

Excise Tax Exempt

Pierce County, WA

08/17/2023 3:23 PM

Electronically Submitted

CPENNY

202308170352

Electronically Recorded

Pierce County, WA CPENNY

08/17/2023 3:23 PM

Pages: 6

Fee: \$208.50

After recording return to:

City Clerk

City of Puyallup

333 South Meridian

Puyallup, WA 98371

RANGE	TOWNSHIP	SECTION	QUARTER		
04E-	20 N-	29	2	005	1/6
DOCUMENT NUMBER				SERIAL NUMBER	PAGE NUMBER

Document Title: Declaration of Covenant for Easements**Grantor:** Richard and Kathy Farris, husband and wife**Grantee:** City of Puyallup**Abbreviated Legal Description:** NE ¼ of the NW ¼ Sec. 29, T20N, R4E W.M.**Assessor's Property Tax Parcel(s) or Account Number:** 042020-7-028**Declaration of Covenant for Storm Drainage Easement**

WHEREAS, Richard and Kathy Farris, husband and wife ("Grantor") is the owner of the real property burdened by this Covenant ("burdened property") as described in Exhibit "A" attached hereto; and

WHEREAS, Grantor is developing the burdened property in accordance with Building Permit B-20-0741, ("project") affecting the burdened property; and,

WHEREAS as a condition of approval of the project, the City of Puyallup, a municipal corporation ("Grantee") has required that a non-exclusive easement be provided over a portion of the burdened property for storm drainage; and,

WHEREAS, Grantor intends to comply with the above-described condition of approval by creating the required easement on the burdened property.

NOW THEREFORE, Grantor, by this Covenant to the Grantee does hereby create, establish, declare and impose a non-exclusive easement, for the purpose of locating, designing, constructing, installing, inspecting, surveying, protecting, policing, maintaining, repairing, modifying, or otherwise changing storm drainage improvements. Said easement is more particularly described in Exhibit "B" and graphically indicated in Exhibit "C".

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

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Grantee's rights hereunder, and Grantor first obtains Grantee's consent, which shall not be unreasonably withheld.

The easements established herein shall run with the land. Upon sale or conveyance in any manner of the burdened property described above, the Grantor covenants and agrees with the Grantee to include and establish the storm drainage easement which is the subject of this Declaration in any deed or other instrument of conveyance.

This Covenant of Easement shall be recorded in the office of the Pierce County Auditor. Upon recordation of this Covenant of Easement, the burdens of the easement shall be binding upon, and the benefits shall inure to, all successors in interest to the real property.

This Covenant of Easement shall not be modified or released without the prior approval of the Grantee in the manner required by applicable law.

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

<signature page to follow>

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Dated: 8/17/2023Richard Farris

Richard Farris

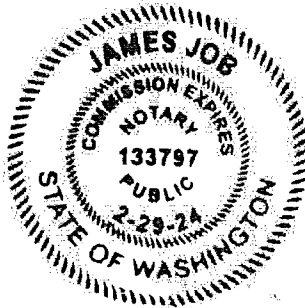
Dated: 8/17/2023Kathy L. Farris

Kathy L Farris

Dated: 8/17/2023Hans HungerGrantee: City of Puyallup, Accepted by:
Hans Hunger, PE (City Engineer)Dated: 8/9/2023Joseph N BeckApproved as to form:
Joseph N. Beck (City Attorney)STATE OF Washington)
COUNTY OF Pierce)

-SS

I certify that I know or have satisfactory evidence that Richard Farris and Kathy L Farris are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the owners of said property to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/17/23James M JobPrinted Name: James M Job
Notary Public, State of WA
My appointment expires: 2-29-24

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EXHIBIT "A"
DESCRIPTION OF PROPERTY

LOT 1 OF CITY OF PUYALLUP SHORT PLAT AMENDMENT P-18-0060,
AUDITOR'S FEE NUMBER 201902055001, RECORDS OF THE PIERCE COUNTY AUDITOR.

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EXHIBIT "B"

DESCRIPTION OF EASEMENT

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF CITY OF PUYALLUP SHORT PLAT AMENDMENT P-18-0060, AUDITOR'S FEE NUMBER 201902055001, RECORDS OF THE PIERCE COUNTY AUDITOR, BEING ON THE NORTH MARGIN OF WEST STEWART;

THENCE NORTH 74°07'01" WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 13.10 FEET;

THENCE NORTH 00°43'36" EAST, LEAVING SAID NORTH MARGIN, A DISTANCE OF 47.41 FEET;

THENCE SOUTH 88°32'55" EAST, A DISTANCE OF 12.64 FEET, TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 00°43'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 621 SQUARE FEET, MORE OR LESS.

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