

After recording return document to:

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

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Paul Tan and Ly Ngoc Tan
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lot 7 of Block 35, Rainier Beach, according to the plat thereof recorded in Volume 8 of Plats, Page 11, records of King County, WA.
Additional Legal Description is on Page(s) 5 and 6 of Document.
Assessor's Tax Parcel Number(s): 712930-1765

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantors, **PAUL TAN and LY NGOC TAN, 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, convey and warrant 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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CATCHMENT WALL EASEMENT


The Grantors reserve 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 Grantors 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, Grantors, 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 
Paul Tan

By: 
Ly Ngoc Tan

Date: 6/29/2022, 2022

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CATCHMENT WALL EASEMENT

EXHIBIT A
PERMANENT EASEMENT DESCRIPTION
FOR LOT 7, BLOCK 35
RAINIER BEACH

THAT PORTION OF LOT 7 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 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 MARGIN OF RAINIER AVENUE SOUTH, S 40° 18' 47" E A DISTANCE OF 337.40 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 40° 18' 47" E A DISTANCE OF 20.60 FEET TO THE SOUTHEASTERLY PROPERTY LINE OF LOT 7; THENCE ALONG SAID PROPERTY LINE S 49° 42' 00" W 5.00 FEET; THENCE LEAVING SAID PROPERTY LINE N 40° 18' 47" W 20.60 FEET; THENCE 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.

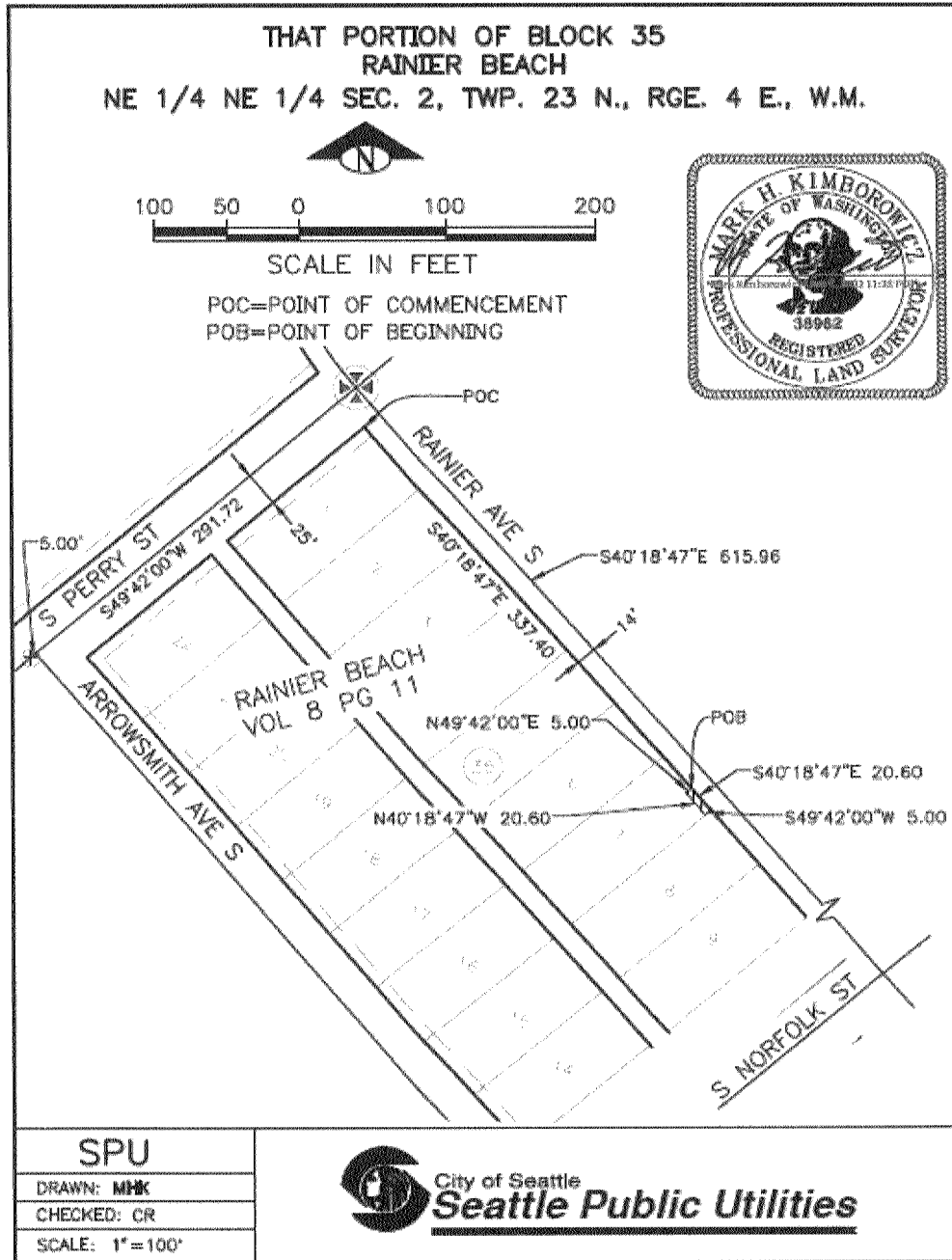
CONTAINING 103 SQ. FT., MORE OR LESS



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