

When Recorded Return To:
Cowlitz County
Public Works Department
1600 13th Avenue South
Kelso, WA 98626

STORMWATER ACCESS, MAINTENANCE AND INSPECTION COVENANT AND EASEMENTS

Grantor	:	Woodland School District, No. 404
Grantee	:	Cowlitz County, Washington
Abbreviated Legal	:	SE ¼ Section 11, T5N, R1W, W.M.
Assessor's Tax Parcel Nos.	:	508540100
Other Reference Nos.	:	NA

A. Access and Maintenance of Stormwater Facilities by Cowlitz County. The Grantor, Woodland School District No. 404, for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, dedicates, covenants and conveys to Cowlitz County, a political subdivision of the State of Washington, easements over, under, and across the following described real estate in Cowlitz County, to-wit:

- 1. Access and Maintenance Easement No. 1: See Legal Description and Map attached as Exhibit A, which Exhibit is by this reference incorporated herein.*
- 2. Access and Maintenance Easement No. 2: See Legal Description and Map attached as Exhibit B, which Exhibit is by this reference incorporated herein.*
- 3. Access and Maintenance Easement No. 3: See Legal Description and Map attached as Exhibit C, which Exhibit is by this reference incorporated herein.*
- 4. Access and Maintenance Easement No. 4: See Legal Description and Map attached as Exhibit D, which Exhibit is by this reference incorporated herein.*

The above four Access and Maintenance Easements are granted for the purpose of Cowlitz County constructing, installing, repairing, operating, and maintaining stormwater pipes and related equipment ("Facilities") pursuant to Section 16.22.080(A)(1) of the Cowlitz County Code. Cowlitz County, Grantee herein, and its agents and contractors will have the right to enter upon the premises for such purposes. The areas within these four Access and Maintenance Easements herein conveyed will be restored to a condition as good or better than existed prior to any construction, repair or maintenance, and Cowlitz County, its agents or contractors agree not to cause any unnecessary damage or commit any waste upon the premises described in Exhibits A, B, C and D in carrying out its obligations herein. Grantor shall have no obligation to maintain or repair any of the Facilities. It shall be Grantee's obligation to inspect, operate and maintain the Facilities.

B. Maintenance of Bio-Retention Facilities by Woodland School District With Inspection Rights by Cowlitz County.

The Facilities located in Access and Maintenance Easements No. 2 and No. 3 described in Exhibits B and C direct stormwater into bio-retention facilities as follows:

- 1. The Facilities described in Access and Maintenance Easement No. 2 direct stormwater into bio-retention facilities legally described in Exhibit E (Inspection Access Easement No. 1).*

STATE OF WASHINGTON)
) ss
COUNTY OF COWLITZ)

I certify that I know or have satisfactory evidence that _____ signed this instrument, on oath stated that he / she was authorized to execute the instrument as the _____ of Cowlitz County and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2015.

Signature Of Notary Public

Printed Name Of Notary Public

Notary Public For Washington, residing

My Commission Expires: _____

- Attachments:
- Exhibit A: Access and Maintenance Agreement No. 1
 - Exhibit B: Access and Maintenance Agreement No. 2
 - Exhibit C: Access and Maintenance Agreement No. 3
 - Exhibit D: Access and Maintenance Agreement No. 4
 - Exhibit E: Inspection Access Easement No. 1
 - Exhibit F: Inspection Access Easement No. 2

EXHIBIT A
STORMWATER ACCESS AND MAINTENANCE EASEMENT NO. 1

Access and Maintenance Easement

Being a strip of land located in the Southeast One-Quarter of Section 11, Township 5 North, Range 1 West, Willamette Meridian, and a portion of the Solomon Strong Donation Land Claim (D.L.C.), Willamette Meridian, Cowlitz County, Washington, said strip described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of Section 11;

Thence North $87^{\circ}46'41''$ West, 1316.06 feet to the Northwest Corner of said Southeast One-Quarter of Section 11;

Thence South $02^{\circ}16'37''$ West, along said west line of said Southeast One-Quarter of Section 11, 1301.80 feet to a point;

