

COPY

COVINGTON WATER DISTRICT
EASEMENT FOR WATER PIPELINE

Clerk's
Receiving No. 490
Date: 8/25/03
Reference: R-03-288
City Clerk: Deputy

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of King, State of Washington. THE GRANTOR(S): CITY OF MAPLE VALLEY
do hereby grant to COVINGTON WATER DISTRICT (the "DISTRICT"), a municipal corporation of the State of Washington, hereinafter referred to as Grantee, its successors and assigns, an easement and right-of-way over, through, under, across, upon and in the following described property:

See Attached Exhibit "A"

for the construction, operation, maintenance, repair/or replacement of a water pipeline and appurtenances thereto, together with the right of ingress to and egress from said easement for all purposes necessary and related thereto.

The Grantor reserves the right to use the surface of the above described easement, but shall not erect any buildings, structures, and/or other construction of any nature on said easement. This conveyance is conditioned upon the Grantee's obligation to restore as near as is possible, any fences, lawns, shrubbery, driveways or land contours that are disturbed in connection with the exercise of the Grantee's rights hereunder in as good condition as the same were immediately before the property was entered upon by the Grantee. The District agrees to indemnify and hold the Grantor harmless from any liability or damage accruing the Grantor, including claims by third parties, arising from the act or acts of the District.

If, in the future, the surface grade of the above property is changed by the Grantor, the then owner of the property agrees to pay the District the cost of relocating the above water pipeline and appurtenances so that the amount of earth covering the same (the depth thereof) meets the District's then minimum standards and specifications.

EXHIBIT "A"

LEGAL DESCRIPTION

PUBLIC WATER LINE

A strip of land, 20-feet wide, lying within the following described parcel:

That portion of the Southeast quarter of the Southeast quarter of Section 34, Township 22 North, Range 6 East, Willamette Meridian, in King County, Washington, lying Westerly of the West margin of the 200-foot right of way granted to the Burlington Northern Railroad Company, a Delaware corporation, successor in interest to the Columbia and Puget Sound Railroad Company, under the provisions of an Act of Congress approved March 3, 1875;

EXCEPT a 100 foot right of way, conveyed to the Northern Pacific Railroad Company, by instrument recorded under King County Recording No. 1830183;

ALSO EXCEPT that portion for Southeast 288th Street, also known as J.A. McKinnon Road, established in 1929, under King County Recording No. 1001310;

SUBJECT TO transmission line easements granted to the United States of America, across Southerly portion of said premises, under King County Recording Nos. 6029042 and 7505140111.

Said 20-foot wide strip lying in the Northeasterly corner of the above-described parcel, parallel with the above-excepted 100 foot right of way conveyed to the Northern Pacific Railroad Company, and as shown on Exhibit "B".

EXHIBIT "A"

LEGAL DESCRIPTION

PUBLIC WATER LINE

A strip of land, 20-feet wide, lying within the following described parcel:

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EXCEPT a 100 foot right of way, conveyed to the Northern Pacific Railroad Company, by instrument recorded under King County Recording No. 1830183;

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Said 20-foot wide strip lying in the Northeasterly corner of the above-described parcel, parallel with the above-
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EXHIBIT 'B'

STATE HIGHWAY NO. 5

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RAILROAD RIGHT OF WAY
ACT OF CONGRESS, MARCH 3, 1875

200.00'

100.00'

GLACIER VALLEY PHASE 1

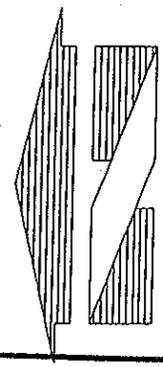
RAILROAD RIGHT OF WAY
REC. NO. 1830183

100.00'

WATERLINE
EASEMENT
20.00'

PROPOSED PLAT OF
GLACIER VALLEY PHASE 2

TAX PARCEL NO. 3422069016
CITY OF MAPLE VALLEY



1" = 100'