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SEATTLE CITY O EAS 77.00
PAGE-001 OF 006
10/03/2012 11:11
KING COUNTY, WA

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3900
PO Box 34996
Seattle, WA 98124-4966
Attn: Larry Huggins

EXCISE TAX NOT REQUIRED
King Co. Records Division
By _____, Deputy

Document Title: Maintenance Easement
Reference Number of Related Document: N/A
Grantor: Leland F. Gleysteen
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lot 2, Blk 6, Replat of Blk 6 Lake Dell Addition to the City of Seattle, Vol. 3, PP 46, King County, Washington
Additional Legal Description is on Pages 5 and 6 of Document.
Assessor's Tax Parcel Number: 400350-0010

MAINTENANCE EASEMENT

Project: Lake Dell Catchment Wall

The Grantor, **LELAND F. GLEYSTEEN**, a single person, for and in consideration of TEN AND NO/100 DOLLARS ($10.00), and other valuable consideration; conveys and warrants unto the Grantee, the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns; an Easement over, under, across and upon the below-described lands ("the Easement Area"); for the purposes of constructing, repairing, replacing and maintaining a catchment wall located on City right of way, and other modifications associated with the catchment wall; to the same extent and purpose as if the rights granted by this easement 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 his successors and assigns may erect or construct any building or structure on the Easement Area without the prior written consent of the Seattle Department of Transportation ("SDOT"). 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.

Excavations shall not be allowed within the Easement Area without SDOT's prior written approval. Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement Area without SDOT's prior written approval.

Before any of the above-described work or any other work occurs in the Easement Area, the Grantor shall submit a proposed work plan to SDOT for SDOT's review. The work plan shall be submitted at least 120 days before the work is commenced.

The Easement Area is located in King County, State of Washington, and is described in Exhibit A that is attached to and made a part of this easement.

Grantor:

Leland F. Gleysteen

Dated: 9-10-2012

Accepted and Approved:
CITY OF SEATTLE

By: _____
Name: Peter Hahn
Its: Director of Transportation

Dated: 9.26.12

Signature

Unofficial Document

MAINTENANCE EASEMENT

STATE OF WASHINGTON)
: §
County of King)

On this 10th day of September, 2012, before me personally appeared LELAND F. GLEYSTEEN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he 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.

Notary Seal
MICHELLE TALBOT
COMMISSION EXPIRES
NOTARY
PUBLIC
FEB. 15, 2016
STATE OF WASHINGTON
Please stay within block.

Michelle Talbot
Notary (print name) Michelle Talbot
Notary Public in and for the State of Washington,
residing at Anacortes
My Appointment expires 2/15/16

Tax Parcel Number 400350-0010

Unofficial Document

MAINTENANCE EASEMENT

STATE OF WASHINGTON)
: §
County of King)

On this 26th day of September, 2012, before me personally appeared PETER HAHN, to me known to be the Director 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.

Notary Seal
MICHELLE TALBOT
COMMISSION EXPIRES
NOTARY
PUBLIC
FEB 15, 2016
STATE OF WASHINGTON
Please stay within block.

Michelle Talbot
Notary (print name) Michelle Talbot
Notary Public in and for the State of Washington,
residing at Anacortes
My Appointment expires 2/15/16

Tax Parcel Number 400350-0010

MAINTENANCE EASEMENT

EXHIBIT A

EASEMENT DESCRIPTION FOR LOT 2

A 5 FOOT WIDE STRIP OF LAND, BEING A PORTION OF LOT 2 OF THE REPLAT OF BLOCK 6 OF THE LAKE DELL ADDITION TO THE CITY OF SEATTLE AS RECORDED IN VOLUME 13 PAGE 46 RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 ON THE WESTERLY RIGHT OF WAY MARGIN OF LAKE DELL AVENUE;

THENCE N 88° 22' 24" W ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 5.42 FEET TO THE BEGINNING OF A 162.30 FOOT RADIUS CURVE CONCAVE TO SOUTHEAST WHICH RADIUS POINT BEARS S 66° 01' 08" E;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 30' 05" A DISTANCE OF 32.58 FEET;

THENCE S 88° 53' 06" E A DISTANCE OF 6.10 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF LAKE DELL AVENUE AND THE BEGINNING OF A 157.30 FOOT RADIUS CURVE CONCAVE TO SOUTHEAST WHICH RADIUS POINT BEARS S 53° 15' 45" E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 00' 20" A DISTANCE OF 32.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 164 SQ. FT., MORE OR LESS

