



**After Recording Return To: Spokane County Engineer  
Attn.: Right of Way Department**

Document Title: Easement  
Grantor(s): Hepton Trust  
Grantee: Government, County of Spokane  
Legal Description: Portion of SW ¼ of SEC. 20, TWN. 25 N., RGE. 45 E., W.M.  
Additional Legal Description: See Page 1  
Assessor's Tax Parcel Number(s): 55203.9111  
Reference Number: \_\_\_\_\_  
Log In Date: April 27, 2004 Requested by: M. Zarecor Prepared by: G. Nyberg  
Purpose: P-1779A RF No(s): 300 - "0" Road Name(s): Barker Road

SPOKANE COUNTY DIVISION OF ENGINEERING  
Spokane County, Washington

**UTILITY EASEMENT**

IN THE MATTER OF Barker Road, RF NO. 300-"0"

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s), Hepton Trust,  
a testamentary trust

For and in consideration of Mutual Benefits, grants unto Spokane County, a political subdivision of the State of Washington, its successors and assigns, and utility purveyors a perpetual non-exclusive general utility easement over, under, upon and across the hereinafter described lands situated in the County of Spokane, State of Washington:

ASSESSORS PARCEL NO(S): 55203.9111

Pursuant to the Legal Description and Exhibit A herein affixed and made part of this document hereof.

The perpetual non-exclusive general utility easement granted to Spokane County, its successors and assigns, and utility purveyors is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to any utility system. It is expressly understood and agreed that Spokane County or its successors and assigns, and utility purveyors shall have the right of ingress and egress from the subject property for the purposes of constructing, altering, operating, maintaining, repairing, replacing, removing or any other uses or purposes which are or may be related to any utility system, not limited to storm drainage, sanitary sewer, water supply, gas pipe lines, power lines, telephone, cable television, and other tele-communication services.

Spokane County, its successors and assigns, and utility purveyors at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are or may be related to any utility system.

This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

The Grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement or substantially alter the ground cover over the easement.

R. E. Excise Tax Exempt

Date July 23 2004

Spokane County Treas.

By [Signature]









8-2-02



**LEGAL DESCRIPTION FOR  
UTILITY EASEMENT  
ASSESSORS PARCEL NO. 55203.9111**

A 10-foot wide utility easement for the purposes of construction and maintenance of utilities located in a portion of the Southwest one-quarter of Section 20 Township 25 North, Range 45 East, W.M., Spokane County, Washington described as follows:

Commencing at a 3/4 inch iron pipe accepted as the Southwest corner of said Section 20; thence North 00°00'50" East along the West line of said Southwest one-quarter of Section 20 a distance of 1511.39 feet;

Thence South 89°59'10" East a distance of 30.00 feet to a point on the Northeasterly line of a 60 foot strip of land used as a ditch to drain Saltese Lake as described in Warranty Deed filed in Book 462, Pages 350 and 351, under Auditor's File Number 188003A, said point also lies on the Easterly line of Barker Road right-of-way (30 feet from centerline);

Thence South 67°37'39" East along said Northeasterly line, said line being 30 feet distant when measured at right angles Northeasterly and parallel to the existing centerline of said ditch a distance of 10.78 feet;

Thence South 58°37'27" East continuing along said Northeasterly line, said line being 30 feet distant when measured at right angles Northeasterly and parallel to the existing centerline of said ditch line a distance of 11.74 feet to the **TRUE POINT OF BEGINNING** of the herein described Utility Easement;

Thence North 00°00'50" East 50 feet distant when measured at right angles Easterly and parallel to said Easterly right-of-way a distance of 293.75 feet to a point on the Southerly line of a parcel of land known as Assessors Parcel No. 55203.9021 and as described in Statutory Warranty Deed recorded May 22, 1968, under Auditor's File Number 364225C;

Thence South 89°47'07" East along said South line a distance of 10.00 feet;



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Thence South  $00^{\circ}00'50''$  West 10 foot distant when measured at right angles Easterly and parallel to the Westerly line of said Utility Easement a distance of 299.81 feet to a point on said Northeasterly line;

Thence North  $58^{\circ}37'27''$  West along said Northeasterly line, said line being 30 feet distant when measured at right angles Northeasterly and parallel to the existing centerline of said ditch a distance of 11.71 feet to the **TRUE POINT OF BEGINNING**.

Said sidewalk easement containing 2,968 square feet or 0.07 acres.

Unofficial Document



### EXHIBIT A UTILITY EASEMENT

Southwest one-quarter of Section 20, Township 25  
North, Range 45 East, W.M., Spokane County, WA

