

Appendix H
Typical Drainage Easement

Please Return To:
City of Redmond
Public Works Adm. MS: 4NPW
Attn: D. Wilson
P.O. Box 97010
Redmond, WA 98073-9710

WASHINGTON STATE COUNTY AUDITOR/RECORDER INDEXING FORM

Document Title(s) *(or transactions contained therein):*

EASEMENT

Reference Number(s) of Documents assigned or released:

Additional reference numbers on page ____ of document

Grantor(s): *(Last name first, then first name and initials)*

1.

Additional names on page __ of document

Grantee(s): *(Last name first, then first name and initials)*

1. **REDMOND, CITY OF**

Additional names on page __ of document

Legal Description: *(abbreviated form i.e. lot, block, plat name, section-township-range)*

Ptn

Additional legal on **Exhibit "A"** of document

Assessor's Property Tax Parcel Account Number(s):

City of Redmond Reference:

Project Number:

Permit Number:

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

EASEMENT

THE GRANTOR(S), _____, a _____, for Ten and no/100 Dollars (\$10.00) or other valuable consideration, in hand paid, receipt of which is hereby acknowledged, conveys and grants to **CITY OF REDMOND** (Grantee), its successors and assigns, a permanent non-exclusive easement, over, under, in, along, across and upon, that certain land legally described as:

Exhibit "A", attached hereto and incorporated herein by reference,

and graphically depicted on Exhibit "B", for the purpose of constructing, reconstruction, installing, repairing, replacing, operating and maintaining a public storm drain system, with ordinary and necessary appurtenances, together with the right of ingress and egress thereto without prior institution of any suit or proceedings of law and without incurring any legal obligation or liability therefore. This easement is granted subject to the following terms and conditions:

1. The Grantee shall, upon completion of any work within the property covered by the easement, restore the surface of the easement, and any private improvements disturbed or destroyed during execution of the work, as nearly as practicable to the condition they were in immediately before commencement of the work or entry by the Grantee.

2. Grantor shall retain the right to use the surface of the easement as long as such use does not interfere with the easement rights granted to the Grantee. Grantor shall not, however, have the right to:
 - (a) Erect or maintain any building or structures within the easement; or
 - (b) Plant trees, shrubs or vegetation having deep root patterns which may cause damage to or interfere with the utilities to be placed within the easement by the Grantee; or
 - (c) Develop, landscape, or beautify the easement area in any way which would unreasonably increase the cost to the Grantee of restoring the easement area and any private improvements therein.

This easement shall be recorded with the King County Recorder, shall run with the land described herein, and shall be binding upon the parties, their heirs, successors in interest and assigns.

Grantor covenants that he is the lawful owner of the above-described property and has authority to convey such easement.

Dated this _____ day of _____, 20__

Grantor:

EXHIBIT "A"

EASEMENT
KING COUNTY TAX ID #

EXHIBIT "B"

Map