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Spokane Co, WA

**After Recording Return To: Spokane County Engineer  
Attn.: Development Services Department**

County Road File No. RF277  
Document Title: *Drainage and Access Easement*  
Grantor(s): *Fraser Estates Development, a Washington Limited Liability Company*  
Grantee(s): *Government, County of Spokane; Fraser Estates Homeowners Association*  
Abbreviated Legal Description: *A portion of SW ¼ S32, T26N, R44E, W.M. Spokane County, WA.*  
Legal Description: *See Attached Exhibits A and B.*  
Assessor's Tax Parcel Number: *A portion of Parcels. 46323.9104 SW ¼ S32, T26N, R44,E, W.M.*

SPOKANE COUNTY DIVISION OF ENGINEERING  
Spokane County, Washington

**DRAINAGE AND ACCESS EASEMENT**

IN THE MATTER OF *Fraser Estates East PUD* (Spokane County Project No. P1892, hereinafter referred to as the "project")

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s), *Fraser Estates Development LLC*, for and in consideration of Mutual Benefits, the receipts of which is hereby acknowledged, grants to Spokane County, a political subdivision of the State of Washington, and the *Fraser Estates Homeowners Association*, an Easement over, upon, and across the drainage area, legally described in the attached Exhibit A and B.

The Easement granted to Spokane County, its authorized agents and the *Fraser Estates Homeowners Association*, is for the purpose of allowing stormwater drainage and/or runoff over and across the above-described lands, including but not limited to disposal into a drainage facility located within the same above-described lands. The Grantor(s) and/or their successors in interest hereby agree not to obstruct, artificially collect or discharge the flow across or adjacent to the above described lands. The Grantor(s) and/or their successors in interest agree that Spokane County accepts no responsibility for maintaining this Easement. The Easement grants to Spokane County, it's authorized agents and the *Fraser Estates Homeowners Association*, the right of ingress and egress to, over, and from said Easement for the purpose of inspection and emergency maintenance of drainage facilities.

The Grantor(s) hereby accept complete and total responsibility for the construction of all related drainage facilities located within this Easement per the accepted road and drainage plans on file in the office of the Spokane County Engineer, including but limited to all drainage facilities necessary to convey, direct or route the stormwater runoff to said drainage facility or facilities. The Grantor(s) and/or their successors in interest hereby accept complete and total responsibility for the perpetual maintenance of the facilities located within this Easement. In addition, the Grantor(s) and/or their successors in interest, where applicable, shall maintain the drainage area with a permanent live ground cover, which may include shrubbery and/or trees, so long as they do not obstruct the flow and percolation of storm drainage. If the Grantor(s) and/or their successors in interest fail to maintain the facilities, a notice of such failure may be given to the Grantor(s) and/or their successors in interest. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Grantor(s) and/or their successors in interest.

The Grantor(s) and/or their successors in interest hereby release Spokane County, and all of its officers, employees and agents from any responsibility or liability for any damage whatsoever including inverse condemnation by or to any and all persons or property arising out of or in any

R. E. Excise Tax Exempt  
Date: *Sept 8 2004*  
Spokane County Treas.  
By: *Albert*



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way incident to or attributable to the storm drainage within the Easement.

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

Unofficial Document



IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this  
8th day of September, 2004.

**Grantor: Fraser Estates Development, a Washington Limited Liability Company**

By: *Mike Hume*  
Mike Hume

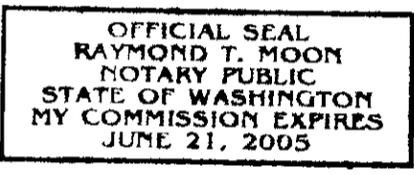
Its: General Partner

State of Washington )  
County of Spokane ) ss

I certify that I know or have satisfactory evidence that Mike Hume is the individual who appeared before me, and said individual acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the General Partner of the Fraser Estates Development, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 9-8-04

*Raymond T. Moon*  
Notary Public in and  
for the State of Washington.  
My Appointment Expires: 6-21-05



Unofficial Document

# EXHIBIT "A" FRASER ESTATES EAST DRAINAGE & ACCESS EASEMENT

SEC. 32, T.26 N., R.44 E., W.M.



