementals (if any) are not posted prior to the date of closing, this company assumes no liability for payment thereof.
3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording No.: Book 8711, Page 747, Official Records  
  
Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Purpose: Public utilities and rights incidental thereto  
Recording No.: Book 8806, Page 898, Official Records  
Affects: As described therein



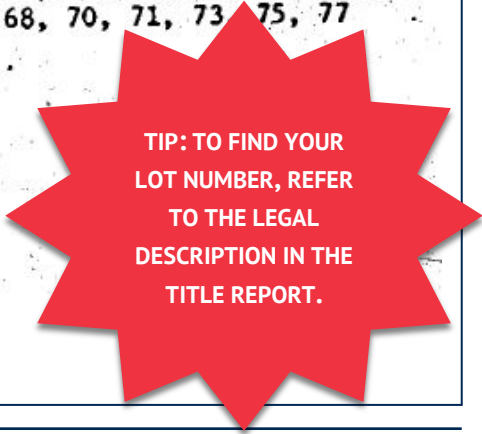
EXAMPLE OF GRANT OF EASEMENT FOR REFERENCE ONLY

06

GRANT OF EASEMENT

DODMAN CORP., a corporation, organized under the laws of the State of California, and having its principal place of business at 8857 W. Olympic Blvd., Beverly Hills, California, and RUTLEDGE CORP., a corporation, organized under the laws of the State of California, and having its principal place of business at 8857 W. Olympic Blvd., Beverly Hills, California; (herein called "Grantors"), hereby grant to **SOUTHERN CALIFORNIA EDISON COMPANY**, a corporation, its successors and assigns (herein called "Grantee"), an easement and right of way to construct, use, maintain, alter, add to, repair, replace, reconstruct, inspect and/or remove at any time and from time to time, an electric system consisting of underground conduits, preformed cable in ducts, vaults, manholes, pull boxes, and including above-ground transformers, pedestals, markers and concrete pads and other appurtenant fixtures or equipment, together with the wires, cables, switches and appurtenances as aforesaid and which may become necessary or useful for conveying electric energy to be used for light, heat, power, telephone, telegraph and/or other purposes, in, on, under and across that certain real property in the City of Westminster, County of Orange, State of California, described as follows:

