

After Recording Return To:
Spokane County Engineer's Office
Attn.: Right of Way Department
1026 West Broadway Avenue
Spokane, WA 99260-0170

Document Title: Easement, Temporary Drainage and Access
Grantor: Pillar Rock, L.L.C.
Grantee: Government, County of Spokane
Legal Description: SW1/4, Sec. 20, Twn. 25N, Rg. 42 East, W.M., Spokane County, Washington
Additional Legal Description: See Page 1
Assessor's Tax Parcel Number: 25203.9011
Reference Number: P-1959



SPOKANE COUNTY DIVISION OF ENGINEERING
Spokane County, Washington

TEMPORARY DRAINAGE & ACCESS EASEMENT

IN THE MATTER OF PILLAR ROCK DRIVE

RF NO. 1804

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, Pillar Rock, L.L.C., a Washington Limited Liability Company, for and in consideration of Mutual Benefits, grants to Spokane County, a political subdivision of the State of Washington, an easement over, upon, and across the temporary drainage, legally described as follows:

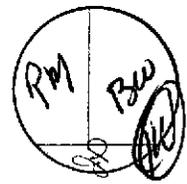
AFFECTS ASSESSORS PARCEL NO. 25203.9011

That portion of the Southwest Quarter of Section 20, Township 25 North, Range 42 East, W.M., being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 20, said point bears North $00^{\circ}25'04''$ West, a distance of 2,652.13 feet from the South Quarter Corner of said Section 20; thence South $18^{\circ}43'25''$ West, a distance of 660.07 feet to the **POINT OF BEGINNING**; thence South $00^{\circ}14'35''$ East, a distance of 117.99 feet; thence South $81^{\circ}36'57''$ West, a distance of 93.16 feet; thence North $51^{\circ}55'22''$ West, a distance of 74.30 feet; thence North $25^{\circ}42'36''$ East, a distance of 38.72 feet; thence South $64^{\circ}17'24''$ East, a distance of 20.00 feet; thence North $25^{\circ}42'36''$ East, a distance of 62.24 feet; thence North $64^{\circ}23'40''$ West, a distance of 139.26 feet; thence along a nontangent curve concave to the Northwest, having a radius of 285.00 feet, a central angle of $11^{\circ}36'54''$, an arc length of 57.78 feet, a chord bearing of South $33^{\circ}25'26''$ West, and a chord length of 57.68 feet; thence South $39^{\circ}13'53''$ West, a distance of 102.32 feet; thence North $51^{\circ}23'34''$ West, a distance of 20.00 feet; thence North $39^{\circ}13'53''$ East, a distance of 102.54 feet; thence along a tangent curve to the Left, having a radius of 265.00 feet, a central angle of $15^{\circ}47'19''$, an arc length of 73.02 feet; thence South $64^{\circ}23'40''$ East, a distance of 193.02 feet; thence North $90^{\circ}00'00''$ East, a distance of 49.26 feet to the **POINT OF BEGINNING**.

All situate within the County of Spokane, State of Washington.

Said described land contains 0.49 Acres, more or less.



R. E. Excise Tax Exempt
Date 1-25 2008
Spokane County Treas.
By M. Olson

The Grantor hereby grants and conveys to the County of Spokane for Public drainage and access purposes, a temporary easement in, over, under, through, and across the entire area of the property described above.

The property owner or his representative shall inform each succeeding purchaser of the easement on the property and his responsibility for maintaining drainage facilities within the easement area.

The easement granted to Spokane County and its authorized agents is for the purpose of providing an area for emergency or other vehicles to safely navigate on and allowing drainage and/or runoff over and across the above described lands. The Grantor(s) hereby agree not to obstruct, artificially collect or discharge the flow across or adjacent to the above described lands.

The Grantor agrees that Spokane County accepts no responsibility for maintaining this easement. The easement grants to Spokane County and its authorized agents 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 hereby accepts complete and total responsibility for the construction and perpetual maintenance for the facilities located within this drainage easement per plans on file in the office of the Spokane County Engineer.

The Grantor hereby releases 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 way incident to or attributable to the storm drainage within the easement.

