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05/26/2022 10:38:59 AM \$210.50
AUDITOR, Pierce County, WASHINGTON

WHEN RECORDED RETURN TO:
Fruitland Mutual Water Company
4001 9th Street Southwest
Puyallup, WA 98373

Type of Document: Easement for Water Mains and Appurtenances
Grantor: Puyallup School District No. 3, a Washington municipal corporation
Grantee: Fruitland Mutual Water Company, a Washington non-profit corporation
Abbreviated Legal: PTN of SW¼ of SW¼ S4, TWN19N, R4E
Complete Legal Description: Exhibit A
Assessor Tax Parcel No: 0419043117

EASEMENT FOR WATERLINES AND APPURTENANCES

Puyallup School District No. 320 ("Grantor") hereby grants and conveys to Fruitland Mutual Water Company, a Washington non-profit corporation ("Grantee") and its successors and assigns an Easement for water mains and appurtenances thereto under and upon the following described property situated in Pierce County, Washington, and more particularly described as follows:

See Exhibit A attached hereto and as illustratively depicted
on Exhibit B attached hereto (the "Easement Area")

Grantee shall have the right, without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said Easement Area and adjoining land owned by the Grantor for the purpose of constructing, reconstructing, installing, repairing, replacing, enlarging, operating and maintaining water pipelines, and such other necessary appurtenant facilities and equipment, together with the right of ingress and egress to serve Grantor's property described on Exhibit C attached hereto.

Except as otherwise existing as of the date of this Easement or as may be approved by Grantee, in the exercise of its reasonable discretion, Grantor covenants that no permanent structure shall be erected, and no large trees or large shrubs, fences, gates, or posts shall be installed in the Easement Area. Grantee will not be responsible for replacing Grantor improvements that need to be moved or disturbed in order to utilize the Easement for the purposes described in this Easement other than reseeding or restoring areas with ground cover, regravelling or repaving. Replacement of landscaping or other improvements will be the responsibility of Grantor.

This Easement and the covenants herein shall be covenants running with the land and shall be binding on the successors and assigns of Grantor and Grantee hereto.

GRANTOR

Puyallup School District No. 3,
a Washington municipal corporation

By: 

Dr. John A. Polm, Jr.

Its: Superintendent

Date: 5-23-2022

EXCISE TAX EXEMPT DATE 5/26/22 1
Pierce County

By:  Auth. Sig.

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

On this day personally appeared before me Dr. John A. Polm, Jr. to me known to be the Superintendent of Puyallup School District No. 3, the Washington municipal corporation described in and that executed the within and foregoing instrument, and he acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said municipal corporation.

GIVEN under my hand and official seal this 23rd day of May, 2022.



Beth A. Kerrick
[Signature]

Beth A. Kerrick
[Printed Name of Notary]

NOTARY PUBLIC in and for the State
of Washington, residing at Puyallup, WA
My Commission Expires: 1/2/2026

EXHIBIT A

WATERLINE EASEMENT LEGAL DESCRIPTION

A 20.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTH 88°16'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, AND MONUMENTED LINE OF 39TH AVENUE S.W., 529.15 FEET;

THENCE NORTH 01°43'49" EAST 45.00 FEET TO THE NORTH MARGIN OF 39TH AVENUE SOUTHWEST;

THENCE, CONTINUING NORTH 01°43'49" EAST 90.24 FEET TO THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE SOUTH 88°25'38" EAST 27.08 FEET;

THENCE SOUTH 00°28'02" WEST 19.95 FEET;

THENCE NORTH 00°28'02" EAST 19.95 FEET;

THENCE SOUTH 88°25'38" EAST 26.38 FEET;

THENCE SOUTH 68°16'11" EAST 91.92 FEET;

THENCE SOUTH 88°16'11" EAST 118.42 FEET;

THENCE NORTH 46°43'49" EAST 16.40 FEET;

