

After recording return document to:

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



20190404000487

EASEMENT Rec: \$104.00
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): Farrington, Paul J. and Ronald F. Minter
Grantee: City of Seattle
Legal Description (abbreviated): LOT 6 & PTN LOT 5, BLK 2 MAYES' ADD. TO SEATTLE
Assessor's Tax Parcel Number: 524180-0085

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **PAUL J. FARRINGTON AND RONALD F. MINTER**, each as their separate estate, 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.

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

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CATCHMENT WALL EASEMENT

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 
Paul J. Farrington

By 
Ronald F. Minter

Date: 31 JULY, 2018

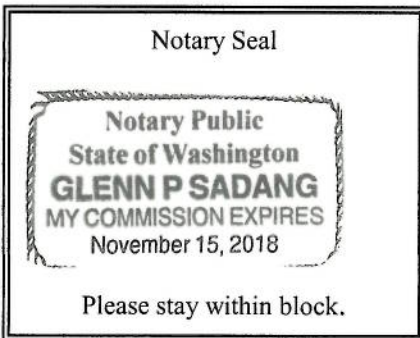
Tax Parcel Number 524180-0085
Project Parcel 3a

CATCHMENT WALL EASEMENT

STATE OF WASHINGTON)
 : §
County of King)

On this 31st day of July, 2018, before me personally appeared PAUL J. FARRINGTON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.

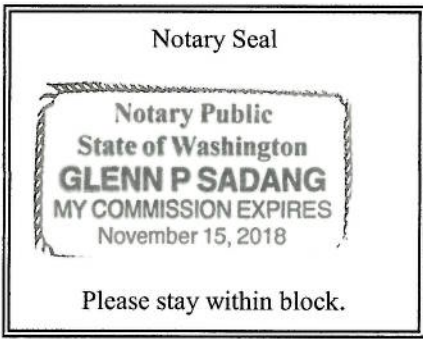


Glenn P Sadang
Notary (print name) Glenn P Sadang
Notary Public in and for the State of Washington,
residing at Seattle WA
My Appointment expires 11/15/2018

STATE OF WASHINGTON)
 : §
County of King)

On this 31st day of July, 2018, before me personally appeared PAUL J. FARRINGTON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



Glenn P Sadang
Notary (print name) Glenn P Sadang
Notary Public in and for the State of Washington,
residing at Seattle WA
My Appointment expires 11/15/2018

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CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

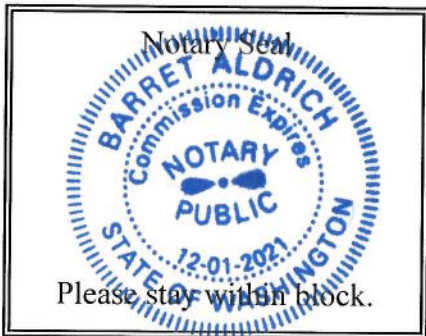
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

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 LOTS 5 AND 6 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF THE SOUTHEAST HALF OF LOT 5, ALL OF LOT 6, BLOCK 2, MAYES 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 233.44 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 29.21 FEET TO THE BEGINNING OF A 623.00 FOOT TANGENT CURVE, CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 38' 02" A DISTANCE OF 6.89 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 32° 32' 57" W 1.00 FOOT TO THE BEGINNING OF A 622.00 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 32° 24' 16" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 38' 01" A DISTANCE OF 6.88 FEET; THENCE N 58° 13' 45" W 29.21 FEET; THENCE N 31° 46' 15" E 1.00 FOOT TO THE **POINT OF BEGINNING**.

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

CONTAINING 36 SQ. FT., MORE OR LESS



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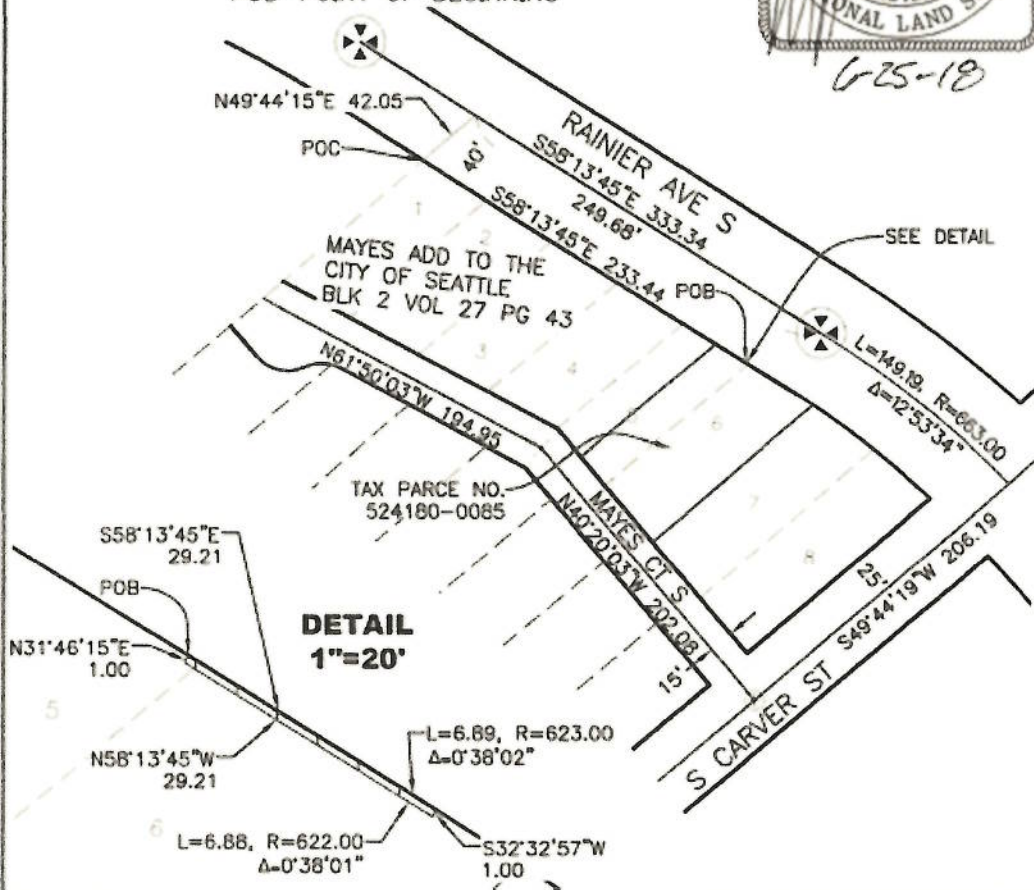
CATCHMENT WALL EASEMENT

EXHIBIT B
 THAT PORTION OF BLOCK 2
 MAYES ADDITION TO THE CITY OF SEATTLE
 SW 1/4 SE 1/4 SEC. 35, TWP. 24 N., RGE. 4 E., W.M.



6-25-18

POC=POINT OF COMMENCEMENT
 POB=POINT OF BEGINNING



SPU
DRAWN: MHK
CHECKED: CR
SCALE: 1"=100'



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