

After recording return document to:

City of Seattle  
Department of Transportation  
700 5th Avenue – Suite 3800  
PO Box 34996  
Seattle, WA 98124-4966  
Attn: Julie Aune



**20190404000487**

EASEMENT Rec: \$104.00  
4/4/2019 12:37 PM  
KING COUNTY, WA

EXCISE TAX NOT REQUIRED  
King Co. Records Division  
By  Deputy  
Amber Lee

Document Title: Catchment Wall Easement  
Reference Number of Related Document: N/A  
Grantor(s): Farrington, Paul J. and Ronald F. Minter  
Grantee: City of Seattle  
Legal Description (abbreviated): LOT 6 & PTN LOT 5, BLK 2 MAYES' ADD. TO SEATTLE  
Assessor's Tax Parcel Number: 524180-0085

### CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **PAUL J. FARRINGTON AND RONALD F. MINTER**, each as their separate estate, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands ("the Easement area") for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or

Tax Parcel Number 524180-0085

### CATCHMENT WALL EASEMENT

any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantor:

By   
Paul J. Farrington

By   
Ronald F. Minter

Date: 31 JULY, 2018

Tax Parcel Number 524180-0085  
Project Parcel 3a





**CATCHMENT WALL EASEMENT**

Approved and Accepted By:  
CITY OF SEATTLE

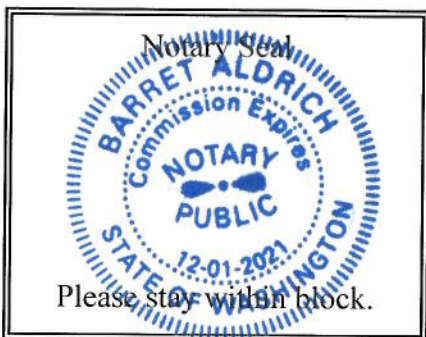
By: [Signature]  
Linea Laird, Interim Director  
Seattle Department of Transportation

Date: December 13, 2018

STATE OF WASHINGTON     )  
  : §  
County of King             )

On this 13 day of December, 2018, before me personally appeared LINEA LAIRD, to me known to be the Interim Director of the Seattle Department of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



[Signature]  
Notary (print name) Barret Aldrich  
Notary Public in and for the State of Washington,  
residing at Vashon, WA  
My Appointment expires Dec 1, 2021

Tax Parcel Number 524180-0085  
Project Parcel 3a

## CATCHMENT WALL EASEMENT

### EXHIBIT A

#### PERMANENT EASEMENT DESCRIPTION

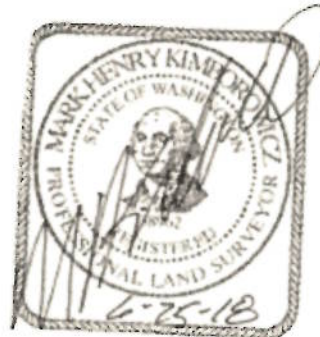
#### FOR LOTS 5 AND 6 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF THE SOUTHEAST HALF OF LOT 5, ALL OF LOT 6, BLOCK 2, MAYES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 43, IN KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID PLAT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH S 58° 13' 45" E 233.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 29.21 FEET TO THE BEGINNING OF A 623.00 FOOT TANGENT CURVE, CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 38' 02" A DISTANCE OF 6.89 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 32° 32' 57" W 1.00 FOOT TO THE BEGINNING OF A 622.00 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 32° 24' 16" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 38' 01" A DISTANCE OF 6.88 FEET; THENCE N 58° 13' 45" W 29.21 FEET; THENCE N 31° 46' 15" E 1.00 FOOT TO THE **POINT OF BEGINNING**.