NE CORNER OF THE  
SW 1/4 OF THE SW  
1/4 OF SECTION 32

TRACT C

FRASER  
ESTATES

40.80'  
S89°36'20" W



TRUE POINT OF  
BEGINNING

133.14'  
N89°36'20" E

BOEING ROAD

TRACT E

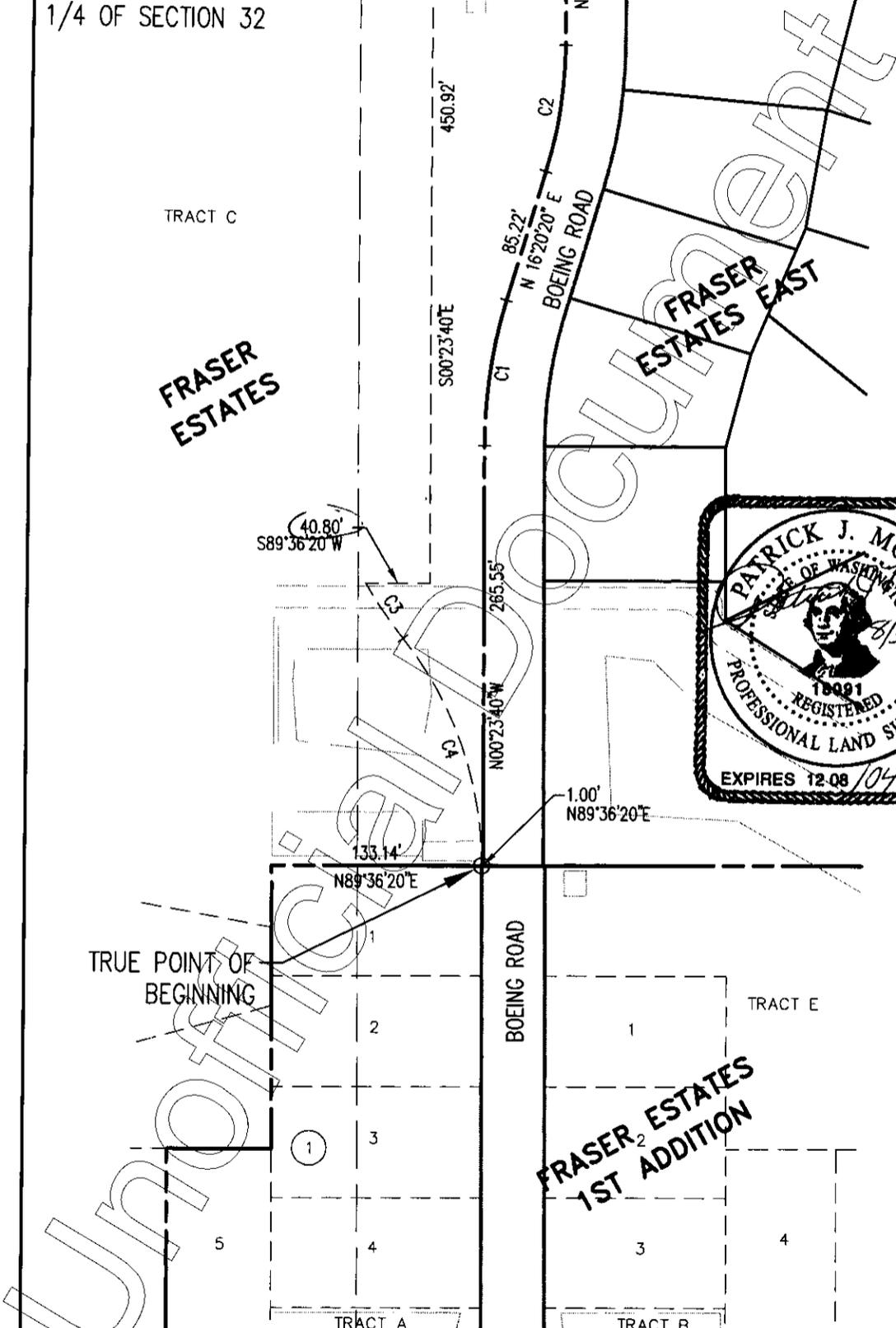
FRASER ESTATES  
1ST ADDITION

TRACT A

TRACT B

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD  | DELTA     |
|-------|--------|--------|---------|--------|-----------|
| C1    | 93.16  | 319.00 | 46.92   | 92.83  | 16°44'00" |
| C2    | 81.08  | 281.00 | 40.82   | 80.80  | 16°31'57" |
| C3    | 42.50  | 270.00 | 21.29   | 42.46  | 9°01'09"  |
| C4    | 154.80 | 230.00 | 80.46   | 151.89 | 38°33'45" |





COUNTY ENGINEER

EAS

\$0.00

August 17, 2004

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Spokane Co, WA

Legal Description  
EXHIBIT "B"  
**FRASER ESTATES EAST  
DRAINAGE AND ACCESS EASEMENT**

That portion of the Southwest Quarter of Section 32, Township 26 North, Range 44 East, W.M. in Spokane County, WA being more particularly described as follows:

Commencing at the Northwest corner of Lot 1 Block 1 of FRASER ESTATES FIRST ADDITION according to the plat thereof, recorded in Book 28 of Plats Pages 28 and 29 records of Spokane County; thence N89°36'20"E along the north line of said plat, a distance of 133.14 feet to the TRUE POINT OF BEGINNING; thence N89°36'20"E continuing along the north line of said plat, a distance of 1.00 foot; thence N00°23'40"W a distance of 265.55 feet to the beginning of a curve concave to the east and having a radius of 319.00 feet; thence northerly along said curve through a central angle of 16°44'00" an arc distance of 93.16 feet; thence N16°20'20"E a distance of 85.22 feet to a beginning of a curve concave to the west and having a radius of 281.00 feet; thence northerly along said curve through a central angle of 16°31'57" an arc distance of 81.08 feet; thence N00°11'37"W a distance of 110.25 feet to the north line of the Southeast Quarter of the Southwest Quarter of said section; thence S89°48'23"W along the north line of said section a distance of 84.46 feet; thence S00°23'40"E a distance of 450.92 feet; thence S89°36'20"W a distance of 40.80 feet to the East line of Tract "C" of the plat of FRASER ESTATES recorded in Book 28 of Plats, Pages 19 and 20 records of Spokane County, being also the beginning of a non-tangent curve concave to the northeast and having a radius of 270.00 feet, through which point a radial line bears N60°03'44"E; thence along the east line of said plat the following two courses.  
1) Southeasterly along said curve through a central angle of 09°01'09" an arc distance of 42.50 feet to the beginning of a curve concave to the west having a radius of 230.00 feet.  
2) Thence southerly along said curve through a central angle of 38°33'45" an arc distance of 154.80 feet to the TRUE POINT OF BEGINNING.

Containing 0.73 acres more or less



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