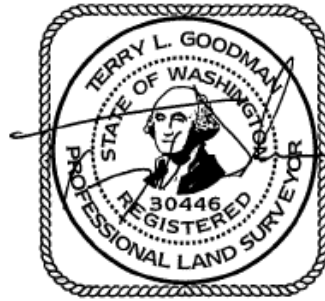
Thence South $87^{\circ}20'39''$ East, along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road, 231.50 feet to the **TRUE POINT OF BEGINNING** of the herein described strip of land;

Thence North $38^{\circ}23'21''$ East, 45.76 feet to an angle point;

Thence South $51^{\circ}36'39''$ East, 63.60 feet to a point that is 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road;

Thence North $87^{\circ}20'39''$ West, 78.35 feet to the **TRUE POINT OF BEGINNING**.

Basis of Bearing is based on Volume 32, Page 158, Cowlitz County Survey Records.

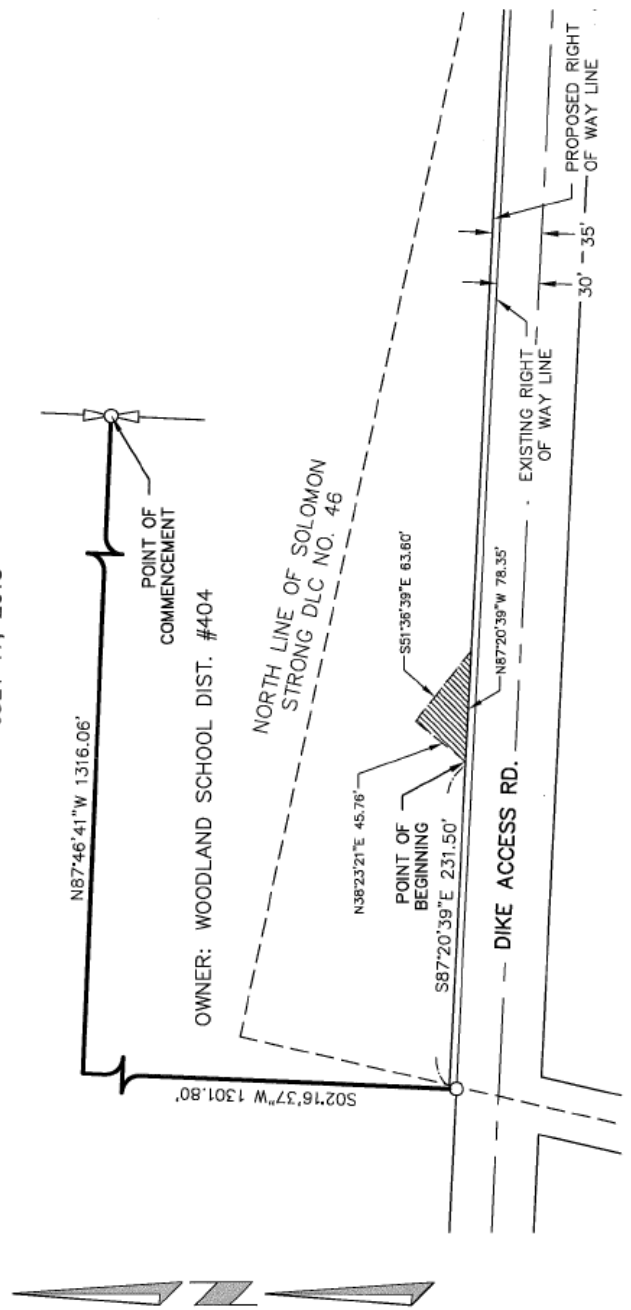


7/22/15

ACCESS AND MAINTENANCE EASEMENT

EXHIBIT MAP- WOODLAND HIGH SCHOOL

JULY 17, 2015



LEGEND:

