

Recording Requested By And
When Recorded Mail To:

Sammamish Plateau Water and Sewer District
1510 - 228th Avenue S.E.
Sammamish, Washington 98075

DOCUMENT TITLE: *EASEMENT FOR WATER LINES*
REFERENCE NUMBER OF RELATED DOCUMENT: *Not Applicable*
GRANTOR(S):
ADDITIONAL GRANTORS ON PAGE OF DOCUMENT
GRANTEE(S): *SAMMAMISH PLATEAU WATER & SEWER DISTRICT*
ADDITIONAL GRANTEES ON PAGE OF DOCUMENT
ABBREVIATED LEGAL DESCRIPTION:
ASSESSOR'S TAX / PARCEL NUMBER(S):

EASEMENT FOR WATER LINES

The undersigned, _____ (“Grantor”), for and in consideration of good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, hereby grants and conveys to Sammamish Plateau Water and Sewer District, a municipal corporation in King County, Washington (“Grantee”), and its successors and assigns, a permanent Easement for Water Lines including water lines and appurtenances thereto (“Easement”) as follows:

1. Nature and Location of Easement. Grantor owns that certain real property legally described in *Exhibit “A”*, attached hereto and incorporated herein by this reference (“Real Property”). The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under a portion of the Real Property, such Easement as legally described on *Exhibit “B”* and as described and depicted on *Exhibit “C”*, attached hereto and incorporated herein by this reference, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating water lines, together with all facilities, connectors and appurtenances (“Water Lines”), including the right of ingress and egress for said purposes.
2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law or equity, at all times as may be necessary to enter upon the Real Property to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Water Lines for the purposes of serving the Real Property and other properties with utility service. Grantee agrees to restore the Real Property as nearly as reasonably possible to its

condition prior to any material disturbance from construction, operation, maintenance, repair, or replacement of the Water Lines.

3. Encroachment/Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement which might in any fashion unearth, undermine, or damage the Water Lines or endanger the lateral or other support of the Water Lines without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, fences and rockeries shall be erected over, upon or within the Easement, and no trees, bushes or other shrubbery shall be planted or maintained within the Easement, provided Grantor shall have full use of the surface of the Real Property within the Easement, so long as such use does not interfere with the Easement or the Water Lines.

4. Binding Effect/ Warranty of Title. The Easement and the covenants, terms, and conditions contained herein are intended to and shall run with the Real Property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns. Grantor warrants that Grantor has good title to the Real Property and warrants the Grantee title to and quiet enjoyment of the Easement.

5. Recording. Upon its execution, the Easement shall be recorded with the Department of Records and Elections, King County, Washington.

DATED this _____ day of _____, _____.

GRANTOR(S)

By _____

By _____

(Print or type name(s))

Its _____

(Print or type position held)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this
instrument and acknowledged it to be his/her free and voluntary act, for the uses and purposes
mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this _____ day of _____,
_____.

(Printed Name)
NOTARY PUBLIC in and for the State of
Washington.
My Commission Expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this
instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged
it as the _____ of _____,
to be the free and voluntary act of such entity, for the uses and purposes mentioned in the
instrument.

SUBSCRIBED AND SWORN to before me this _____ day of _____,
_____.

(Printed Name)
NOTARY PUBLIC in and for the State of
Washington.
My Commission Expires _____

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

EXHIBIT B
LEGAL DESCRIPTION OF WATER EASEMENT

EXHIBIT C
DEPICTION OF WATER EASEMENT

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

insert "Real Property" legal description – maintain 1-inch margins on all sides

For example,

That portion of the South 125 feet of the East 318.5 feet of the S ½ of the SE ¼ of the NE ¼ of the NE ¼ of Section xx, Township yy North, Range zz East, Willamette Meridian, in King County, Washington.

Or

Lot x of the Plat of xx recorded on Pages yyy to zzzz, Volume X of Plats, located in King County, Washington.

EXHIBIT B
LEGAL DESCRIPTION OF WATER EASEMENT

insert "Water Easement" legal description – maintain 1-inch margins on all sides

For example,

The water easement occupies that portion of the west half of the northeast quarter of the northeast quarter of Section xx, Township yy N, Range zz E, Willamette Meridian, in King County, Washington, known as Tax Lot No. _____ - _____, lying within the area described as follows:

Commencing at the southeast corner of said property, thence N0°48'12"E for a distance of 15.00 feet, thence N89°32'3"W for a distance of 161.61 feet, thence ... to the point of origin of this description.

EXHIBIT C
DEPICTION OF WATER EASEMENT

Insert depiction of "Water Easement" on the "Real Property" – maintain 1-inch margins on all sides