

After recording return document to:

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



20190404000488

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

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

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Lincoln A. Louie and Ann Marie D. Louie
Grantee: City of Seattle
*Abbreviated Legal Description: Ptn of LOTS 3, 4 & 5, BLK 35, RAINIER BEACH ADD,
ACC. TO PLAT THEREOF REC. IN VOL 8, PG 11, King County, WA*
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 712930-1750

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **LINCOLN A. LOUIE** and **ANN MARIE D. LOUIE**, a married couple, 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.

Tax Parcel Number 712930-1750
Project Parcel 7

CATCHMENT WALL EASEMENT

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 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.

Grantors:

By 
LINCOLN A. LOUIE

Date: May 14, 2018

By 
ANN MARIE D. LOUIE

Date: 5/14, 2018

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CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

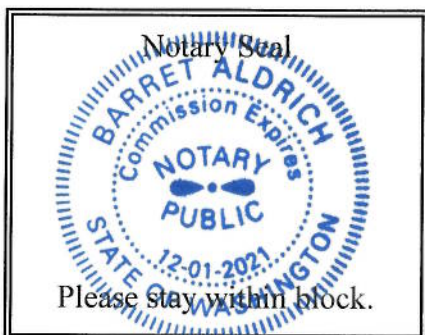
By: *Goran Sparrman*
Goran Sparrman, Interim Director
Seattle Department of Transportation

Date: 5/30, 2018

STATE OF WASHINGTON)
 : §
County of King)

On this 30 day of May, 2018, before me personally appeared GORAN SPARRMAN, 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.



Barret Aldrich
Notary (print name) Barret Aldrich
Notary Public in and for the State of Washington,
residing at Kenmore WA
My Appointment expires 12-1-21

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CATCHMENT WALL EASEMENT

EXHIBIT A PERMANENT EASEMENT DESCRIPTION FOR LOTS 3 THROUGH 5, BLOCK 35 RAINIER BEACH

THAT PORTION OF LOTS 3 THROUGH 5 BLOCK 35, OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH AND THE SOUTHERLY MARGIN OF SOUTH PERRY STREET ALSO KNOWN AS THE NORTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 35, TOGETHER WITH THAT PORTION OF SOUTH PERRY STREET AS VACATED BY COUNTY COMMISSION UNDER VOLUME 14-247 AND WHICH ATTACHED BY OPERATION OF LAW; THENCE ALONG SAID SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH, S 40° 18' 47" E A DISTANCE OF 108.00 FEET TO THE NORTHWESTERLY PROPERTY CORNER OF LOT 3 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 40° 18' 47" E A DISTANCE OF 150.00 FEET TO THE SOUTHEASTERLY PROPERTY LINE OF LOT 5; THENCE ALONG SAID PROPERTY LINE S 49° 42' 00" W 5.00 FEET; THENCE LEAVING SAID PROPERTY LINE N 40° 18' 47" W 150.00 FEET TO THE NORTHWESTERLY PROPERTY LINE OF LOT 3; THENCE ALONG SAID PROPERTY LINE N 49° 42' 00" E A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

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

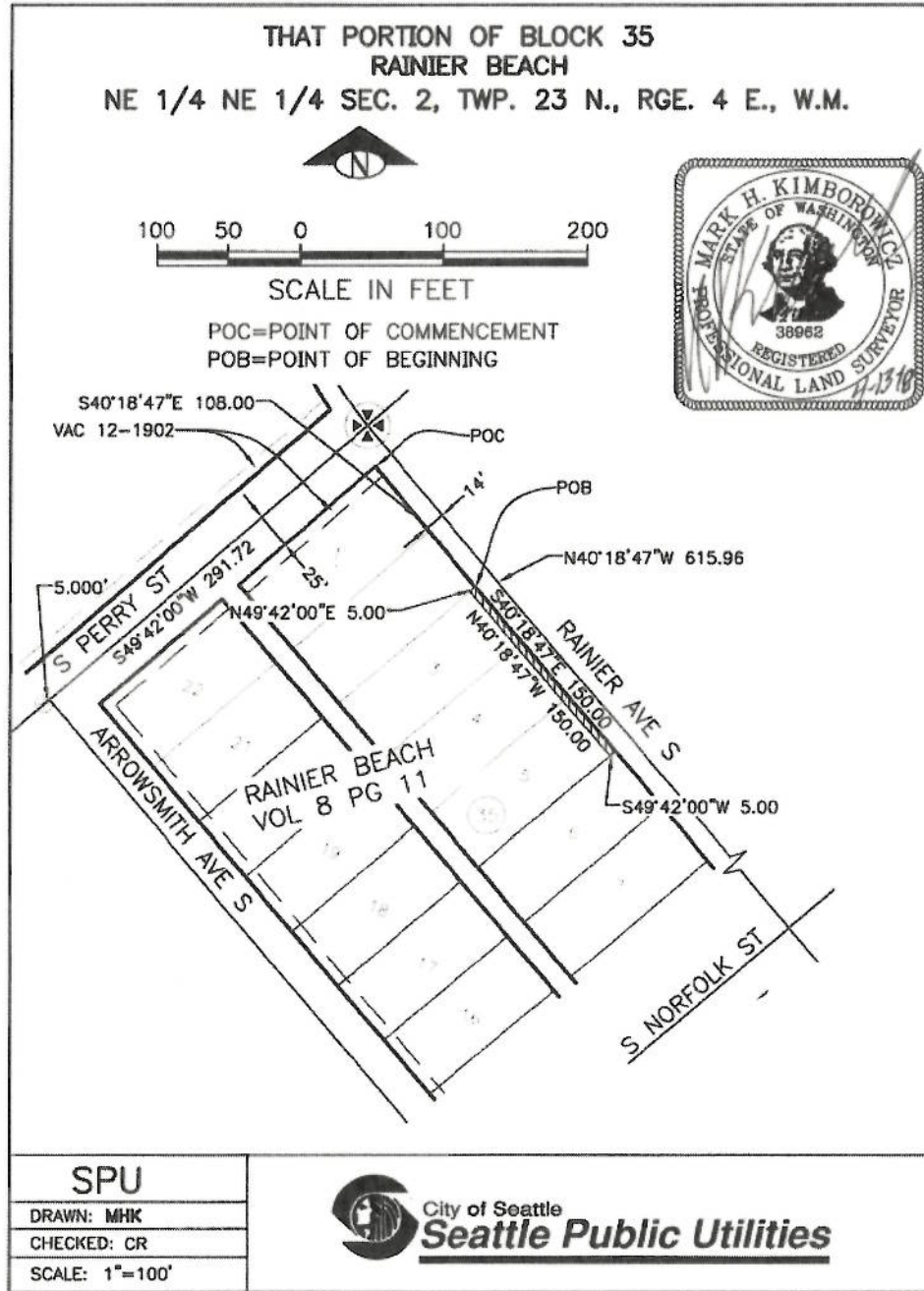
CONTAINING 750 SQ. FT., MORE OR LESS



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EXHIBIT B

CATCHMENT WALL EASEMENT



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