

Excise Tax Exempt
Pierce County, WA
08/02/2023 1:46 PM
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Pierce County, WA TBYE
08/02/2023 1:46 PM
Pages: 5 Fee: \$207.50

After recording return to:

City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371

info@puyallupwa.gov

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	28	1	102	1/5
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Document Title: Easement

Grantee: City of Puyallup

Grantor: Larson Motors Inc

Abbreviated Legal Description: A portion of THE WEST 10.00 FEET OF THE SOUTH 65.48 FEET OF THE RESULTING PARCEL OF CITY OF PUYALLUP LOT COM. REC NO. 202305100090

Legal Description: Complete legal description on pages 4 & 5

Assessor's Property Tax Parcel or Account Number: 0420214067

Reference Numbers of Documents Assigned or Released: N/A

Easement

Grantor owns the real property that is designated as Grantor's Property and is legally described in Exhibit A, which is attached hereto and incorporated by this reference. For and in good and valuable consideration, Grantor hereby grants to Grantee City of Puyallup, a municipal corporation in the State of Washington, a Easement in the Easement Area of Grantor's Property, for the purposes identified herein. The Easement Area, which is a portion of the Grantor's Property, is also legally described in Exhibit A. Grantor's Property and the Easement Area are depicted in Exhibit B, which is attached hereto and incorporated by this reference. The Easement shall burden Grantor's Property and shall benefit Grantee.

1. Purpose. Grantee shall have the right to use the Easement Area for the purpose of locating, designing, constructing, installing, inspecting, surveying, protecting, policing, maintaining, repairing, modifying, or otherwise changing utilities, which include, but are not limited to, water, sewer, storm water, cable, telephone, electricity, gas, petroleum, fiber optics, or communications and any related facilities, appurtenances or elements. Grantee is further entitled to use the Easement Area for ingress and egress above, through, along and under the Easement Area and to engage in any other activity that is reasonably related to utilities.

The easement shall be commercial, and as such fully transferable. Grantee may freely divide and transfer the easement to another person or entity or more than one person or entity. Use of the easement by more than one person or entity shall not result in overuse or surcharge. The easement shall not terminate if abandoned. Rather, the easement shall terminate only upon Grantee's execution of an instrument that releases the easement to Grantor.

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2. Impediments. Grantor covenants to refrain from placing, locating, constructing, installing or maintaining landscaping, vegetation, buildings, structures, including, but not limited to fences, decks, sheds, patios, or other impediments, objects or tangible things in, on, under or above the surface of Easement Area unless the objects or things do not unreasonably interfere with Grantee's rights hereunder, and Grantor first obtains Grantee's consent, which shall not be unreasonably withheld. This covenant is an equitable covenant that touches and concerns Grantor's Property and shall run with the land.

3. Successors. This instrument shall bind the parties' successors and assigns, and whoever has possession of the Easement Area, or uses the Easement Area, in whole or in part, without regard to whether the possessor or user has title, or has succeeded to the same estate or interest that Grantee has or had.

4. Governing Law. This instrument shall be governed by and construed in accordance with the laws of the State of Washington.

5. Venue. The venue for any action that arises from or out of this instrument shall be the Pierce County Superior Court.

<Signature page to follow>

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EXHIBIT A

PUBLIC UTILITIES EASEMENT LEGAL DESCRIPTION

THE WEST 10.00 FEET OF THE SOUTH 65.48 FEET OF THE RESULTING PARCEL OF CITY OF PUYALLUP LOT COMBINATION, RECORDING NUMBER 202305100090, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THE WEST 10.00 FEET OF THE FOLLOWING DESCRIBED PARENT PARCEL;

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF 7TH AVENUE NORTHWEST WITH THE EAST LINE OF 4TH STREET NORTHWEST; THENCE NORTH 437.6 FEET TO THE POINT OR BEGINNING; THENCE CONTINUING NORTH 178.40 FEET; THENCE EAST 190 FEET; THENCE SOUTH 90 FEET; THENCE WEST 31.5 FEET; THENCE SOUTH 90 FEET; THENCE WEST 158.5 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 200208290408. SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T20N, R4E, W.M.

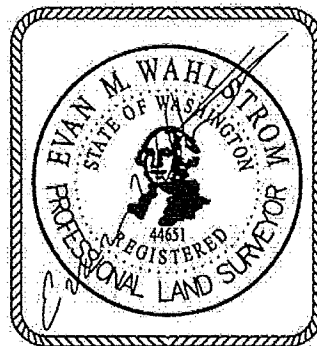


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7/5/2023

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