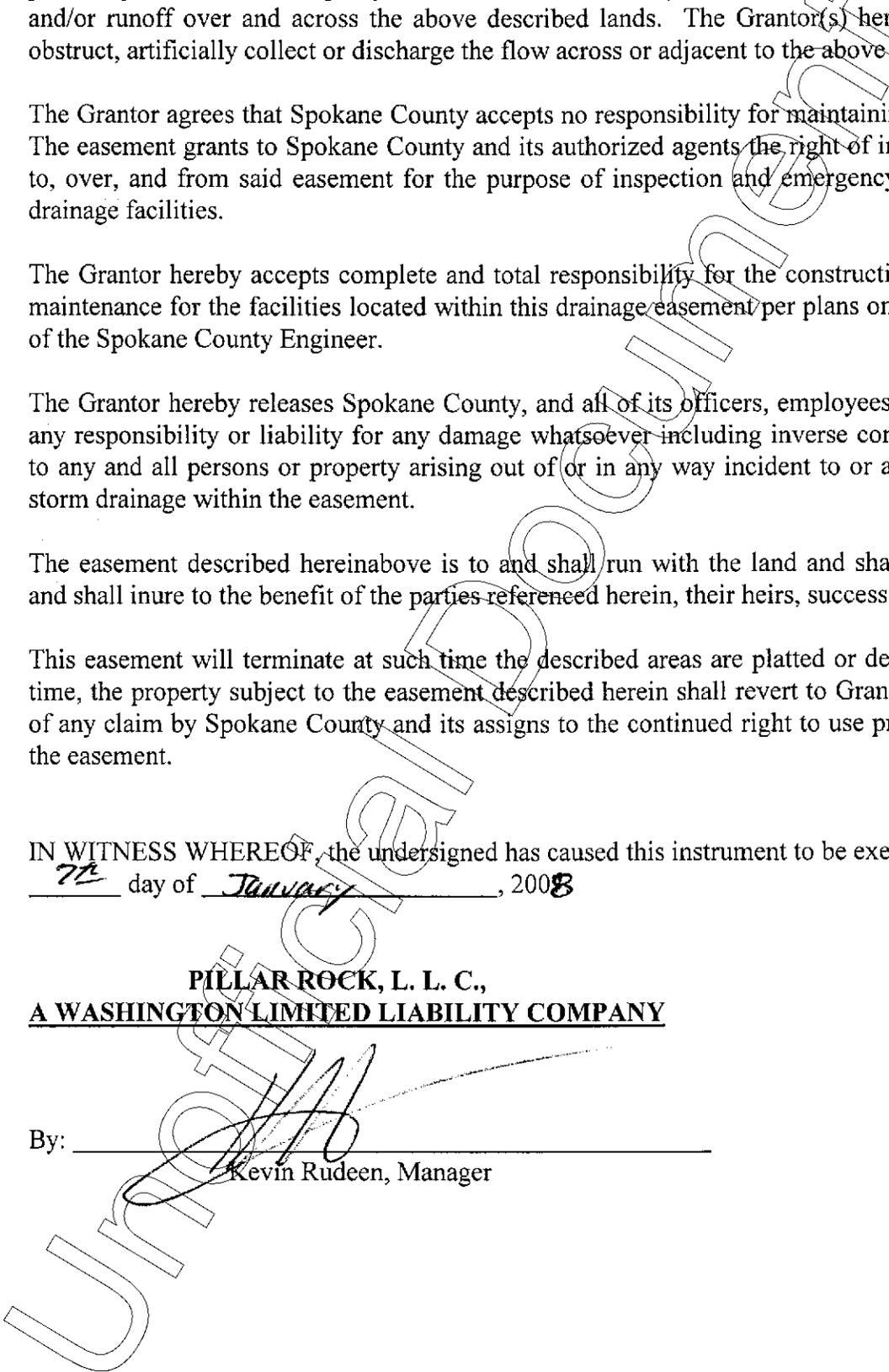
The easement described hereinabove is to and shall run with the land and shall be binding on, and shall inure to the benefit of the parties referenced herein, their heirs, successors and assigns.

This easement will terminate at such time the described areas are platted or developed. At that time, the property subject to the easement described herein shall revert to Grantor free and clear of any claim by Spokane County and its assigns to the continued right to use property subject to the easement.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 22 day of January, 2008

PILLAR ROCK, L. L. C.,
A WASHINGTON LIMITED LIABILITY COMPANY

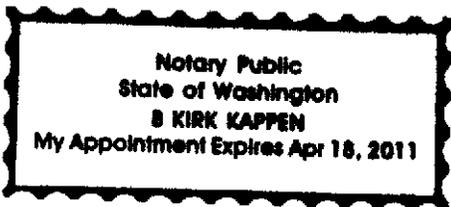
By:  _____
Kevin Rudeen, Manager



STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or have satisfactory evidence that Kevin Rudeen 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 a manager of Pillar Rock L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 7th day of January, 2008.