- - DENOTES FOUND MONUMENT AS SHOWN IN VOLUME 32, PAGE 158, COWLITZ COUNTY SURVEY RECORDS
- ⊕ - DENOTES FOUND EAST ONE-QUARTER CORNER OF SECTION 11 AS NOTED IN VOLUME 32, PAGE 158, COWLITZ COUNTY SURVEY RECORDS

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EXHIBIT B
STORMWATER ACCESS AND MAINTENANCE EASEMENT NO. 2

Access and Maintenance Easement

Being a strip of land located in the Southeast One-Quarter of Section 11, Township 5 North, Range 1 West, Willamette Meridian, and a portion of the Solomon Strong Donation Land Claim (D.L.C.), Willamette Meridian, Cowlitz County, Washington, said strip described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of Section 11;

Thence North $87^{\circ}46'41''$ West, 1316.06 feet to the Northwest Corner of said Southeast One-Quarter of Section 11;

Thence South $02^{\circ}16'37''$ West, along said west line of said Southeast One-Quarter of Section 11, 1301.80 feet to a point;

Thence South $87^{\circ}20'39''$ East, along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road, 506.69 feet to the **TRUE POINT OF BEGINNING** of the herein described strip of land;

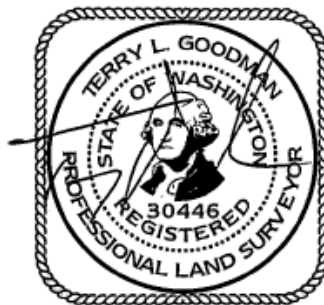
Thence North $12^{\circ}35'07''$ West, 16.51 feet to an angle point;

Thence North $77^{\circ}24'53''$ East, 15.00 feet to an angle point;

Thence South $12^{\circ}35'07''$ East, 20.59 feet to a point that is 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road;

Thence North $87^{\circ}20'39''$ West, 15.55 feet to the **TRUE POINT OF BEGINNING**.

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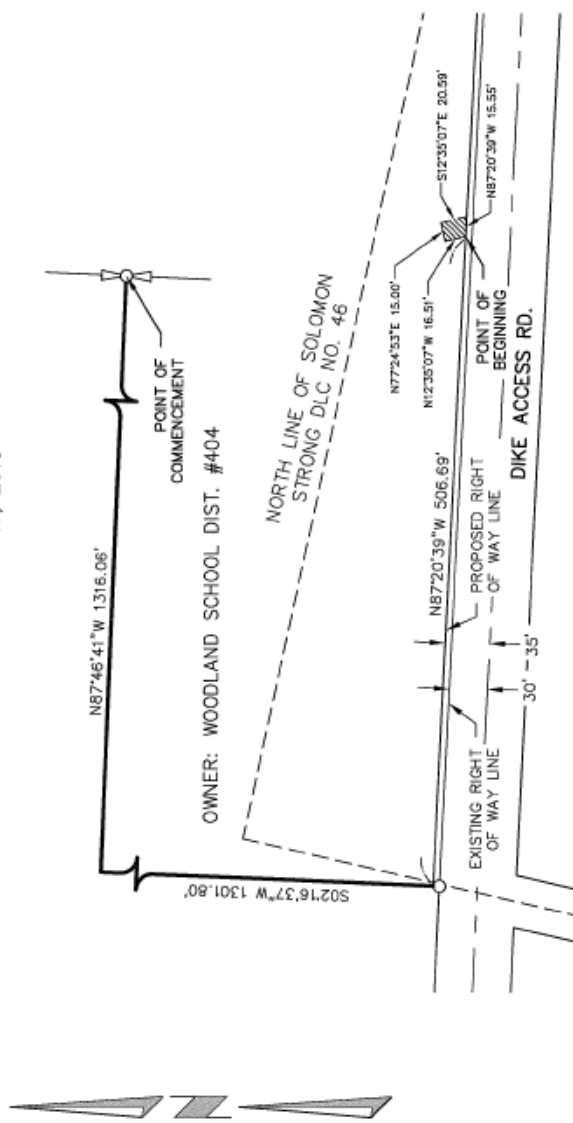


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ACCESS AND MAINTENANCE EASEMENT