8-02-2012

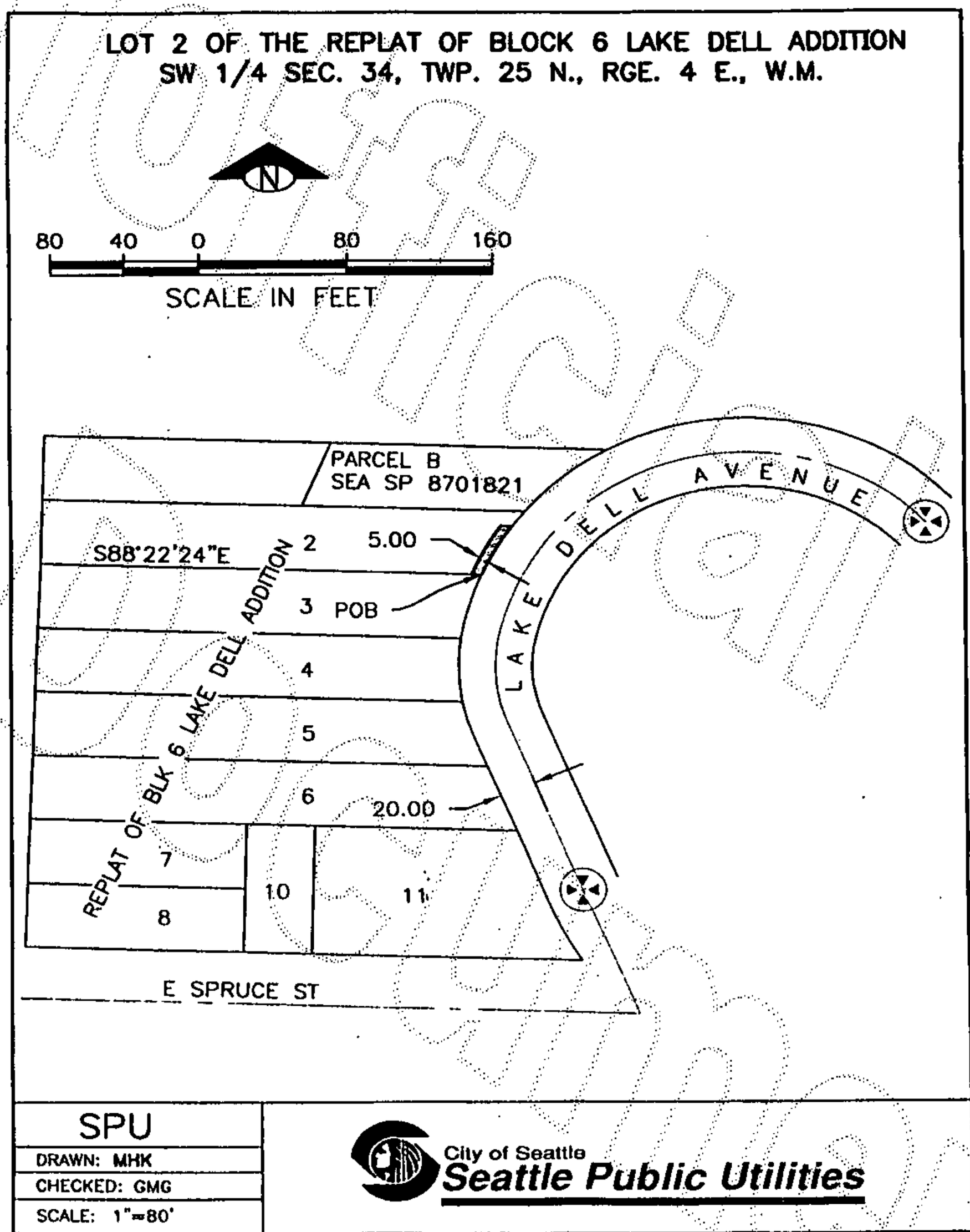
GARY M. GERVAIS
STATE OF WASHINGTON
33128
REGISTERED
PROFESSIONAL LAND SURVEYOR

Tax Parcel Number 400350-0010

Unofficial Document

MAINTENANCE EASEMENT

EXHIBIT A (Continued)



Tax Parcel Number 400350-0010