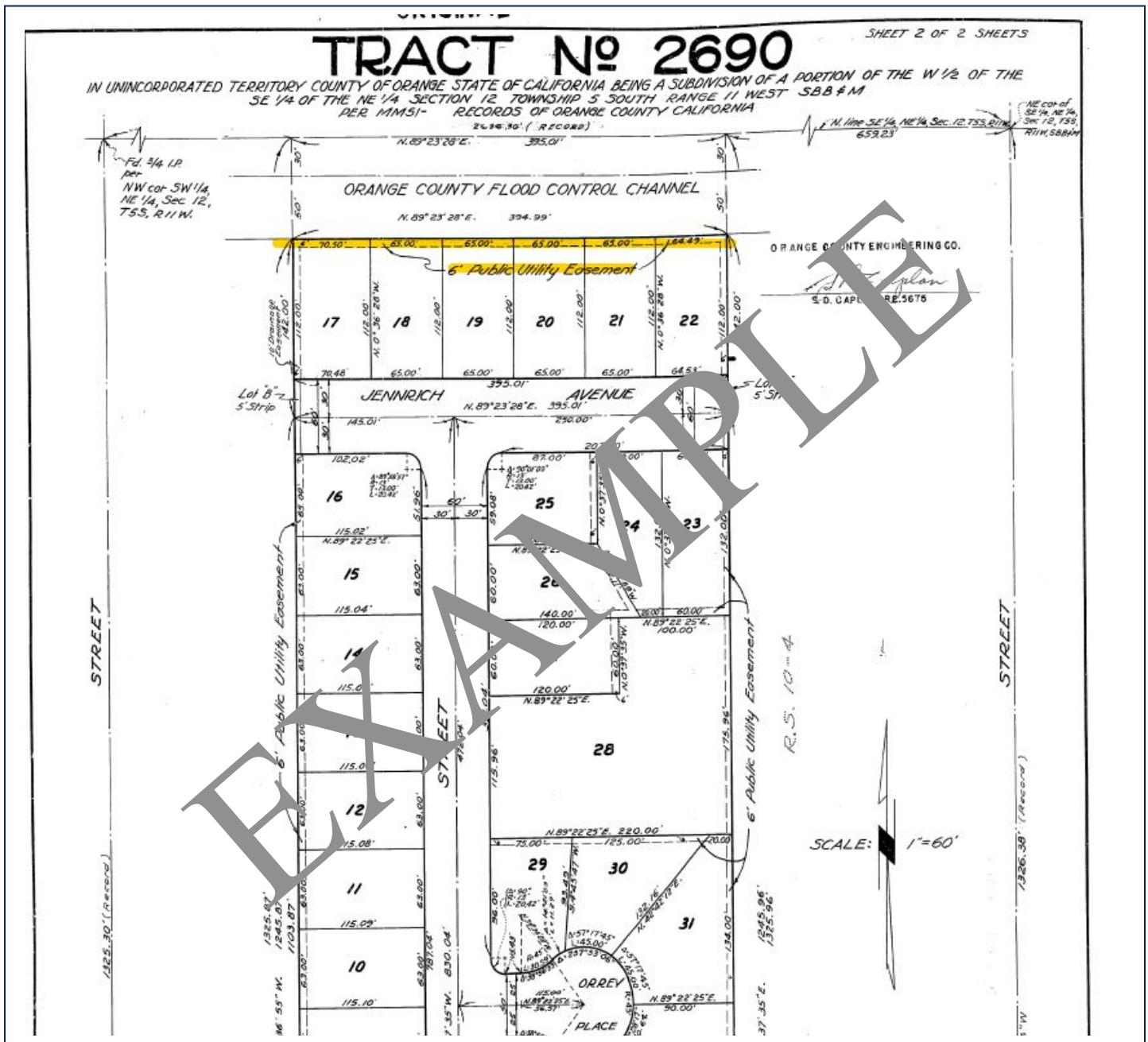
- The northerly 6 feet of Lots 22 and 41;
- The easterly 6 feet of Lots 23 to 29, inclusive, and of Lots 71 to 80, inclusive;
- The westerly 6 feet of Lots 1 to 20, inclusive, and of Lots 33 to 39, inclusive, and of Lots 61 to 70, inclusive;
- The northeasterly 6 feet of Lot 1;
- The southwesterly 6 feet of Lot 33;
- The easterly 6 feet of the northerly 20 feet of Lots 50, 52, 54, 56, 58 and 60;
- The northerly 3 feet of Lots 2, 4, 5, 6, 8, 10, 12, 14, 16, 17, 18, 26, 28, 30, 34, 31, 36, 44, 46, 48, 50, 52, 54, 56, 58, 60, 61, 63, 65, 67, 69, 72, 74, 76, 78 and 80;
- The southerly 3 feet of Lots 3, 5, 6, 7, 9, 11, 13, 15, 17, 18, 19, 25, 27, 29, 35, 37, 43, 45, 47, 49, 51, 53, 55, 57, 59, 62, 64, 66, 68, 70, 71, 73, 75, 77 and 79;
- The easterly 3 feet of Lots 21, 31 and 42; and 11;
- The westerly 3 feet of Lots 22, 32, 45, 50 and 56;
- The northeasterly 3 feet of Lots 20, 38 and 40;



TIP: TO FIND YOUR LOT NUMBER, REFER TO THE LEGAL DESCRIPTION IN THE TITLE REPORT.



EXAMPLE OF AN EASEMENT IDENTIFIED ON A TRACT MAP FOR REFERENCE ONLY



WHO SHOULD I CONTACT IF I HAVE ADDITIONAL QUESTIONS?

If you have any additional questions, please contact City of Westminister Planning Division:

Planning Division Main Line: (714) 548-3247

Email: [planning@westminster-ca.gov](mailto:planning@westminster-ca.gov)