B Kirk Kappen

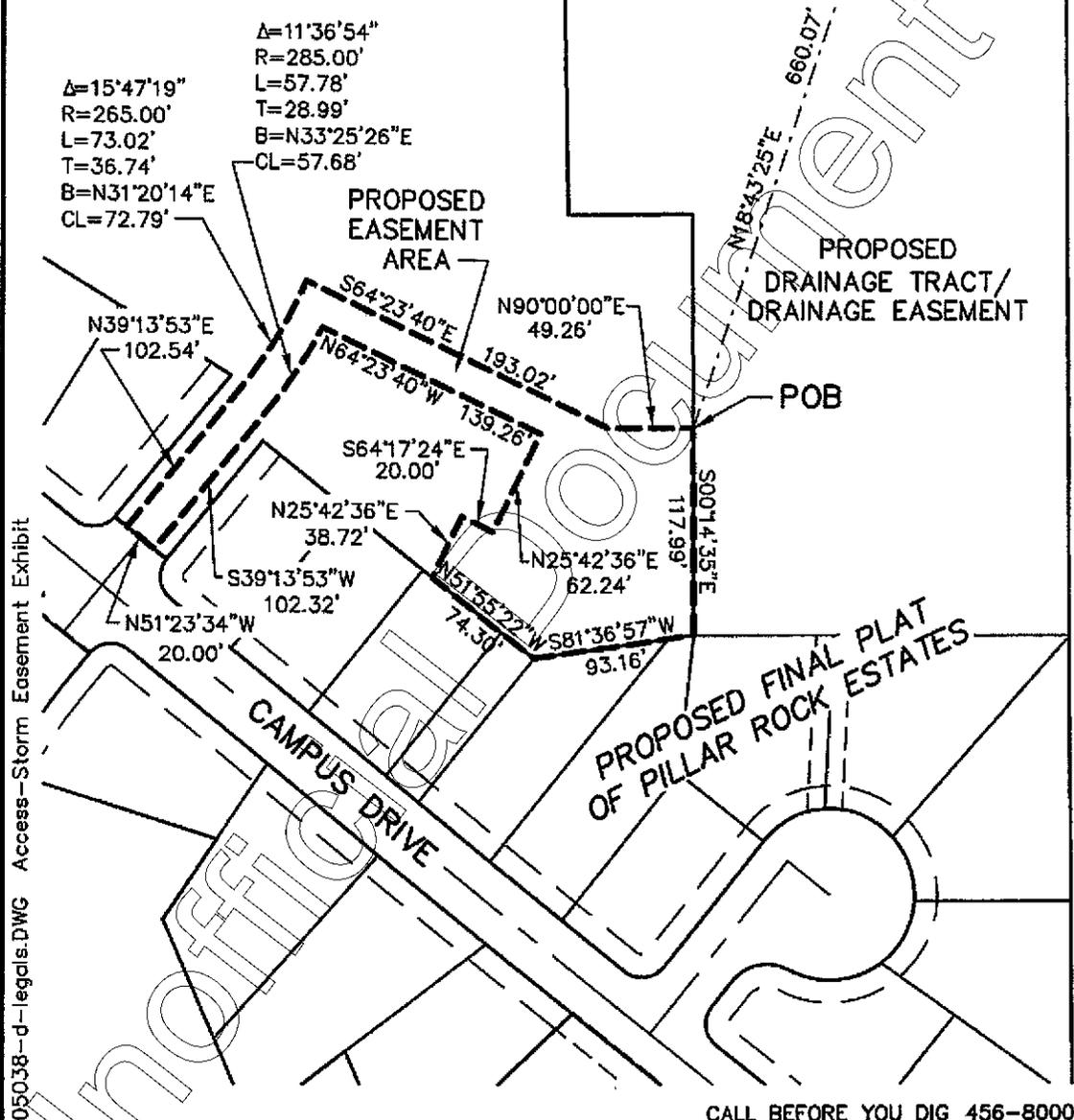
NOTARY PUBLIC
In and for the State of Washington,
residing at Spokane
My appointment expires: 4-18-2011

Unofficial Document

CENTER OF SECTION 20,
T.25N.,R42E.,W.M. (20)

DISCLAIMER

THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



05038-d-legals.DWG Access-Storm Easement Exhibit

CALL BEFORE YOU DIG 456-8000

STORHAUG ENGINEERING CIVIL ENGINEERING AND PROJECT MANAGEMENT 510 EAST THIRD AVE. SPOKANE, WA 89202 PHONE 509-242-1000 FAX 509-242-1001		SEE	EXHIBIT ACCESS/STORM DRAINAGE EASEMENT SPOKANE, WA.	
DRAWN EMR CHECKED EMR	DATE 12/14/07 SCALE 1" = 100'		PROJECT 05-038	