

RETURN ADDRESS:
City of Maple Valley, Washington
ATTN: City Attorney
P.O Box 320
Maple Valley, WA 98038



EASEMENT

Reference #: Easement Recording No. 20001023000132
Grantor: Maple Valley Fire and Life Safety
Grantee: City of Maple Valley, Washington

THIS AGREEMENT made this 20th day of September, 2000, by and between Maple Valley Fire and Life Safety, Owner (aka; King County Fire District # 43), hereinafter called "Grantor," and the CITY OF MAPLE VALLEY, a municipal corporation in the State of Washington, hereinafter called "Grantee."

WITNESSETH:

That the said Grantor for the following consideration does grant unto the Grantee a perpetual easement exclusively for the construction and maintenance of a sidewalk and landscape system and related appurtenances, through and across the following described property situated in the City of Maple Valley, King County, Washington, more particularly described as follows and as depicted in Exhibit A, attached:

That portion of the Northwest ¼ of the Southeast ¼ of Section 16, Township 22 North, Range 6 East, W.M., in King County, Washington described as follows;

Beginning at Station 15+13.85, 75' right of State Route 169 (Maple Valley Highway) as referenced from records maintained in the King County Survey Department, said point being the true point of beginning;

Thence N 16°56'35" E 125.25 feet along the easterly right-of-way of SR 169 to a point of curvature at Sta. 16+39.09, 75' right; thence along a curve to the left with a radius of 1986.85

EXCISE TAX NOT REQUIRED
King Co, Records Division

By _____, Deputy

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and an internal angle of 1°44'16" an arc distance of 60.26 feet to Sta. 16+97.08, 75' right; thence N 56°21'10" E 62.18 feet; thence S 10°25'09" W 130.23 feet; thence S 47°45'50" W 43.82 feet; thence S 04°28'03" W 57.75 feet; thence N 86°12'45" W 44.55 feet to the true point of beginning.

Said parcel having 8960 square feet or 0.21 acres.

In consideration of said easement the City of Maple Valley will provide the following:

1. A side sewer connection to the existing sanitary sewer line located at the northwest corner of the subject property. Said connection to include all fees, side sewer connection, abandonment of existing septic tanks, and restoration of disturbed property.
2. Relocation of the Maple Valley Fire and Life Safety sign to a point chosen by the Fire District along SE 231st St. *and sign lights*
3. Removal of existing flag poles in the easement.
4. Routine maintenance of the landscaping and sidewalk throughout the easement area.

The said Grantee shall have the right without prior institution of any suit or proceeding, at times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering or reconstructing a sidewalk and landscape system and related appurtenances, without incurring any legal obligation or liability therefor; provided that such construction, repair, alteration, or reconstruction of sidewalk and landscape system shall be accomplished in such a manner that the private improvements existing within the easement area shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in substantially the same condition as they were found by the Grantee, immediately before the property was entered upon by the Grantee.

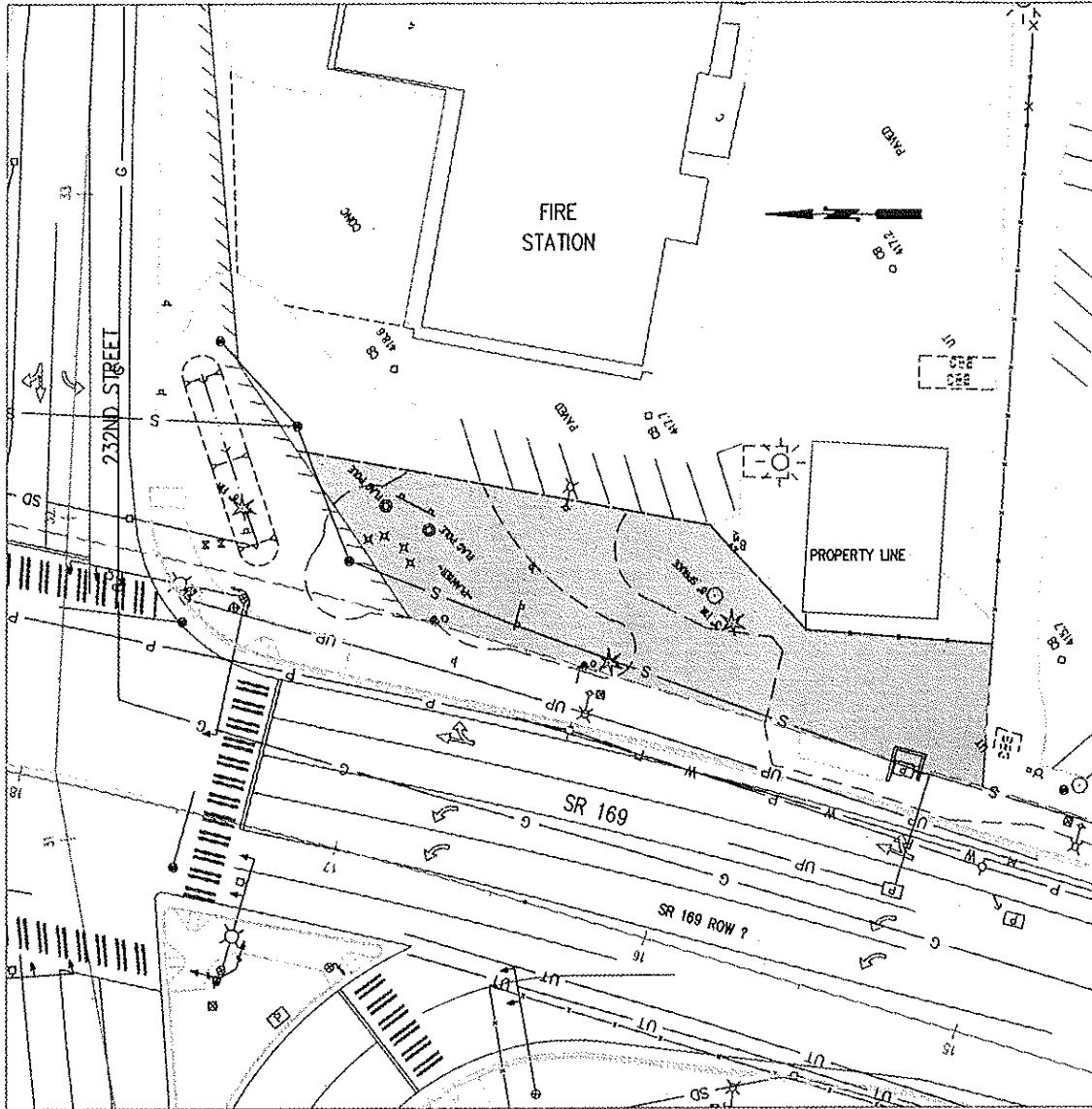
The Grantor shall retain the right to use the surface of said easement, so long as said use does not interfere with the construction, maintenance, repair, alteration, or reconstruction of the sidewalk and landscaping and so long as no permanent buildings or permanent structures are erected on said easement.

This easement shall be a covenant running with the land and shall be binding on the Grantor's successors, heirs, or assigns.

DATED this 20th day of September, 2000.

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EXHIBIT-"A"



FIRE STATION
EASEMENT



THE CITY OF MAPLE VALLEY
 DEPARTMENT OF PUBLIC WORKS
 22035 S.E. Wax Road
 Maple Valley, WA 98038



Easement Plan
 STATE ROUTE 169
 GATEWAY IMPROVEMENTS