

Filed for and return to:

Douglas County Sewer District No. 1
Attention: District Manager
692 Eastmont Avenue
East Wenatchee, WA 98802

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): City of East Wenatchee, a Washington municipal corporation
Grantee(s): Douglas County Sewer District No. 1, a Washington municipal corporation
Reference Number(s) of Documents Assigned or Released: N/A
Abbreviated Legal Description: Ptn of Lt 20 E.W.L.C. Plat of S11/2, T22N, R20 E.W.M., Douglas Cty, WA
Complete or Additional Legal Description on Page 1 and Exhibit A.
Assessor's Parcel Number(s): 03700002003

SEWER UTILITY EASEMENT (PARCEL A)

This Agreement for Sewer Utility Easement ("Easement") is entered into by and between the City of East Wenatchee, a Washington municipal corporation ("Grantor"), and Douglas County Sewer District No. 1, a Washington municipal corporation ("Grantee").

1. Burdened Property. The Grantor owns the real property located in Douglas County, Washington, and legally described as follows ("Burdened Property"):

See Exhibit "A" attached hereto.

2. Grant of Easement. Grantor, for and in consideration of benefits received, hereby conveys, dedicates, and grants to Grantee a perpetual Easement for the placement and operation of a sewer line, and any necessary and related sewer system facilities and appurtenances, within, upon, over, under, across and through those portions of the Burdened Property situated in Douglas County, Washington, as depicted on Parcel A in Exhibit "B," which is attached hereto and incorporated herein by this reference ("Easement Area"). The Easement Area is identified as the "EASEMENT" on Exhibit B.

COPY

3. Purpose. The purpose of this Easement is to allow the Grantee, its agents, contractors, representatives, and their respective employees, access, ingress and egress, within, upon, over, under, across, and through the Easement Area for purposes of constructing, installing, maintaining, servicing, altering, repairing, replacing, operating, enlarging, improving, and inspecting a sewer line and any necessary and convenient sewer facilities and appurtenances within the Easement Area.

4. Right of Entry. Grantee shall have the right, without prior institution of any lawsuit or proceeding at law, at times as may be necessary, to enter the Easement Area to construct, install, maintain, service, alter, repair, replace, operate, enlarge, improve, and inspect any sewer line and sewer facilities, and to restore the Easement Area to its condition prior to any such activities.

5. Encroachment Activity. Grantor shall not undertake, authorize, permit, or consent to any construction, excavation, planting, and/or growing of trees or plants, including digging, tunneling, or other forms of construction activity on or near the Easement Area, which may unearth, undermine, or damage any sewer line and/or sewer facilities or appurtenances, or endanger the lateral support of any sewer line and/or sewer facilities or appurtenances. Except as otherwise provided herein, Grantor shall have full use of the surface of the Easement Area so long as such use does not interfere with the sewer line or sewer facilities located in the Easement Area.

5. Covenants Run with the Land. The covenants, terms, rights and conditions contained herein are intended to and shall run with the Burdened Property and shall be binding on Grantor's and Grantee's respective successors, heirs, and assigns.

6. Good Title. Grantor warrants that the Grantor has good title to the Burdened Property subject to the Easement and warrants Grantee title to and quiet enjoyment of the rights granted Grantee herein.

7. Effective Date. This Easement shall be effective upon signature by the Grantee.

APPROVED BY GRANTOR:

CITY OF EAST WENATCHEE

By: _____

Its: Mayor

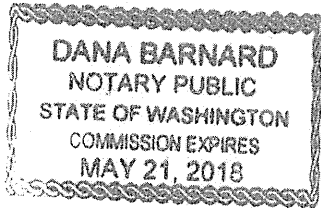
Date: July 12, 2016

STATE OF WASHINGTON)

County of Douglas)ss.

I certify that I know or have satisfactory evidence that Steven C. Lacy is the person who appeared before me, and said person acknowledged that ~~s~~he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Mayor of the City of East Wenatchee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 12, 2016.