EXHIBIT MAP— WOODLAND HIGH SCHOOL

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EXHIBIT C
STORMWATER ACCESS AND MAINTENANCE EASEMENT NO. 3

Access and Maintenance Easement

Being a strip of land located in the Southeast One-Quarter of Section 11, Township 5 North, Range 1 West, Willamette Meridian, and a portion of the Solomon Strong Donation Land Claim (D.L.C.), Willamette Meridian, Cowlitz County, Washington, said strip described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of Section 11;

Thence North $87^{\circ}46'41''$ West, 1316.06 feet to the Northwest Corner of said Southeast One-Quarter of Section 11;

Thence South $02^{\circ}16'37''$ West, along said west line of said Southeast One-Quarter of Section 11, 1301.80 feet to a point;

Thence South $87^{\circ}20'39''$ East, along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road, 728.54 feet to the **TRUE POINT OF BEGINNING** of the herein described strip of land;

Thence North $59^{\circ}53'11''$ West, 28.42 feet to an angle point;

Thence North $30^{\circ}06'49''$ East, 15.00 feet to an angle point;

Thence South $59^{\circ}53'11''$ East, 57.29 feet to a point that is 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road;

Thence North $87^{\circ}20'39''$ West, 32.53 feet to the **TRUE POINT OF BEGINNING**.

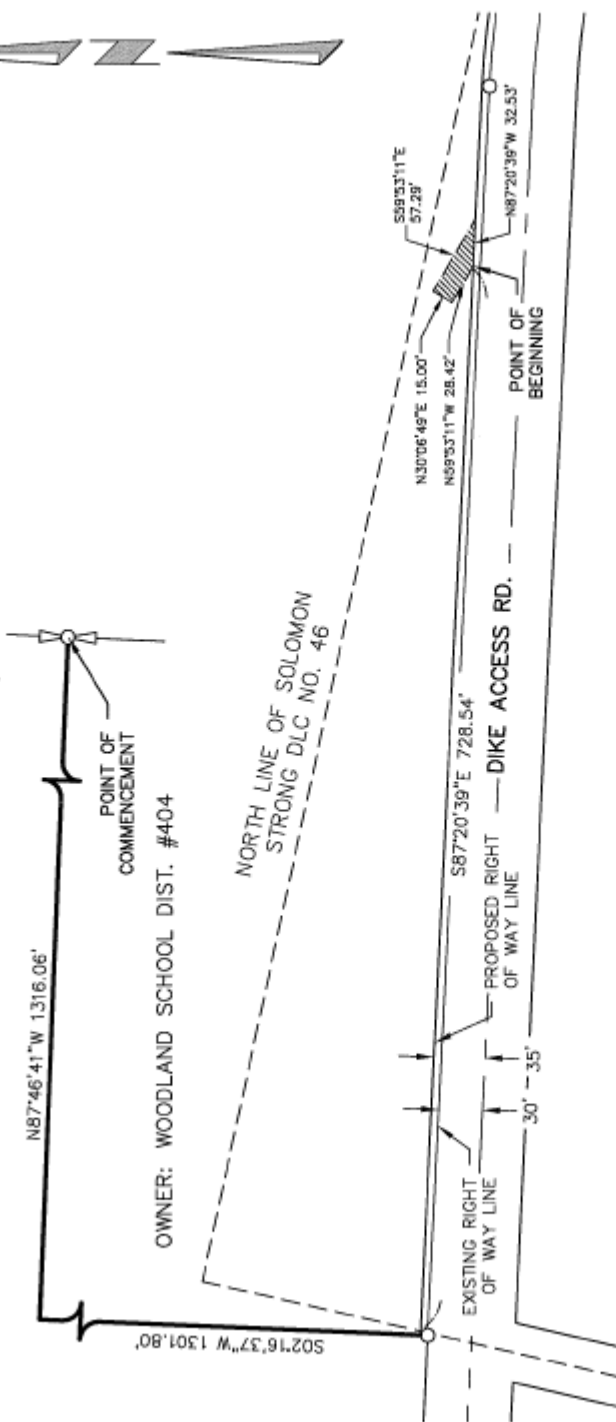
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ACCESS AND MAINTENANCE EASEMENT