THENCE NORTH 01°43'49" EAST 6.59 FEET TO A POINT HEREINAFTER KNOWN AS "POINT A";

THENCE, CONTINUING NORTH 01°43'49" EAST 44.58 FEET TO A POINT HEREINAFTER KNOWN AS "POINT B";

THENCE, CONTINUING NORTH 01°43'49" EAST 12.77 FEET;

THENCE SOUTH 88°42'13" EAST 32.94 FEET;

THENCE NORTH 88°42'13" WEST 32.94 FEET;

THENCE NORTH 01°43'49" EAST 15.92 FEET;

THENCE NORTH 24°13'49" EAST 52.26 FEET;

THENCE NORTH 01°47'44" EAST 150.07 FEET;

THENCE NORTH 88°16'11" WEST 150.97 FEET;

THENCE SOUTH 01°43'49" WEST 30.15 FEET;

THENCE NORTH 01°43'49" EAST 30.15 FEET;

THENCE NORTH 88°16'11" WEST 140.37 FEET TO A POINT HEREINAFTER KNOWN AS "POINT C", AND THE **TERMINUS** OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 10.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID "POINT A";

THENCE NORTH 87°38'32" WEST 43.67 FEET TO THE **TERMINUS** OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 10.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID "POINT B";

THENCE SOUTH 88°47'57" WEST 19.95 FEET TO THE **TERMINUS** OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A 10.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID "POINT C";

THENCE NORTH 56°05'58" WEST 62.07 FEET TO THE EAST LIMIT OF AN EXISTING BUILDING AND THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE SOUTH 88°16'11" EAST 55.42 FEET TO THE **TERMINUS** OF THIS CENTERLINE DESCRIPTION.

ALL SIDELINES OF THE ABOVE DESCRIBED STRIP SHALL BE EXTENDED OR SHORTENED TERMINATE AT ANY BUILDING LIMITS AND LINES PERPENDICULAR TO ALL ANGLE POINTS.

CONTAINING 19,122± SQ. FT.

