

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



20190404000485

EASEMENT Rec: \$105.00
4/4/2019 12:37 PM
KING COUNTY, WA

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Daniel Bayeh
Grantee: City of Seattle
*Abbreviated Legal Description: Ptn of LOTS 10 & 11, BLK 3, STURTEVANT'S
RAINIER BEACH LAKE FRONT TRACTS, King County, WA*
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 806900-0175

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

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **DANIEL BAYEH**, 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 10

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 
DANIEL BAYEH

Date: 7/27, 2018

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CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

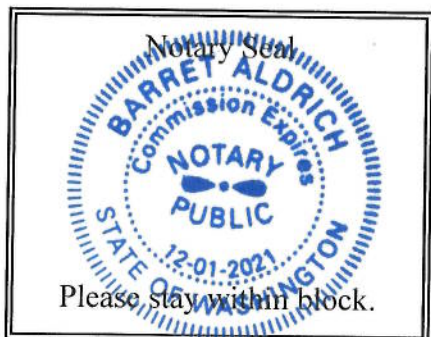
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

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 Washon WA
My Appointment expires Dec. 1, 2021

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CATCHMENT WALL EASEMENT

EXHIBIT A FOR PORTIONS OF LOTS 10-11 BLOCK 3

STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS

THAT PORTION OF THE EASTERLY 35 FEET OF LOT 10, BLOCK 3, STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 102, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 11 IN SAID BLOCK 3 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 11 DISTANT 11.63 FEET WESTERLY (MEASURED ALONG SAID SOUTHERLY LINE) FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO A POINT ON THE NORTHERLY LINE OF SAID LOT 11 DISTANT 9.44 FEET (MEASURED ALONG SAID NORTHERLY LINE) FROM THE NORTHEAST CORNER THEREOF; 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 75TH 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 416.75 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 TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 16' 01" A DISTANCE OF 85.31 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 26° 47' 07" W 5.01 FEET TO THE BEGINNING OF A 586.27 FOOT NON TANGENT CURVE, CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 30° 12' 02" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 17' 04" A DISTANCE OF

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**84.77 FEET; THENCE N 20° 34' 02" E 5.00 FEET TO THE POINT OF
BEGINNING.**

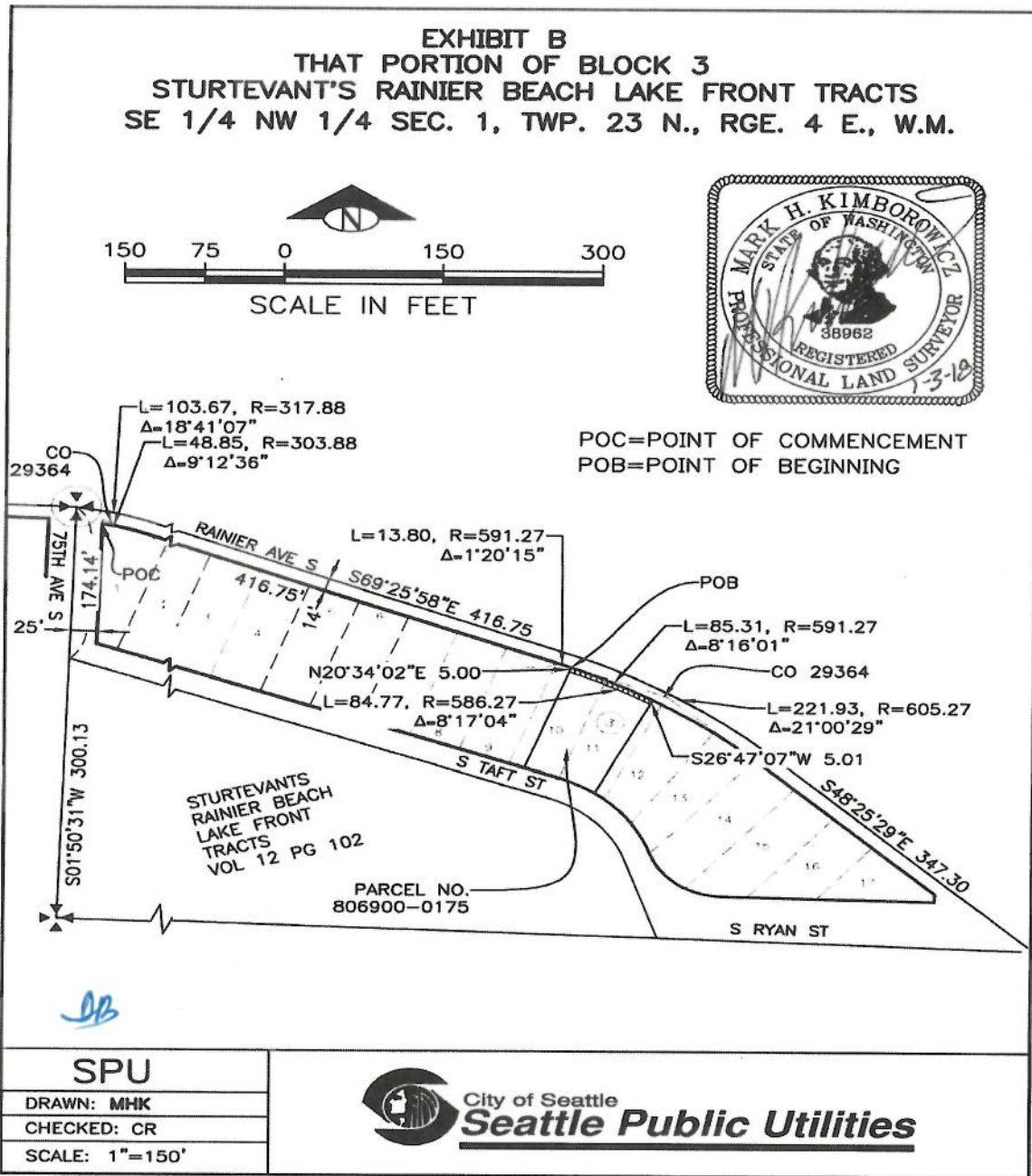
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON.

CONTAINING 425 SQ. FT., MORE OR LESS



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