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City of Camas
616 NE Fourth Avenue
Camas, WA 98607

Document Title: Slope Easement
Reference Number of Related Documents: N/A
Grantor(s): Leona Dewitt
Grantee(s): City of Camas, a municipal corporation in the state of Washington
Legal Description Abbreviated: Tax Lot 6, Section 9, Township 1 North, Range 3 East
Additional Legal Description: See Exhibit "A" and "B" attached
Assessor's Tax Parcel Number: 127357-000
Project: NW Brady Road Improvement Project

SLOPE EASEMENT

612849630

The Grantor, Leona Dewitt, as her separate estate, for and in consideration of Ten and No/100 (\$10.00), convey(s) and grant(s) unto the **City of Camas, a municipal corporation of the State of Washington**, its agents, successors and assigns (the "City"), the perpetual right, permit, license and easement to use and occupy the hereinafter described lands for the purpose of constructing and maintaining slopes in excavation, embankment or by any other means for lateral, subjacent or other support of right of way, including for use as road, sidewalks and other purposes (the "Easement"). The land is situated in the City of Camas, County of Clark, State of Washington, and described more particularly, as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,
BY THIS REFERENCE, IS INCORPORATED HEREIN**

It is understood and agreed that delivery of this Easement is hereby tendered and the terms and obligations hereof shall not become binding until this document is accepted and approved by the City.

The grant of Easement shall run with the land and be binding on and shall inure to the benefit of the parties, their respective heirs, successor and assigns.

Nothing in the Easement prohibits use of the Easement Area by the Grantors and their successors and assigns for purposes that do not conflict or interfere with the Easement, provided, however, there shall be no improvements, of either a permanent or temporary nature, placed in, on or under the Easement Area without the express written approval of the City.

Grantor shall not cause or permit any actions that damage or remove lateral or subjacent support from Easement Area, or cause or permit any actions that have the potential for damage or removal of lateral or subjacent support from Easement Area.

Dated this 19 day of July, 2018

GRANTOR:

Leona Dewitt
Leona Dewitt

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Leona Dewitt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19 day of July 2018

Notary Public
State of Washington
ROBERT G. FINNIGAN
MY COMMISSION EXPIRES
September 26, 2021

[Signature]
Notary Public in and for the State of WASHINGTON
Residing at: SALMON, OREGON
My commission expires 9/26/2021

Accepted on behalf of the City of Camas, Washington.

CITY OF CAMAS

Peter Capell

CITY ADMINISTRATOR

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Peter Capell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Administrator of the City of Camas to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 23, 2018

Ronda L. Syverson

Notary Public in and for the State of Washington

Residing at: Camas

My commission expires 10/18/2018

Approved as to form:

[Signature]

CITY ATTORNEY

**RONDA L. SYVERSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 18, 2018**



Exhibit "A"
City of Camas Road Project Number S-587 (NW Brady Road)
DeWitt Property
Legal Description

Being a strip of land 12 feet in width located in the Northwest Quarter of Section 9, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, said strip of land being more particularly described as follows:

All that portion of that parcel described in that Trustee's Deed to Leona DeWitt under Auditor's File Number 9301070274, Deed Records of Clark County, Washington, lying easterly of the following described line and westerly of a proposed right-of-way line:

BEGINNING at a point on the proposed westerly right-of-way line of NW Brady Road, said point being 57.00 feet westerly of, when measured at right angles or radial to the construction centerline of NW Brady Road (as described in the attached Exhibit "B"), said centerline at Engineers' station 10+34.73;

Thence on a straight line to a point, being 43.00 feet westerly of, when measured at right angles or radial to said centerline at Engineers' station 13+40.24, said point being on the northerly line of said parcel described in that Trustee's Deed to Leona DeWitt under Auditor's File Number 9301070274, and there terminating.

Contains in all 3,592 square feet or 0.082 acres, more or less.

See Exhibit Map attached hereto.



7.13.17



Exhibit "B"
NW Brady Road Construction Centerline Description
City of Camas Road Project Number S-587

Being a construction centerline located in a portion of the H. M. Knapp Donation Land Claim No. 38, the John Hicks Donation Land Claim No. 42, the Northwest One-Quarter of Section 9 and the Southwest One-Quarter of Section 4, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, said centerline being more particularly described as follows:

BEGINNING at a point in the centerline of existing N.W. Brady Road, being construction road centerline station 8+00, said point bears South 35°38'11" East, 1079.88 feet from a brass cap at the Southwest corner of said Section 4;

Thence North 01°12'49" East, along said existing centerline, 200.00 feet to the intersection with N.W. 16th Avenue and being construction road centerline station PI 10+00;

Thence North 01°20'09" East, along said existing centerline, 144.97 feet to the beginning of a 525.00 foot radius curve to the left and being construction road centerline station PC 11+44.97;

Thence leaving said existing centerline along said curve to the left through a central angle of 09°22'00" (the chord of which bears North 03°20'51" West 85.73 feet) 85.83 feet to a point of reverse curvature of a 525.00 foot radius curve to the right and being construction road centerline station PRC 12+30.79;

Thence along said curve to the right through a central angle of 09°22'00" (the chord of which bears North 03°20'51" West 85.73 feet) 85.83 feet to a point of tangency and being construction road centerline station PT 13+16.62;

Thence North 01°20'09" East, 342.55 feet to the south line of said Knapp Donation Land Claim that bears South 88°16'46" East 635.06 feet from said Southwest corner of said Section 4 and being construction road centerline station PI 16+59.17;

Thence North 01°29'10" East, 251.31 feet to the beginning of a 525.00 foot radius curve to the right and being construction road centerline station PC 19+10.48;

Thence along said curve to the right through a central angle of 08°06'35" (the chord of which bears North 05°32'28" East 74.25 feet) 74.31 feet to a point of reverse curvature of a 525.00 foot radius curve to the left and being construction road centerline station PRC 19+84.79;

Thence along said curve to the left through a central angle of 08°06'35" (the chord of which bears North 05°32'28" East 74.25 feet) 74.31 feet to a point of tangency and being construction road centerline station PT 20+59.10;

Thence North $01^{\circ}29'10''$ East, 388.99 feet to the beginning of a 525.00 foot radius curve to the right and being construction road centerline station PC 24+48.08;

Thence along said curve to the right through a central angle of $44^{\circ}18'00''$ (the chord of which bears North $23^{\circ}38'10''$ East 395.88 feet) 405.92 feet to a point of tangency and being construction road centerline station PT 28+54.00;

Thence North $45^{\circ}47'10''$ East, 400.61 feet to the beginning of a 510.00 foot radius curve to the left and being construction road centerline station PC 32+54.62;

Thence along said curve to the left through a central angle of $44^{\circ}55'00''$ (the chord of which bears North $23^{\circ}19'40''$ East 389.65 feet) 399.81 feet to a point of tangency and being construction road centerline station PT 36+54.43;

Thence North $00^{\circ}52'10''$ East, 921.04 feet to the intersection with N.W. Pacific Rim Drive and the **POINT OF TERMINUS** of said construction road centerline being at Station 45+75.47, said intersection point bears South $88^{\circ}39'42''$ East, 1.50 feet from a $5/8''$ iron rod with yellow plastic cap marked "PLS 13935" at the existing centerline intersection of N.W. Pacific Rim Drive and N.W. Parker Street as shown in the subdivision of "Parker Estates" as recorded in Plat Book J Page 62 of the Clark County Subdivision Records.