Dana Barnard
Dana Barnard (Printed name)
NOTARY PUBLIC, State of Washington
My appointment expires 5/21/18

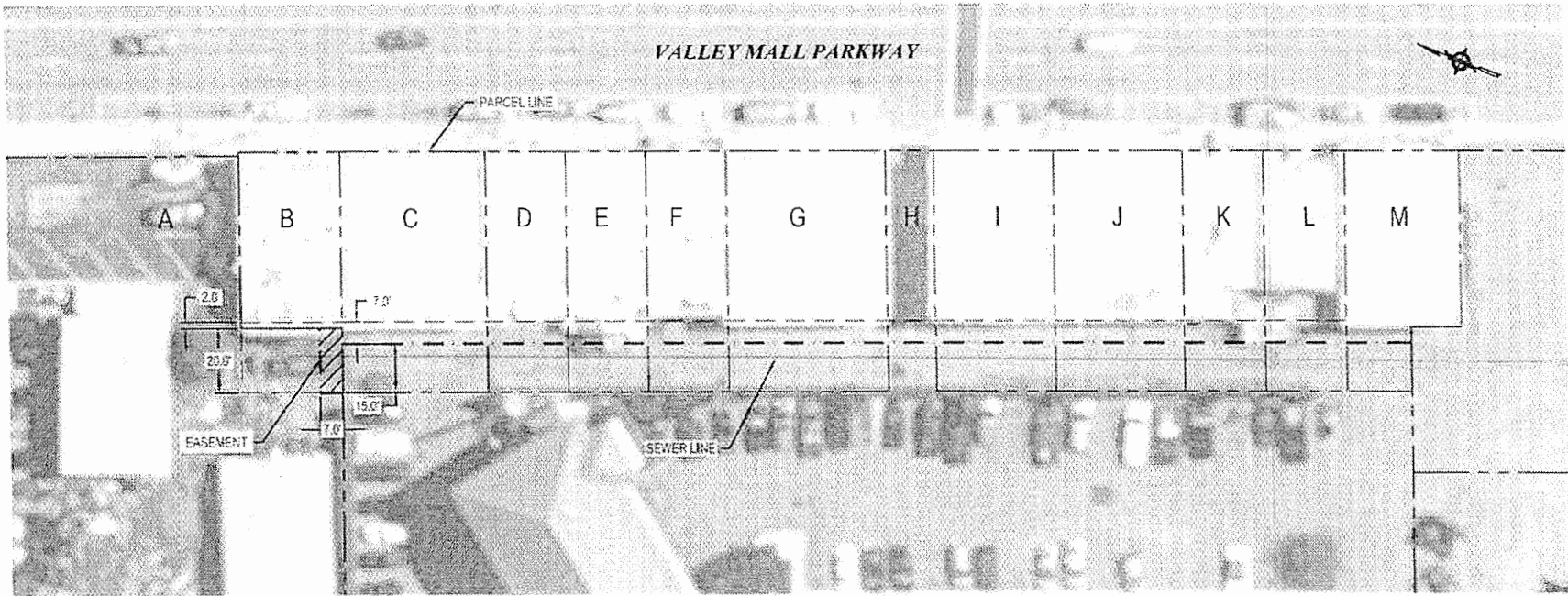
[The remainder of this page left blank intentionally; Grantee signature on next page]

EXHIBIT A
Burdened Property Legal Description

THAT PORTION OF LOT 20, EAST WENATCHEE LAND COMPANY'S PLAT OF SECTION 11, AND 2, TOWNSHIP 22 NORTH, RANGE 20, E.W.M., DOUGLAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