DESIRAE SCHILLING, PLS, LICENSE NO. 49289
SITTS & HILL ENGINEERS, INC.
4815 CENTER STREET
TACOMA, WA 98409



05-04-22

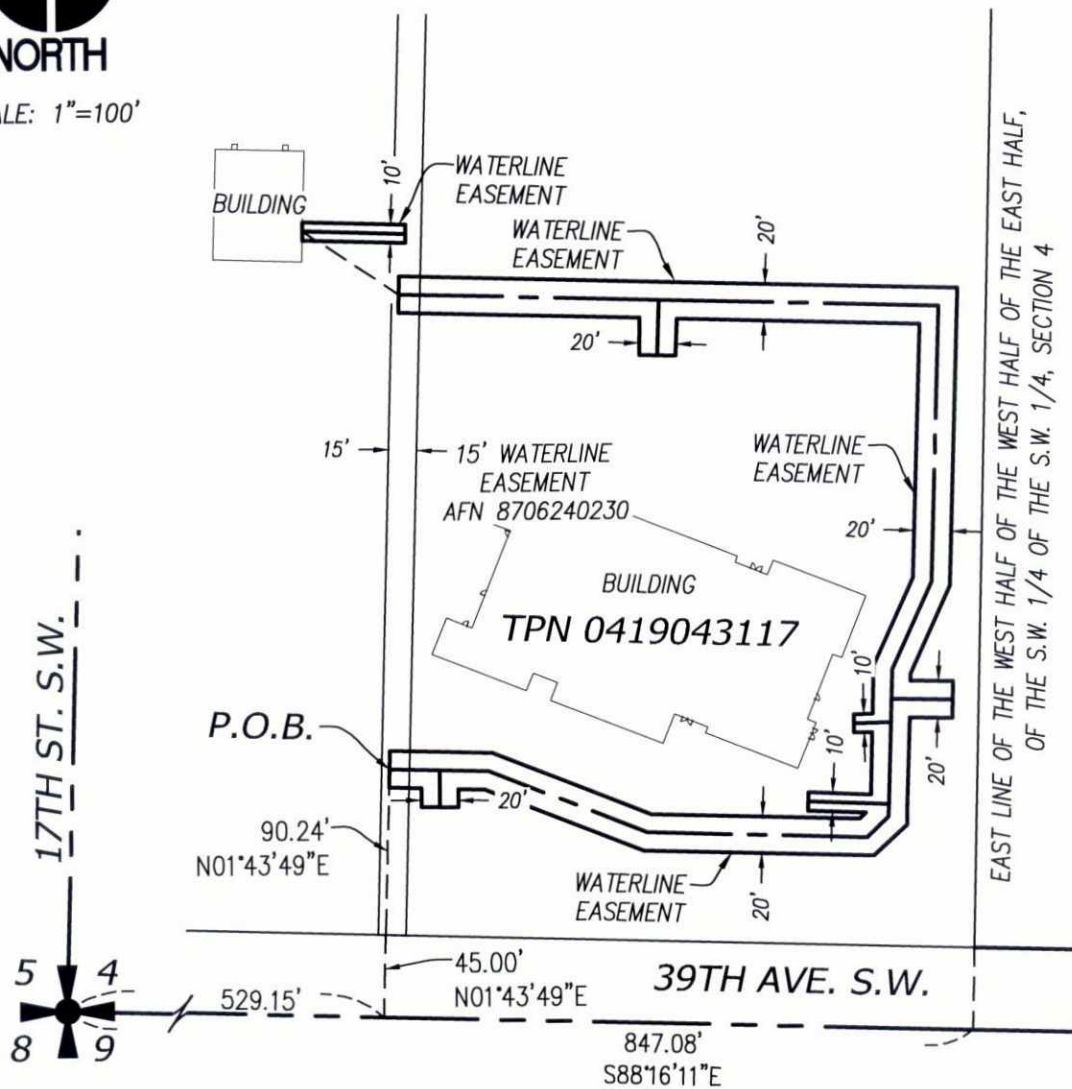
PUYALLUP SCHOOL DISTRICT
KESSLER CENTER
PROJECT 18328
PAGE 2

EXHIBIT B



NORTH

SCALE: 1"=100'



SEE SHEETS 2 AND 3 FOR EASEMENT DIMENSIONS

SHEET TITLE
WATERLINE EASEMENT
 TPN 0419043117
 EXHIBIT B

PREPARED BY



CIVIL STRUCTURAL SURVEY
 4815 CENTER STREET TACOMA, WA. 98409
 PHONE: (253) 474-9449 <http://www.sittshill.com/>

SHEET

1 OF 3

PROJECT NO.