EXHIBIT MAP - WOODLAND HIGH SCHOOL

JULY 17, 2015



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EXHIBIT D
STORMWATER ACCESS AND MAINTENANCE EASEMENT NO. 4

Access and Maintenance Easement

Being a strip of land located in the Southeast One-Quarter of Section 11, Township 5 North, Range 1 West, Willamette Meridian, and a portion of the Solomon Strong Donation Land Claim (D.L.C.), Willamette Meridian, Cowlitz County, Washington, said strip described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of Section 11;

Thence North $87^{\circ}46'41''$ West, 1316.06 feet to the Northwest Corner of said Southeast One-Quarter of Section 11;

Thence South $02^{\circ}16'37''$ West, along said west line of said Southeast One-Quarter of Section 11, 1301.80 feet to a point;

Thence South $87^{\circ}20'39''$ East, along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road, 852.01 feet to the beginning of a tangent curve;

Thence continuing along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road and the arc of a 608.00 foot radius curve to the right, through a central angle $03^{\circ}49'42''$ (the chord of which bears South $85^{\circ}25'48''$ East, 40.62 feet) an arc distance of 40.62 feet to the **TRUE POINT OF BEGINNING** of the herein described strip of land;

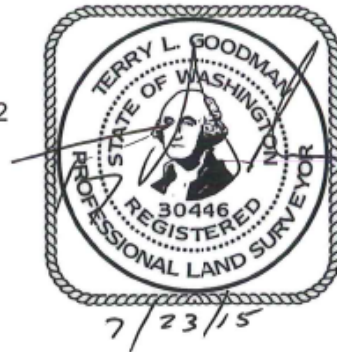
Thence North $61^{\circ}02'19''$ West, 35.52 feet to an angle point;

Thence North $28^{\circ}57'41''$ East, 15.00 feet to an angle point;

Thence South $61^{\circ}02'19''$ East, 75.73 feet to a point that is 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road and the beginning of a non-tangent curve;

Thence along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road and the arc of a 608.00 foot radius curve to the left, through a central angle $04^{\circ}02'45''$ (the chord of which bears North $81^{\circ}29'35''$ West, 42.92 feet) an arc distance of 42.93 feet to the **TRUE POINT OF BEGINNING**.

