

When Recorded Return To:
City Of Woodland
Public Works Department
P.O. Box 9
300 East Scott Avenue
Woodland, WA 98674

WATER LINE EASEMENT

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

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 and conveys to the City of Woodland, a municipal corporation of the State of Washington, an easement over, under, and across the following described real estate in Cowlitz County, to-wit:

See Legal Description and Map attached as Exhibit "A", which Exhibit is by this reference incorporated herein.

This Easement is granted for the purpose of constructing, installing, reconstructing, enlarging, repairing, operating, and maintaining water pipelines, hydrants, meters, and reading and recording meters ("Facilities"), which Facilities shall serve Grantor's property. The City of Woodland, Grantee herein, and its agents and contractors will have the right to enter upon the premises for such purposes, including reading meters. The easement areas herein conveyed will be restored to a condition as good or better than existed prior to construction, maintenance or repair, and that the City, its agents or contractors will not cause any unnecessary damage or commit any waste upon the above described premises. Grantor shall have no obligation to maintain or repair any of the Facilities, which shall be Grantee's sole obligation.

Grantor, its executors, agents, assigns, and successors in interest agree and covenant to obtain written consent from the City of Woodland prior to excavating any of the permanent easement area described herein, which consent will not be unreasonably withheld.

Dated this _____ day of _____, 2015.

Signature

Michael Green Superintendent (Printed Name)

STATE OF WASHINGTON)
) ss
COUNTY OF COWLITZ)

I certify that I know or have satisfactory evidence that Michael Green signed this instrument, on oath stated that he was authorized to execute the instrument as the Superintendent of Woodland School District No. 404 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: _____

Accepted on behalf of the City of Woodland,
Washington

Dated this _____ day of _____, 2015.

CITY OF WOODLAND, WASHINGTON

Signature: _____

Printed Name: _____

Title: _____

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: _____

Attachment: Exhibit A: Legal Description and Sketch



Exhibit "A"
Water Main Easement

Being a 15 foot wide easement 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, and being 7.50 feet on each side of the following described centerline:

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

Thence South $87^{\circ}46'41''$ East, along the Easterly extension of the North line of said Southeast One-Quarter of Section 11, 15.31 feet to the northerly extension of the west right of way line of Eldon Robinson Road;

Thence South $01^{\circ}37'44''$ West, along said northerly extension and said west right of way line of Eldon Robinson Road, 345.33 feet to the beginning of a non-tangent curve;

Thence along the arc of a 60.00 foot radius curve to the left, through a central angle of $100^{\circ}47'03''$ (the chord of which bears South $21^{\circ}27'12''$ West, 92.45 feet) an arc distance of 105.54 feet to the **TRUE POINT OF BEGINNING** of the herein described centerline;

Thence North $87^{\circ}46'41''$ West, 134.10 feet to Point "A";

Thence North $87^{\circ}46'41''$ West, 271.03 feet to Point "B";

Thence North $87^{\circ}46'41''$ West, 145.79 feet to Point "C";

Thence North $87^{\circ}46'41''$ West, 30.79 feet to an angle point;

Thence South $47^{\circ}13'19''$ West, 10.75 feet to Point "D";

Thence South $47^{\circ}13'19''$ West, 78.74 feet to an angle point;

Thence South $02^{\circ}16'22''$ West, 137.89 feet to Point "E";

Thence South $02^{\circ}16'22''$ West, 134.69 feet to an angle point;

Thence South $32^{\circ}46'41''$ East, 113.54 feet to angle point;

Thence South $77^{\circ}46'41''$ East, 39.74 feet to Point "F";

Thence South 77°46'41" East, 197.70 feet to an angle point;

Thence South 12°13'19" West, 38.78 feet to Point "G";

Thence South 12°13'19" West, 274.79 feet to an angle point;

Thence South 07°14'04" West, 99.04 feet to the **POINT OF TERMINUS** of the above described centerline, being on the northerly right-of-way line of Dike Access Road, 35.00 feet Northerly of, when measured perpendicular to the centerline of said Dike Access Road.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "A";

Thence North 02°09'01" East, 33.77 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "B";

Thence South 02°10'00" West, 52.44 feet to Point "H";

Thence South 02°10'00" West, 19.95 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "C";

Thence North 02°15'31" East, 32.78 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "D";

Thence South 43°47'21" East, 44.15 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "E";

Thence North 88°03'43" West, 120.85 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "F";

Thence North 11°55'23" East, 48.95 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 15 foot wide easement, being 7.50 feet on each side of the following described centerline;

BEGINNING from the above described Point "G";

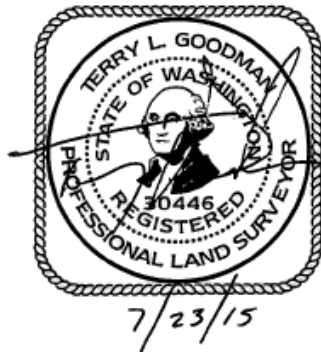
Thence South 78°13'30" East, 108.95 feet to the TERMINUS of said centerline.

ALSO INCLUDING a 40 foot wide easement, being 20.00 feet on each side of the following described centerline;

BEGINNING from the above described Point "H";

Thence South 87°50'00" East, 14.52 feet to the TERMINUS of said centerline.