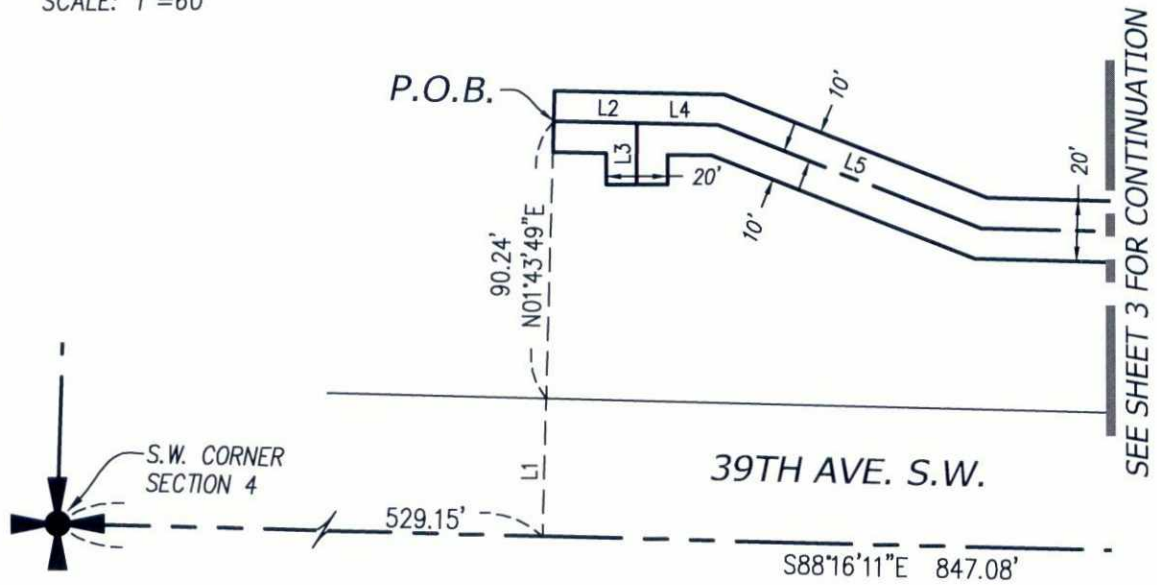
18328

EXHIBIT B



NORTH

SCALE: 1"=60'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°43'49"E	45.00'
L2	S88°25'38"E	27.08'
L3	S00°28'02"W	19.95'
L4	S88°25'38"E	26.38'
L5	S68°16'11"E	91.92'