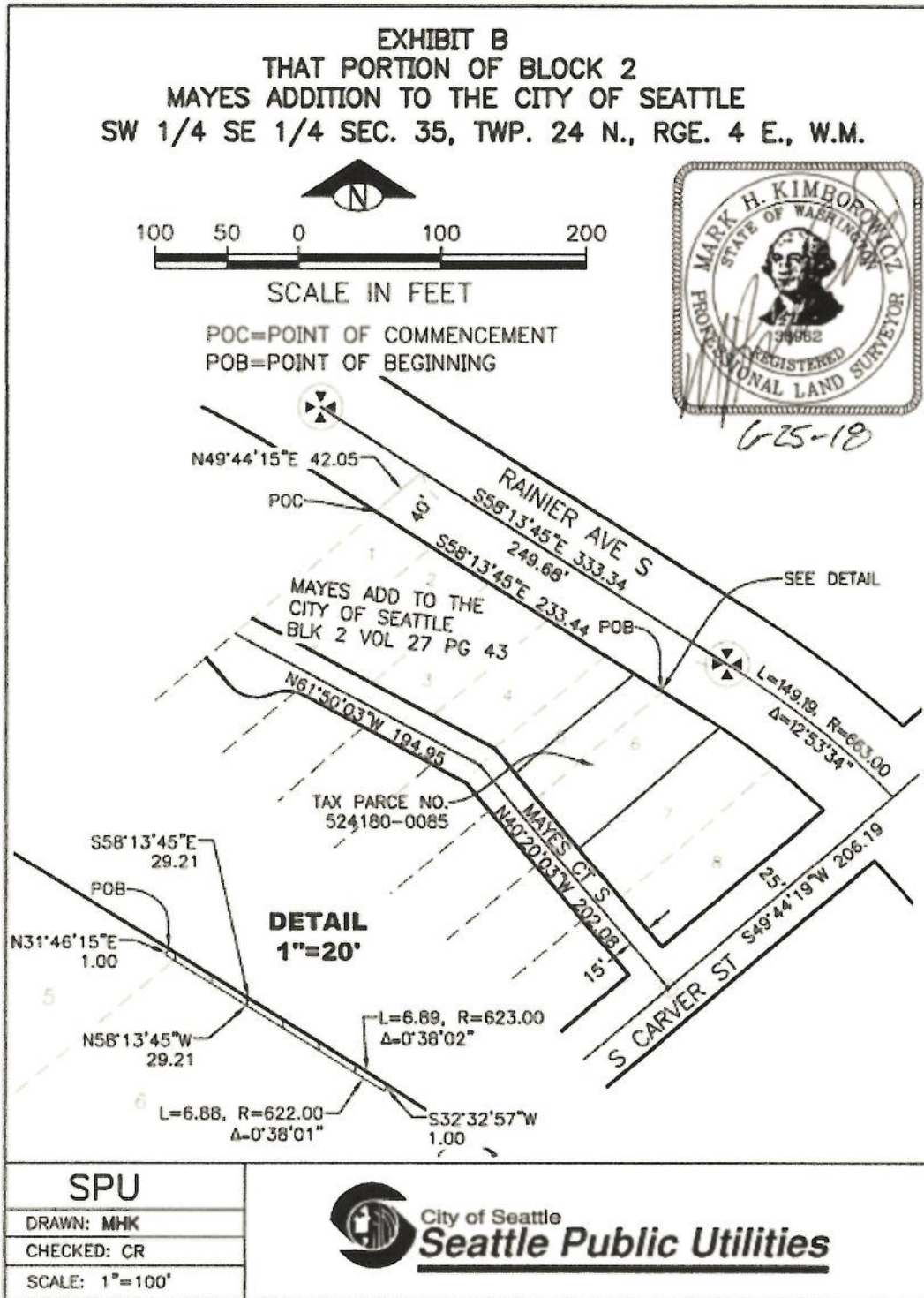
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 36 SQ. FT., MORE OR LESS



Tax Parcel Number 524180-0085  
Project Parcel 3a

**CATCHMENT WALL EASEMENT**



Tax Parcel Number 524180-0085  
Project Parcel 3a