

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



**20190404000483**

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): Ngoc Nguyen and My Chau Tran*  
*Grantee: City of Seattle*

*Abbreviated Legal Description: Ptn of STURTEVANTS LAKE FRONT TRS 9 & WLY 15  
FT OF 10 LESS ST, Block: 3 Lot: 9-10, King County, WA*

*Additional Legal Description is on Page(s) 5 of Document.*

*Assessor's Tax Parcel Number(s): 806900-0170*

### CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **NGOC NGUYEN** and **MY CHAU TRAN**, 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 806900-0170

Project Parcel 9

## 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:   
NGOC NGUYEN

By:   
MY CHAU TRAN

Date: 08/16/18, 2018

Tax Parcel Number 806900-0170  
Project Parcel 9


## CATCHMENT WALL EASEMENT

STATE OF WASHINGTON )  
  : §  
County of King                              )

On this 17<sup>th</sup> day of August, 2018, before me personally appeared NGOC NGUYEN and MY CHAU TRAN to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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



  
Notary (print name) Glenn P. Sadang  
Notary Public in and for the State of Washington,  
residing at Seattle WA  
My Appointment expires 11/15/2018

Tax Parcel Number 806900-0170  
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**CATCHMENT WALL EASEMENT**

Approved and Accepted By:  
CITY OF SEATTLE

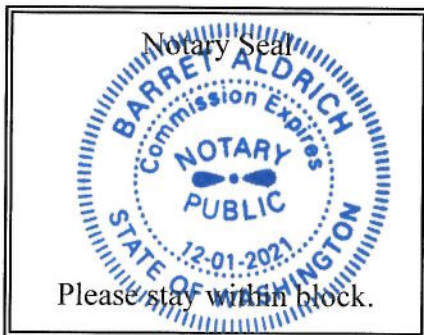
By: [Signature]  
Linea Laird, Interim Director  
Seattle Department of Transportation

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

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## CATCHMENT WALL EASEMENT

### EXHIBIT A

#### FOR PORTIONS OF LOT 9-10 BLOCK 3

#### STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS

THAT PORTION OF LOT 9, AND THE WESTERLY 15 FEET OF LOT 10 IN BLOCK 3 OF STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 102, RECORDS OF KING COUNTY AUDITOR; EXCEPT THAT PORTION THEREOF CONDEMNED FOR RAINIER AVENUE BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 87583, ORDINANCE NUMBER 29364 OF THE CITY OF SEATTLE; DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF SAID BLOCK 3, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH AND THE EASTERLY RIGHT OF WAY MARGIN OF 75<sup>TH</sup> AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583, SAID POINT BEING THE BEGINNING OF A 303.88 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 11° 21' 26" W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, THROUGH A CENTRAL ANGLE OF 9° 12' 36" A DISTANCE OF 48.85 FEET; THENCE S 69° 25' 58" E 409.85 FEET TO THE **POINT OF BEGINNING**; THENCE S 69° 25' 58" E 6.90 FEET TO THE BEGINNING OF A 591.27 FOOT RADIUS TANGENT CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 20' 15" A DISTANCE OF 13.80 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 20° 34' 02" W 5.00 FEET TO THE BEGINNING OF A 586.27 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 21° 54' 58" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1° 20' 56" A DISTANCE OF 13.80 FEET; THENCE N 69° 25' 58" W 6.90 FEET; THENCE N 20° 34' 02" E 5.00 FEET TO THE **POINT OF BEGINNING**.

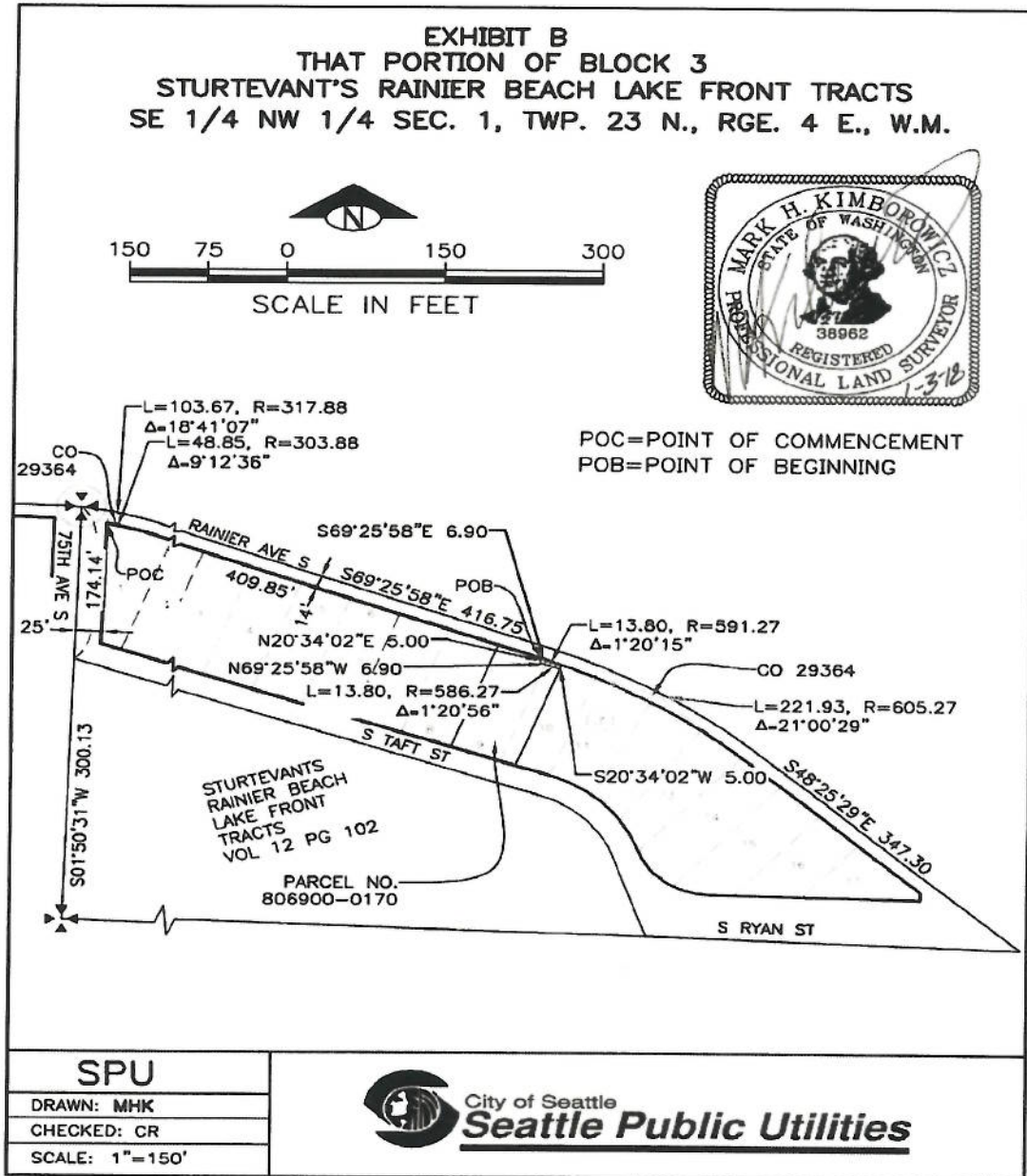
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING,  
STATE OF WASHINGTON.

CONTAINING 104 SQ. FT., MORE OR LESS



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**CATCHMENT WALL EASEMENT**



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