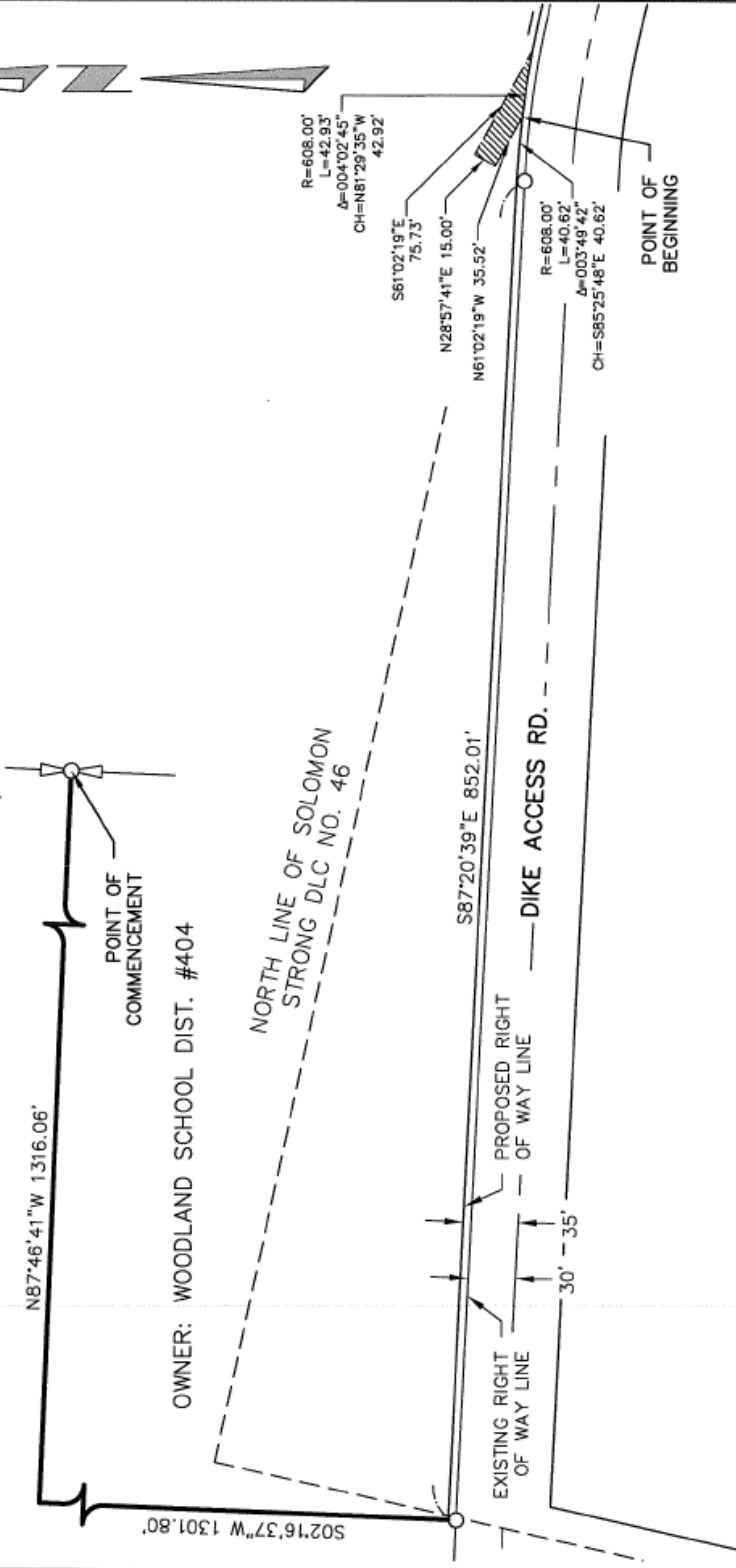
Basis of Bearing is based on Volume 32, Page 158, Cowlitz County Survey Records.



ACCESS AND MAINTENANCE EASEMENT

EXHIBIT MAP - WOODLAND HIGH SCHOOL

JULY 17, 2015



OWNER: WOODLAND SCHOOL DIST. #404

NORTH LINE OF SOLOMON
STRONG DLC NO. 46

DIKE ACCESS RD.

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EXHIBIT E
INSPECTION ACCESS EASEMENT NO. 1

Inspection Access Easement

Being a strip of land located in the Southeast One-Quarter of Section 11, Township 5 North, Range 1 West, Willamette Meridian, and a portion of the Solomon Strong Donation Land Claim (D.L.C.), Willamette Meridian, Cowlitz County, Washington, said strip described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of Section 11;

Thence North $87^{\circ}46'41''$ West, 1316.06 feet to the Northwest Corner of said Southeast One-Quarter of Section 11;

Thence South $02^{\circ}16'37''$ West, along said west line of said Southeast One-Quarter of Section 11, 1301.80 feet to a point;

Thence South $87^{\circ}20'39''$ East, along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road, 460.90 feet to the **TRUE POINT OF BEGINNING** of the herein described strip of land;

Thence North $12^{\circ}20'03''$ East, 88.77 feet to an angle point;

Thence South $77^{\circ}39'57''$ East, 54.95 feet to an angle point;

Thence South $12^{\circ}20'03''$ West, 79.39 feet to a point that is 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road;

Thence North $87^{\circ}20'39''$ West, 55.74 feet to the **TRUE POINT OF BEGINNING**.