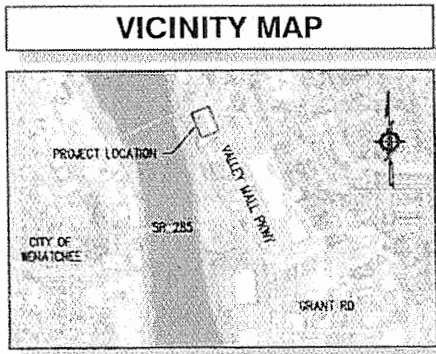
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 67°21'18" WEST ALONG THE NORTHERLY LINE OF SAID LOT FOR 30.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF 9TH STREET NORTHEAST AND THE WESTERLY RIGHT OF WAY OF VALLEY MALL PARKWAY AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE SOUTH 67°21'18" WEST ALONG SAID LOT LINE, BEING ALSO THE SOUTHERLY RIGHT OF WAY OF SAID 9TH STREET NORTHEAST, FOR 155.85 FEET; THENCE SOUTHERLY 15°01'56" EAST LEAVING SAID RIGHT OF WAY FOR 36.94 FEET; THENCE SOUTH 17°43'51" EAST FOR 58.61 FEET; THENCE SOUTH 22°37'30" EAST PARALLEL TO THE EASTERLY LINE OF SAID LOT 20 FOR 41.21 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 495 FEET OF SAID LOT 20; THENCE NORTH 67°22'30" EAST PARALLEL TO AND 495 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT 20 FOR 110.73 FEET TO A POINT BEING 85 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 20; THENCE NORTH 22°37'30" WEST PARALLEL TO THE EASTERLY LINE OF SAID LOT 20 FOR 31.25 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 65, PAGE 472, RECORDS OF SAID DOUGLAS COUNTY; THENCE NORTH 67°22'30" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND FOR 51.86 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 235, PAGE 645 RECORDS OF SAID DOUGLAS COUNTY; THENCE NORTH 23°09'42" WEST FOR 10.00 FEET; THENCE NORTH 67°21'18" EAST FOR 3.24 FEET; THENCE NORTH 22°37'30" WEST PARALLEL TO AND 30 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 20 FOR 95.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL A ON THAT CERTAIN SURVEY RECORDED APRIL 25, 1997 UNDER AUDITOR'S FILE NO. 3001095.



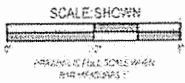
EASEMENT PLAN

1" = 50'



	Parcel Number	Name	Address
A	3700002003	CITY OF EAST WENATCHEE	88 9TH ST NE
B	3700002017	BLADE, JOHN & LINDSAY	538 VALLEY MALL PKWY
C	3700002019	BLUE SKY ENTERPRISES LLC	452 VALLEY MALL PKWY
D	3700002018	BLUE SKY ENTERPRISES LLC	N/A
E	3700002005	BLUE SKY ENTERPRISES LLC	638 VALLEY MALL PKWY
F	3700002021	BLUE SKY ENTERPRISES LLC	N/A
G	3700002015	SMITH BUILDERS INC RF	830 VALLEY MALL PKWY
H	3700002004	EAST WENATCHEE HOTEL PARTNERS LLC	80 9TH ST NW
I	3700002006	TAYLOR, LOYE W	818 VALLEY MALL PKWY
J	3700002007	DEARMONT, LYLE MATTHEW & MARIA TERESA	816 VALLEY MALL PKWY
K	3700002010	DEARMONT, LYLE MATTHEW & MARIA TERESA	810 VALLEY MALL PKWY
L	3700002009	P & F HOLDINGS LLC	806 VALLEY MALL PKWY
M	3700002023	WALKER, SHIRLEY J	800 VALLEY MALL PKWY

EXHIBIT B



DOUGLAS COUNTY SEWER DISTRICT
CLEARWATER SEWER MAIN ASSISTANCE
1000 1/2 AVENUE SW, SUITE 100
WENATCHEE, WA 98801
PHONE: 509-645-3333

EASEMENT EXHIBIT B

**DOUGLAS COUNTY SEWER DISTRICT
CLEARWATER SEWER MAIN ASSISTANCE**

DATE: 08/28/2023
DRAWN BY: J. B. [unreadable]
CHECKED BY: [unreadable]
APPROVED BY: [unreadable]