

INTEROFFICE

FILED OR RECORDED

REQUEST OF _____

SEP 8 11 44 AM '95

WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY WASH.
DEPUTY

Portion of Parcel No. 37292.9075 & 37292.9076
Ballard Road No. 2657
P 1696

9509080220

SPOKANE COUNTY ENGINEERING DEPARTMENT
Spokane County, Washington

DRAINAGE EASEMENT

VOL. 1769 PAGE 1940

The Grantor(s) Ben H. Simpson and Helen L. Simpson, husband and wife; and

A. B. Conway McDonald and Genevieve H. McDonald, husband and wife,
of the County of Spokane, State of Washington, for and in consideration of Mutual Benefits, the receipt of which is hereby acknowledged, grants to The County of Spokane, State of Washington, a Drainage Easement over, under, and across the following described real property situated in the County of Spokane, State of Washington:

LEGAL DESCRIPTION

Cambridge Knoll
PN-1090-03

Temporary
Drainage Easement

That portion of the north 625.5 feet of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 29, Township 27 North, Range 43 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northeast corner of said NW $\frac{1}{4}$ of Section 29; thence S89°07'13"W, along the north line of said NW $\frac{1}{4}$, 1,292.01 feet; thence S00°52'47"E 188.88 feet to the TRUE POINT OF BEGINNING; thence N89°07'13"E 61.27 feet; thence S00°52'47"E 128.88 feet; thence N89°07'13"E 66.00 feet; thence S30°35'41"E 75.00 feet; thence S35°31'11"W 169.17 feet; thence S87°32'18"W 69.31 feet; thence N41°51'40"W 114.93 feet; thence N01°13'10"W 104.97 feet; thence N42°54'57"E 58.00 feet; thence N11°47'14"E 102.44 feet to the TRUE POINT OF BEGINNING.

Drainage Easements, as described hereinabove are for the purpose of installing, operating and maintaining drainage ditches and drainage facilities to dispose of runoff, are hereby granted to the public. The County of Spokane is hereby granted the right of ingress and egress to all Drainage Easements adjacent to the public right of way. The property owner shall maintain the drainage ditch with a permanent live cover of dryland type grasses acceptable to the Spokane County Engineers, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage ditch as indicated by the approved plans.

The Grantor will construct the drainage facilities in conformance with the approved plans on file in the County Engineers Office.

The individual lot owners or their successors in interest shall maintain the drainage facilities in conformance with the approved plans on file in the Engineers Office.

The property owner or his representative shall inform each succeeding purchaser of all Drainage Easements on the property and his responsibility for maintaining drainage facilities within said Drainage Easements.

R. E. Excise Tax Exempt

Date 9/8 1995

Spokane County Treas.

Gilbert

The Drainage Easement described hereinabove is to and shall run with the land. No modification of the boundaries of said Drainage Easement can be made without the prior approval of Spokane County.

Whenever the individual lot owners or their successors in interest fail to maintain the drainage facilities in conformance with the approved Drainage Plan, a notice will be given to the individual lot owners or their successors in interest by the County. If not corrected after ten (10) days, the County has the right to correct the maintenance failure or have it corrected at the expense of the individual lot owners or their successors in interest.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within Drainage Easements or floodplain areas, nor the responsibility for any drainage whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in Drainage Easements on private property.

This Drainage Easement will terminate at such time the described areas are platted

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this 19th day of July 1995.

Ben H. Simpson
Ben H. Simpson

A. B. Conway McDonald
A. B. Conway McDonald

Helen L. Simpson
Helen L. Simpson

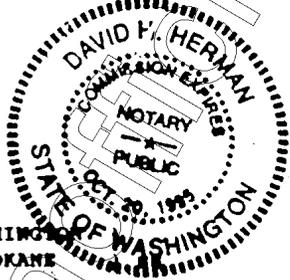
Genevieve H. McDonald
Genevieve H. McDonald

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this day personally appeared before me Ben H. and Helen L. Simpson,

personally known to me to be the individual(s) who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said individual(s), for the uses and purposes therein mentioned.

Given under my hand and seal this 19 day of July 1995.



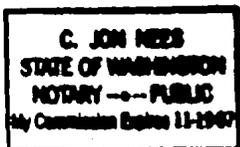
David F. Herman
Notary Public
In and for the State of Washington,
residing at Spokane.

STATE OF WASHINGTON)
COUNTY OF SPOKANE)

On this day personally appeared before me A. B. Conway McDonald and Genevieve McDonald,

personally known to me to be the individual(s) who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said individual(s), for the uses and purposes therein mentioned.

Given under my hand and seal this 19th day of July, 1995.



C. Jon Nees
Notary Public
In and for the State of Washington,
residing at Spokane.