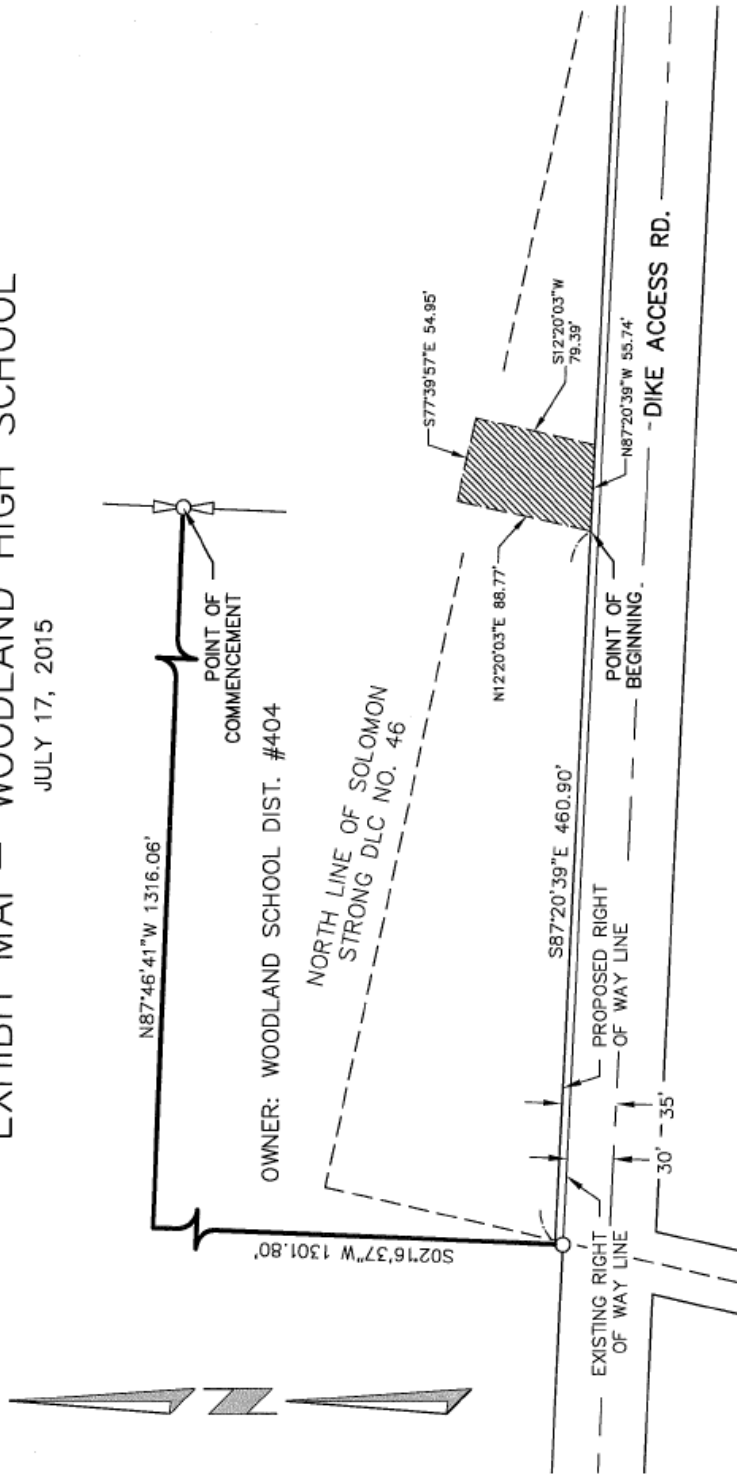
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INSPECTION ACCESS EASEMENT

EXHIBIT MAP— WOODLAND HIGH SCHOOL

JULY 17, 2015



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INSPECTION ACCESS EASEMENT NO. 2



Exhibit "A"
Inspection Access Easement

Being a strip of land located in the Southeast One-Quarter of Section 11, Township 5 North, Range 1 West, Willamette Meridian, and a portion of the Solomon Strong Donation Land Claim (D.L.C.), Willamette Meridian, Cowlitz County, Washington, said strip described as follows:

Commencing at the Northeast corner of said Southeast One-Quarter of Section 11;

