

9305100135

## EASEMENT FOR STORMWATER DRAINAGE

Grantor, GREENSTONE CORPORATION, a Washington corporation, for and in consideration of making adequate provision for stormwater drainage in platted and unplatted portions of Bella Vista Preliminary Plat, PE-1354-79, Bella Vista Heights Preliminary Plat, PE-1666-92, and adjacent property, as a condition of development imposed by Spokane County, hereby grants and conveys to SPOKANE COUNTY, a political subdivision of the State of Washington, an easement in, into, over, under, upon and across the land described in Exhibit "A", attached hereto and incorporated by this reference, for the location, maintenance and operation of stormwater drainage facilities, including a stormwater drainage retention pond, now existing or hereinafter required to serve the Bella Vista area subdivisions, present and future. This easement shall be exclusive except as provided below.

Grantor also hereby grants and conveys to the Bella Vista Owners' Association, a homeowners association, an easement in the land described in Exhibit "A" for the sole purpose of conveying stormwater drainage from the Bella Vista subdivision, present and future, into and through stormwater drainage facilities located within the easement area, now or later installed.

Grantor further grants and conveys to Spokane County the nonexclusive right of ingress and egress in the property described in Exhibit "A" for the purpose of repairing, operating and maintaining the stormwater drainage facilities, including the retention pond referenced above, now or hereafter located on the property described in Exhibit "A". Spokane County may, at all times hereafter, at its own cost and expense, remove all crops, brush, grass or trees that interfere with the purpose of such easement.

The easements described herein are appurtenant to, binding upon and shall pass with conveyance of the property described in Exhibit "A".

R. E. Excise Tax Exempt

Date May 10, 1993

Spokane County Treas.

By MGD

MAY 10 10 26 AM '93

WILLIAM E. DONAHUE  
AUDITOR  
SPOKANE COUNTY WASH.  
DEPUTY

INTEROFFICE

IN WITNESS WHEREOF, Grantor hereunto sets its hand this 16th day of April, 1993.

GREENSTONE CORPORATION

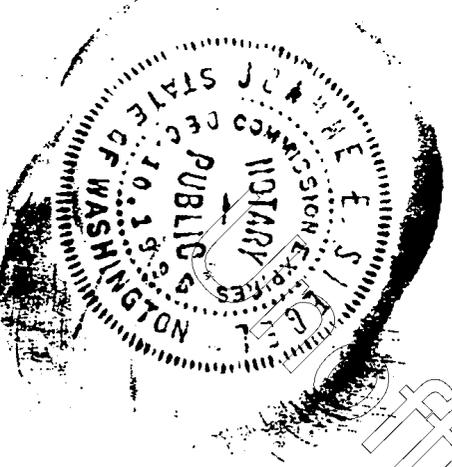
By: *James M. Frank*  
James M. Frank, President

STATE OF WASHINGTON )  
                                  ) ss  
County of Spokane )

I certify that I know or have satisfactory evidence that JAMES M. FRANK is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Greenstone Corporation to be the free and voluntary act of said corporation for the uses and purposes mentioned in the instrument, and that the seal affixed, if any, is the corporate seal of said corporation.

Dated: April 16, 1993

*Joanna*  
*Joanna*  
Notary Public in and for the State of Washington, residing at Spokane, MY commission expires 12/10/96



April 6, 1993

LEGAL DESCRIPTION  
Pond 4 Drainage Easement

The unplatted portion of Government Lot 7 and a portion of Lot 2, Block 7 of BELLA VISTA DIVISION NO. 2, per plat thereof recorded in Volume 19 of Plats, pages 4 and 5, in the Spokane County Auditor's Office, all in the Northeast Quarter of Section 2, T.24 N., R.44 E., W.M., in the County of Spokane, State of Washington, and described as follows:

Beginning at the northwest corner of Lot 5, Block 6 of said BELLA VISTA DIVISION NO. 2; thence S.02°59'58"E. along the westerly boundary of said lot a distance of 40.00 feet to the TRUE POINT OF BEGINNING; thence continuing S.02°59'58"E. along said westerly boundary a distance of 70.28 feet to the southwest corner of said lot; thence EAST along the southerly boundary of said lot a distance of 30.00 feet; thence S.39°41'39"E. a distance of 45.49 feet; thence S.14°39'31"W. a distance of 196.39 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 165.00 feet (from which a radial line of said curve bears N.09°02'31"E.); thence northwesterly along said curve through a central angle of 38°24'41" an arc distance of 110.62 feet to the beginning of a compound curve concave to the northeast having a radius of 205.00 feet; thence northwesterly along said curve through a central angle of 14°42'27" an arc distance of 52.62 feet; thence S.66°48'28"W. a distance of 40.00 feet; thence N.64°28'34"W. a distance of 32.22 feet; thence N.21°03'47"E. a distance of 41.59 feet; thence N.66°48'28"E. a distance of 35.00 feet to the beginning of a non-tangent curve concave to the east having a radius of 205.00 feet (from which a radial line of said curve bears N.77°19'03"E.); thence northerly along said curve through a central angle of 12°28'15" an arc distance of 44.62 feet to its intersection with the southerly line of Lot 2, Block 7 of said BELLA VISTA DIVISION NO. 2 (said point of intersection bears N.80°38'32"E. a distance of 18.48 feet from the southeast corner of said lot); thence continuing northerly along said curve through a central angle of 7°01'03" an arc distance of 25.11 feet to a point of tangency with a line parallel with and distant westerly 20 feet, measured at right angles, from the tangent portion of the easterly line of said Lot 2, Block 7; thence N.06°48'20"E. along said parallel line and its northerly prolongation a distance of 140.58 feet to its intersection with the southerly margin of Bella Vista Drive, as shown on said BELLA VISTA DIVISION NO. 2, said point of intersection being the beginning of a non-tangent curve concave to the north having a radius of 280.00 feet (from which a radial line of said curve bears N.21°18'09"E.); thence easterly along said southerly margin and said curve through a central angle of 8°19'39" an arc distance of 40.70 feet; thence S.06°48'20"W. a distance of 51.57 feet; thence N.87°00'02"E. a distance of 85.84 feet to the True Point of Beginning.

BELLA VISTA  
DIVISION NO. 2

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$\Delta = 08^{\circ}19'39''$   
 $R = 280.00'$   
 $T = 20.38'$   
 $L = 40.70'$

BELLA VISTA DRIVE

PROPOSED BELLA VISTA HTS. BOUNDARY

POINT OF BEGINNING

TRUE POINT OF BEGINNING

EXISTING PLAT BOUNDARY

C/L OF PROPOSED PRIVATE ROAD & POND ACCESS

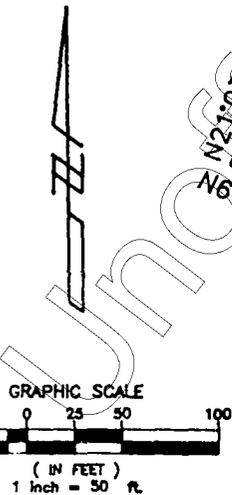
LIMITS OF DRAINAGE EASEMENT

$\Delta = 07^{\circ}01'03''$   
 $R = 205.00'$   
 $L = 25.11'$

$\Delta = 12^{\circ}28'15''$   
 $R = 205.00'$   
 $L = 44.62'$

$\Delta = 14^{\circ}42'27''$   
 $R = 205.00'$   
 $L = 52.62'$

$\Delta = 38^{\circ}24'41''$   
 $R = 165.00'$   
 $L = 110.62'$



POND 4 REPLACEMENT  
DRAINAGE EASEMENT