SHEET TITLE
 WATERLINE EASEMENT
 TPN 0419043117
 EXHIBIT B

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SHEET

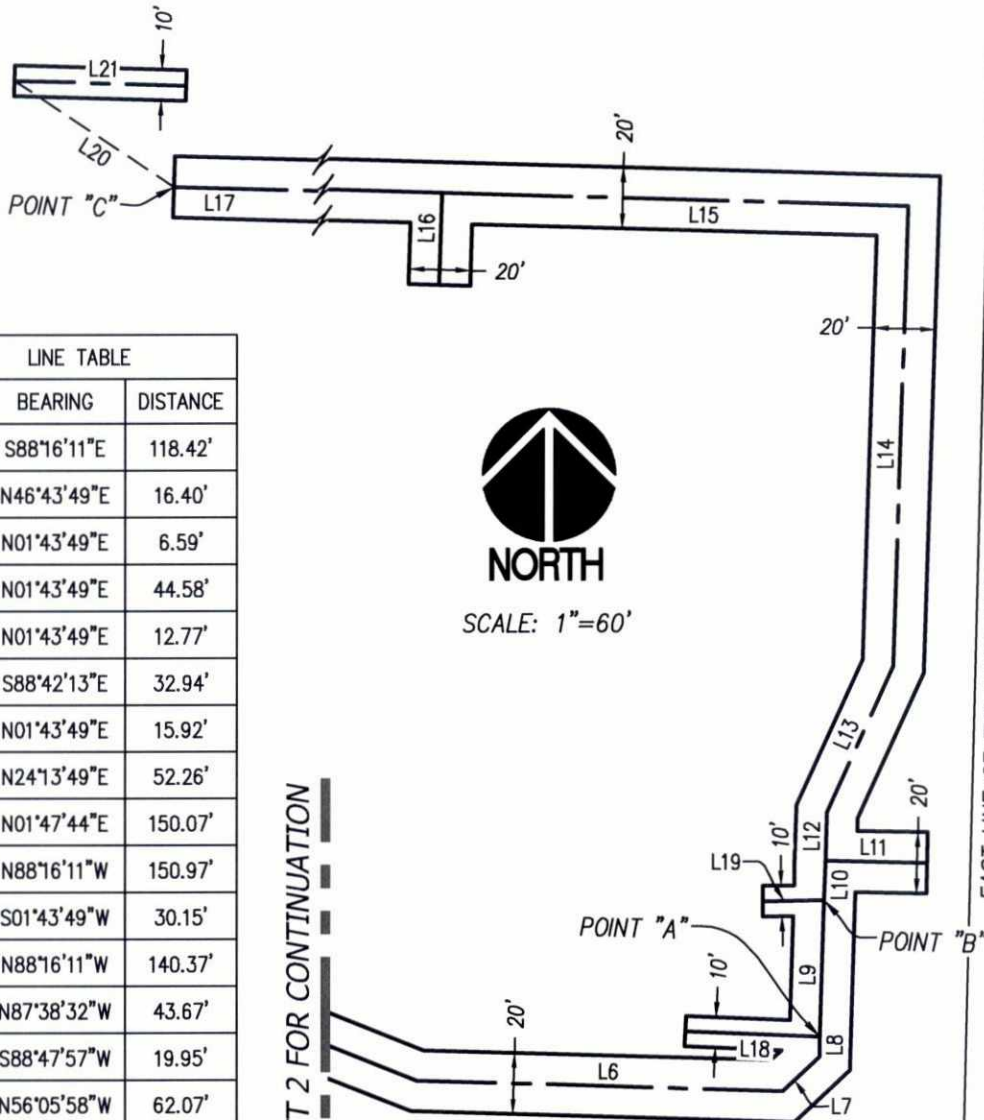
2 OF 3

PROJECT NO.

18328

EXHIBIT B

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S88°16'11"E	118.42'
L7	N46°43'49"E	16.40'
L8	N01°43'49"E	6.59'
L9	N01°43'49"E	44.58'
L10	N01°43'49"E	12.77'
L11	S88°42'13"E	32.94'
L12	N01°43'49"E	15.92'
L13	N24°13'49"E	52.26'
L14	N01°47'44"E	150.07'
L15	N88°16'11"W	150.97'
L16	S01°43'49"W	30.15'
L17	N88°16'11"W	140.37'
L18	N87°38'32"W	43.67'
L19	S88°47'57"W	19.95'
L20	N56°05'58"W	62.07'
L21	S88°16'11"E	55.42'



SEE SHEET 2 FOR CONTINUATION

EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF,
OF THE S.W. 1/4 OF THE S.W. 1/4, SECTION 4

SHEET TITLE
WATERLINE EASEMENT
 TPN 0419043117
 EXHIBIT B

PREPARED BY



CIVIL STRUCTURAL SURVEY
 4815 CENTER STREET TACOMA, WA. 98409
 PHONE: (253) 474-9449 <http://www.sitts-hill.com/>

SHEET

3 OF 3

PROJECT NO.

18328

EXHIBIT C

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

The land in the County of Pierce, State of Washington, described as follows:
The West half and the West half of the West half of the East half of the Southwest quarter of Section 4, Township 19 North, Range 4 East of the Willamette Meridian;

Except the following described property:

Beginning 30 feet North and 15 feet East of the Southwest corner of said Section 4;
Thence North 553.14 feet;
Thence East 315 feet;
Thence South 553.14 feet;
Thence West 315 feet to the Point of Beginning;

Also except the following described property:

Beginning at the Southwest corner of said Section 4;
Thence North $00^{\circ}04'25''$ East along the West line of said Section a distance of 1148.90 feet to the True Point of Beginning;
Thence North $89^{\circ}07'39''$ East a distance of 162.00 feet;
Thence North $00^{\circ}04'25''$ East a distance of 148.00 feet;
Thence South $89^{\circ}07'39''$ West a distance of 162.00 feet to the West line of said Section;
Thence South $00^{\circ}04'25''$ West 148.00 feet along the West line of said Section to the Point of Beginning;

Except 86th Avenue East reserved for county road (also known as 17th Street S.W.);

Also except that portion thereof conveyed to the State of Washington by instruments recorded under recording numbers 2227151, 2239840, 9407070774 and 9407070775;

Also except the Southerly 30 feet thereof for 39th Avenue S.W. (also known as 112th Street East);

Situate in the City of Puyallup, County of Pierce, State of Washington.