Thence North $87^{\circ}46'41''$ West, 1316.06 feet to the Northwest Corner of said Southeast One-Quarter of Section 11;

Thence South $02^{\circ}16'37''$ West, along said west line of said Southeast One-Quarter of Section 11, 1301.80 feet to a point;

Thence South $87^{\circ}20'39''$ East, along a line 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road, 631.97 feet to the **TRUE POINT OF BEGINNING** of the herein described strip of land;

Thence North $02^{\circ}39'39''$ East, 59.31 feet to an angle point;

Thence South $78^{\circ}43'51''$ East, 114.66 feet to an angle point;

Thence South $02^{\circ}39'39''$ West, 42.13 feet to a point that is 35.00 feet North of, when measured perpendicular to the centerline of Dike Access Road;

Thence North $87^{\circ}20'39''$ West, 113.37 feet to the **TRUE POINT OF BEGINNING**.

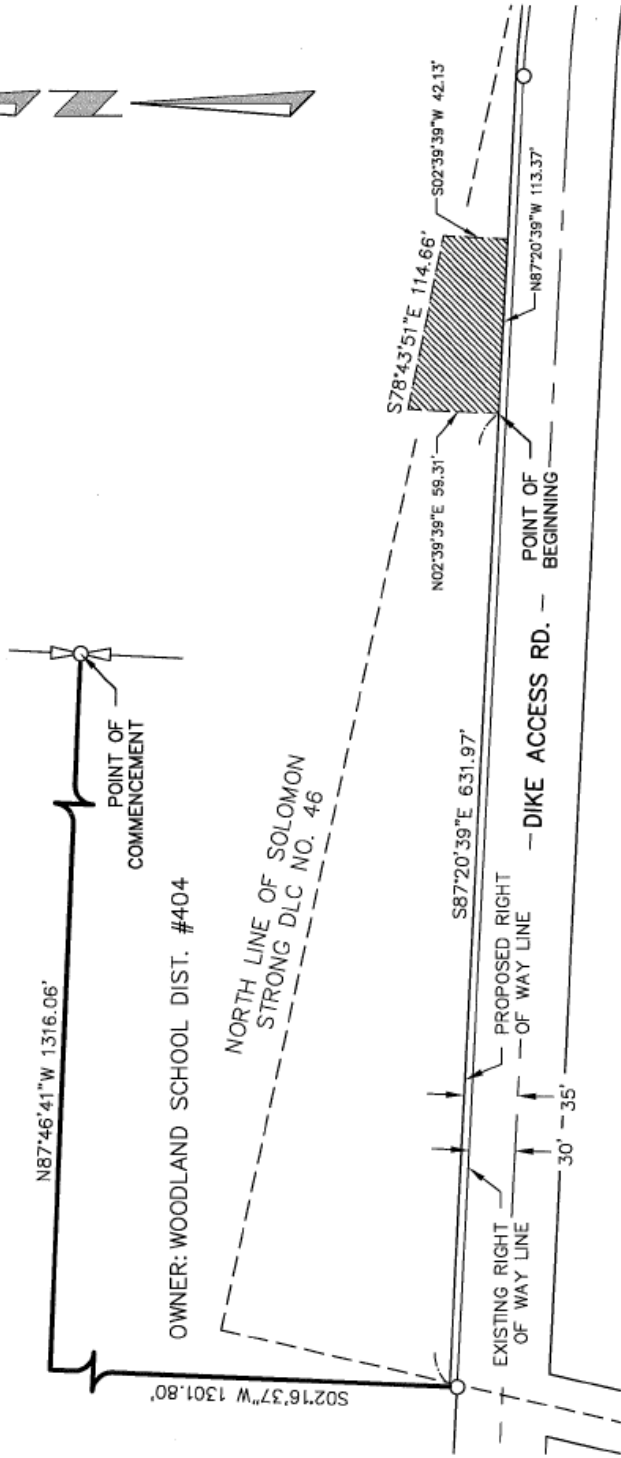
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INSPECTION ACCESS EASEMENT

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