


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



20190404000486

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

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

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Robert Miller and Ana Miller
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of STURTEVANTS LAKE FRONT TRS 12 & POR 11 ELY OF LN RNNG FR PT 9.44 FT NWLY OF NE COR TO PT 11.63 FT NWLY OF SE COR LESS ST, Block: 3, Lot: 11-12, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 806900-0180

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **ROBERT MILLER** and **ANA MILLER**, 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 806900-0180
Project Parcel 11

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: _____ Date: 07-27, 2018

By 
Robert Miller

By 
Ana Miller

Tax Parcel Number 806900-0180
Project Parcel 11

CATCHMENT WALL EASEMENT

EXHIBIT A

FOR PORTIONS OF LOTS 11-12 BLOCK 3

STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS

THAT PORTION OF LOT 12, AND THAT PORTION OF LOT 11, BLOCK 3, STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 102, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 11, 132.10 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE NORTH 70°37' WEST ALONG THE NORTHERLY LINE OF LOT 11, 9.44 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF LOT 11 WHICH IS 11.63 FEET WESTERLY (MEASURED ALONG THE SOUTHERLY LINE) FROM THE SOUTHEAST CORNER OF LOT 11; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 11, 11.63 FEET TO THE POINT OF BEGINNING; 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 9° 36' 16" A DISTANCE OF 99.11 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2° 30' 00" A DISTANCE OF 25.80 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 32° 40' 19" W 5.00 FEET, TO THE BEGINNING OF A 586.27 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 32° 40' 19" W; THENCE NORTHWESTERLY ALONG THE ARC OF

Tax Parcel Number 806900-0180

Project Parcel 11

CATCHMENT WALL EASEMENT

SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 28' 16" A DISTANCE OF 25.29 FEET; THENCE N 26° 47' 07" W 5.01 FEET TO THE **POINT OF BEGINNING.**

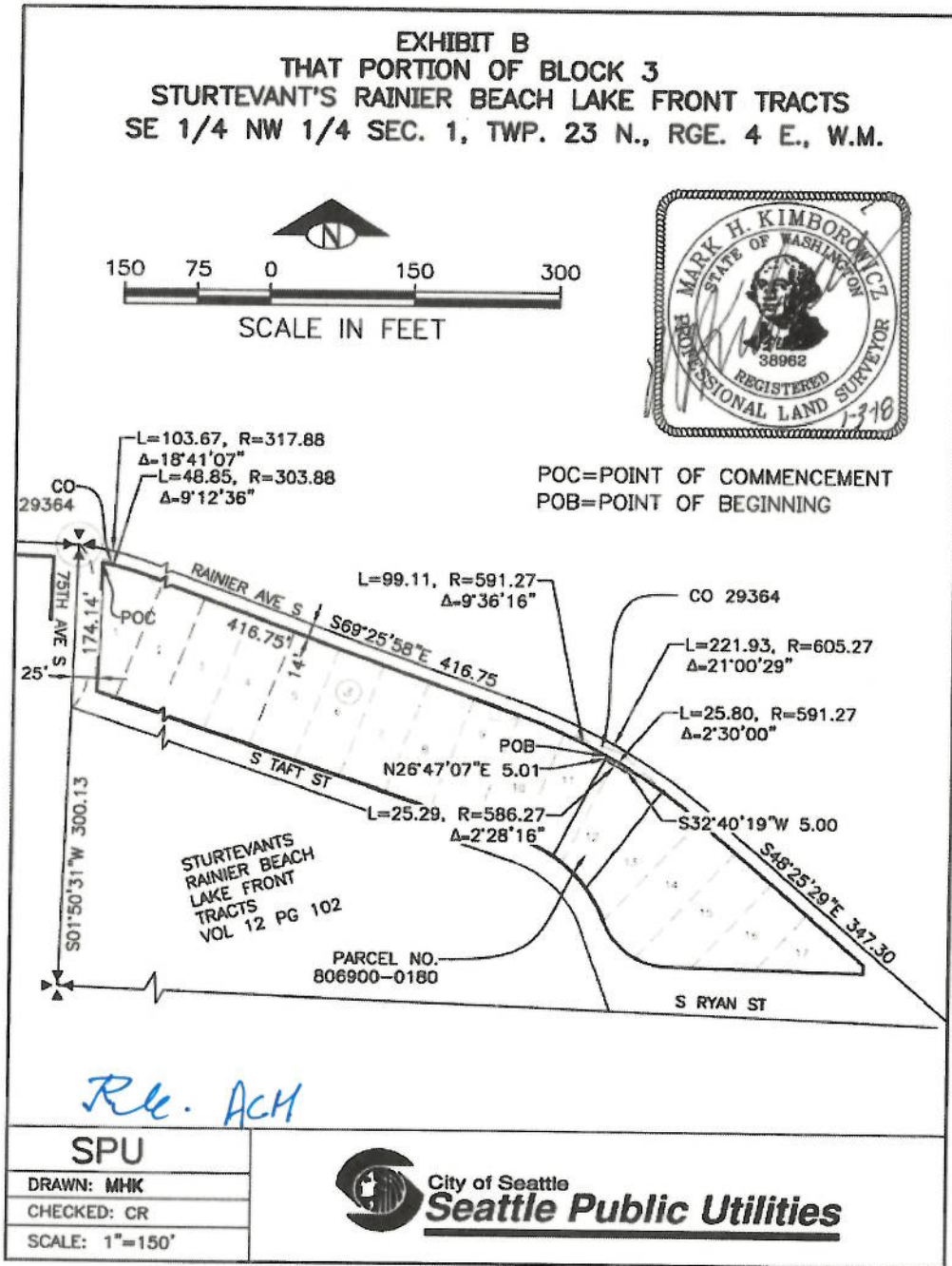
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON.

CONTAINING 128 SQ. FT., MORE OR LESS



Tax Parcel Number 806900-0180
Project Parcel 11

CATCHMENT WALL EASEMENT



Tax Parcel Number 806900-0180
Project Parcel 11