

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



20190404000484

EASEMENT Rec: \$105.00
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): Margaret Brown

Grantee: City of Seattle

Abbreviated Legal Description: Ptn of LOTS 17 & 18, BLK 46, RAINIER BEACH, King County, WA

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

Assessor's Tax Parcel Number(s): 712930-2960

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **MARGARET BROWN**, 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.

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Project Parcel 5

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.

Grantor:

By Margaret M Brown
MARGARET BROWN

Date: August 2, 2018

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CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

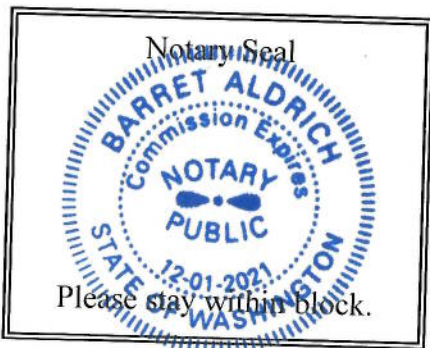
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

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 PERMANENT EASEMENT DESCRIPTION FOR LOT 17-18 BLOCK 46 RAINIER BEACH

THAT PORTION OF LOT 17 AND 18 BLOCK 46 OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 46, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 87583 FOR RAINIER AVENUE; AND EXCEPT THAT PORTION OF LOT 17, DESCRIBED AS FOLLOWS:

BEGINNING AT MOST WESTERLY CORNER OF SAID LOT 17; THENCE NORTH 48°33'49" EAST 56.50 FEET ALONG NORTHWESTERLY LINE OF LOT 17; THENCE SOUTH 41°26'11" EAST 5.80 FEET; THENCE SOUTH 50°47'41" WEST 56.54 FEET TO THE SOUTHWESTERLY LINE OF LOT 17; THENCE NORTH 41°26'11" WEST 3.60 FEET TO THE POINT OF BEGINNING; 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 NORTHEASTERLY CORNER OF SAID LOT 18 BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY MARGIN OF SOUTH KEPPLER STREET AND THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583; SAID POINT BEING THE BEGINNING OF A 315.68 FOOT NON TANGENT CURVE, CONCAVE TO SOUTHWEST, WHICH RADIUS POINT BEARS S 59° 17' 59" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, THROUGH A CENTRAL ANGLE OF 7° 07' 21" A DISTANCE OF 39.24 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 48' 50" A DISTANCE OF 26.52 FEET; THENCE N 42° 38' 08" W 4.49 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 49° 41' 44" W 5.00 FEET; THENCE S 42° 38' 08" E 4.69 FEET TO THE BEGINNING OF A 310.68 FOOT RADIUS NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 47° 21' 47" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 51' 14" A DISTANCE OF 26.32 FEET; THENCE N 49° 41' 44" E 5.00 FEET TO THE **POINT OF BEGINNING**.

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CATCHMENT WALL EASEMENT

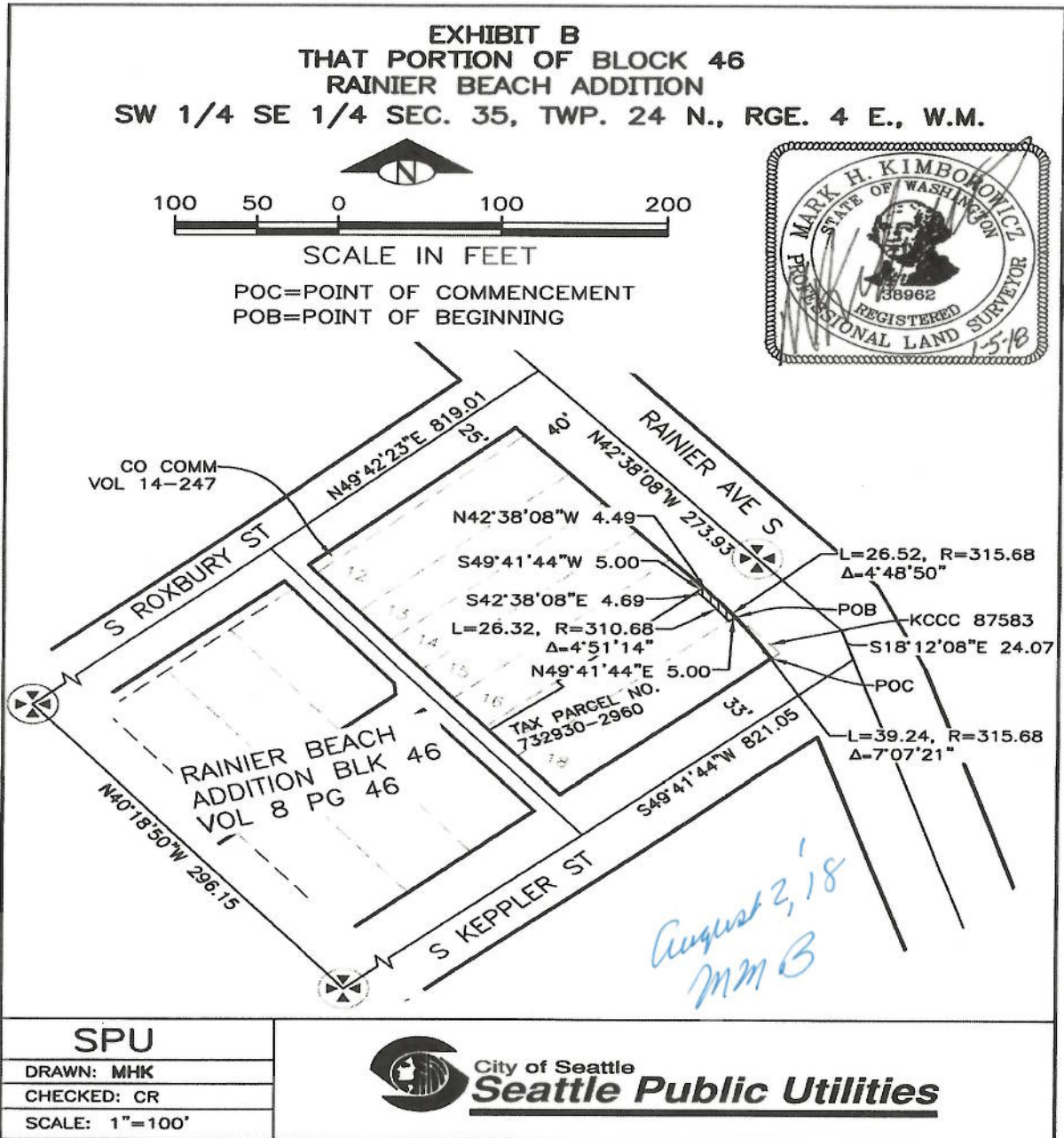
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF
WASHINGTON.

CONTAINING 155 SQ. FT., MORE OR LESS



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