

Recording Requested By And
When Recorded Mail To:

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

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

PRIVATE EASEMENT FOR WATER LINES

_____ (the "Grantor"), for and in consideration of _____ and other good and valuable consideration, hereby dedicates, conveys and grants to _____ ("the Grantee") and its successors and assigns a permanent easement for Water lines and appurtenances thereto upon the following described property situated in King County, Washington, legally described as follows:

1. Nature and Location of Easement. The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the real property legally described in *Exhibit "A"*, attached hereto and incorporated herein by this reference ("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, at times as may be necessary, to enter upon said property and adjoining property owned by the Grantor and his assigns and successors to install, lay, construct, renew, operate and maintain lines and necessary facilities and other equipment for the purposes of serving the property and other properties with water service. The Grantee agrees to restore the property to its condition prior to any 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)

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

EXHIBIT B
LEGAL DESCRIPTION OF PRIVATE WATER EASEMENT

EXHIBIT C
DEPICTION OF PRIVATE WATER EASEMENT