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

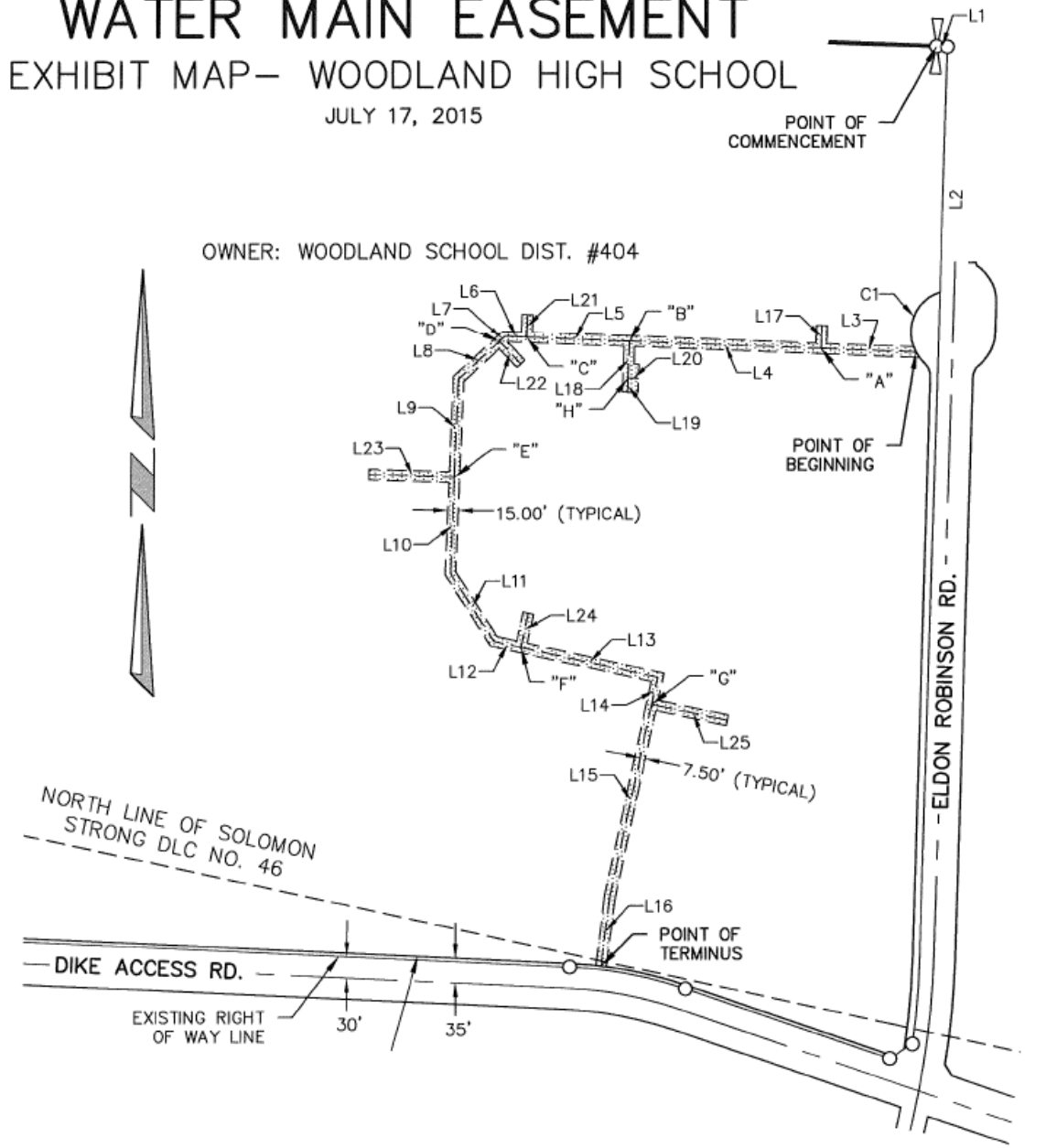


WATER MAIN EASEMENT

EXHIBIT MAP— WOODLAND HIGH SCHOOL

JULY 17, 2015

OWNER: WOODLAND SCHOOL DIST. #404



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

HDJ <small>DESIGN GROUP</small> <small>engineers landscape architects planners surveyors</small>	314 W 15th Street Vancouver, WA 98660-2927 360.695.3488 360.695.8767 fax	
	www.hdjdg.com	
DRAWN BY: RFS	SCALE: 1"=200'	7/17/2015
CHECKED BY: TLG	JOB NO.: 3294-02	SHEET 1 OF 2

WATER MAIN EASEMENT

EXHIBIT MAP – WOODLAND HIGH SCHOOL

JULY 17, 2015

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	105.54	60.00	100°47'03"	S21°27'12"W	92.45

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.31	S87°46'41"E
L2	345.33	S01°37'44"W
L3	134.10	N87°46'56"W
L4	271.03	N87°46'56"W
L5	145.79	N87°46'56"W
L6	30.79	N87°46'56"W
L7	10.75	S47°13'19"W
L8	78.74	S47°13'19"W
L9	137.89	S02°16'22"W
L10	134.69	S02°16'22"W
L11	113.54	S32°46'41"E
L12	39.74	S77°46'41"E
L13	197.70	S77°46'41"E

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L14	38.78	S12°13'19"W
L15	274.79	S12°13'19"W
L16	99.04	S07°14'04"W
L17	33.77	N02°09'01"E
L18	52.44	S02°10'00"W
L19	19.95	S02°10'00"W
L20	14.52	S87°50'00"E
L21	32.78	N02°15'31"E
L22	44.15	S43°47'21"E
L23	120.85	N88°03'43"W
L24	48.95	N11°55'23"E
L25	108.95	S78°13'30"E

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