

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



20190404000482

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

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Gene Louie and Lena T. Louie
Grantee: City of Seattle
*Abbreviated Legal Description: Ptn of LT. 4, PTN. LTS. 3 & 5, BLK. 2, MAYE'S ADD.
TO THE CITY OF SEATTLE, King County, WA*
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 524180-0071

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

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **GENE LOUIE** and **LENA T. LOUIE**, 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 524180-0071
Project Parcel 3

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, in 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: 
GENE LOUIE

By: 
LENA T. LOUIE

Date: August 23, 2018

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CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

FOR LOTS 3 AND 4 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF THE SOUTHEAST HALF OF LOT 3, ALL OF LOT 4, AND THE NORTHWEST HALF OF LOT 5, BLOCK 2, MAYE'S 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 116.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 31.50 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 31° 46' 15" W 5.00 FEET; THENCE N 58° 13' 45" W 33.12 FEET; THENCE N 49° 44' 15" E 5.26 FEET TO THE **POINT OF BEGINNING**.

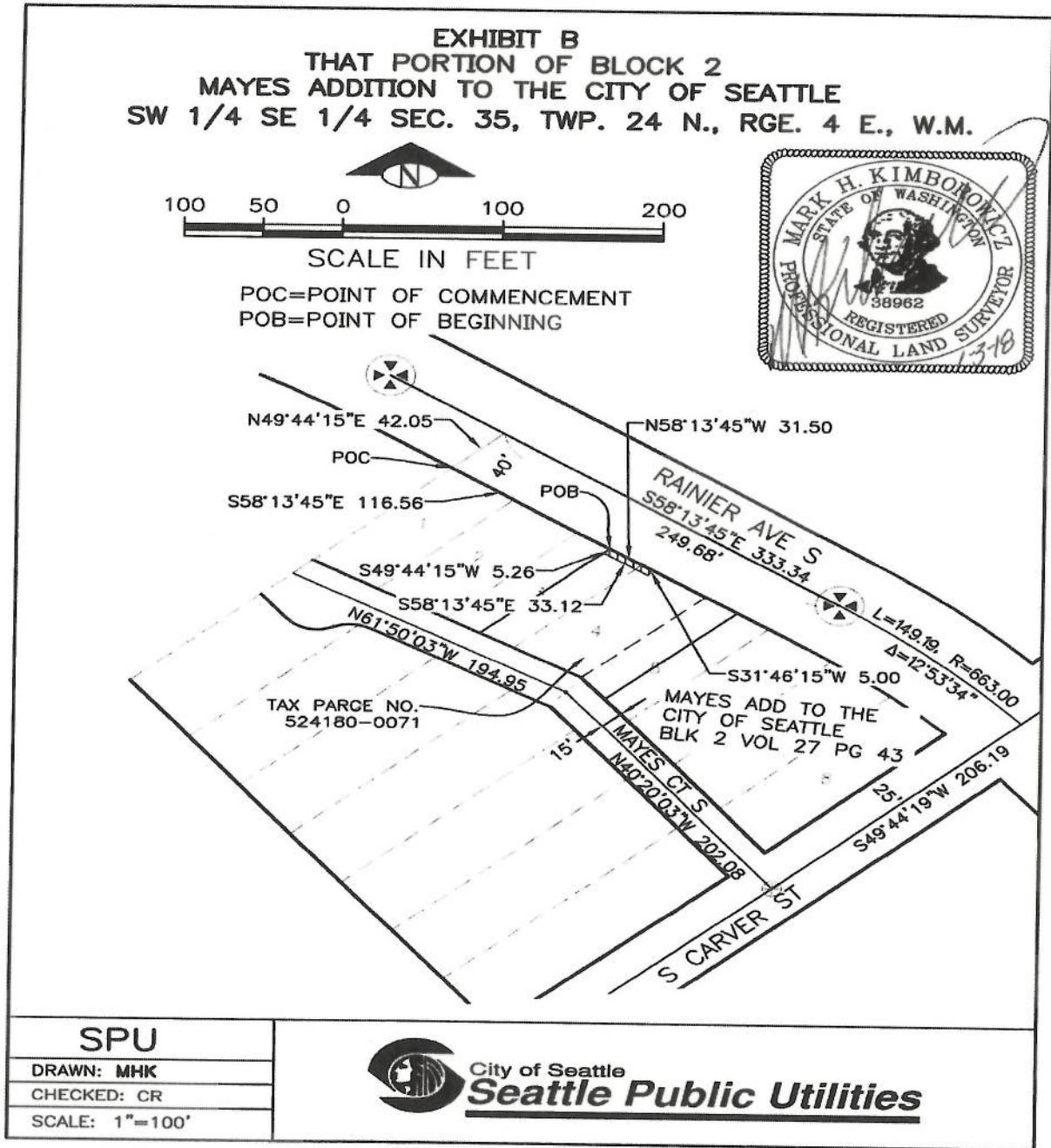
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 162 SQ. FT., MORE OR LESS



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CATCHMENT WALL EASEMENT



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