

WHEN RECORDED, RETURN TO:

City of Lake Forest Park
Attn: City Clerk
17425 Ballinger Way NE
Lake Forest Park, WA 98155

Document Title: UTILITY EASEMENT

Grantor(s): Erin Campbell

Grantee: City of Lake Forest Park, a Washington municipal corporation

Legal: PARCEL A LAKE FOREST PARK SP REC NO. 7704250681

Additional Legal Description: Exhibit A & B

Assessors No: 401930-0309

UTILITY EASEMENT

1. THE GRANTORS, **Erin Campbell**, as her separate estate ("Grantors"), own the real property legally described in the attached and incorporated Exhibit A (the "Property"). For and in consideration of the sum of One Dollar and other valuable consideration, receipt and sufficiency of which is acknowledged, hereby grant and convey to THE GRANTEE, City of Lake Forest Park, a Washington municipal corporation, its successors, assigns and franchisees authorized to use the Easement Area (the "City") a Utility Easement (the "Easement") over a portion of the Property.

2. The Easement is a permanent utility easement over, across, along, in, upon and under the portion of the Property legally described in the attached and incorporated Exhibit A and depicted in Exhibit B (the "Easement Area").

3. The City, its successors, assigns, and franchisees shall have the right, without prior institution of any suit or proceeding at law, at times as may be necessary to enter upon the Easement Area to install, construct, improve, remove, alter, repair, energize, operate and maintain overhead electric distribution facilities, which include but are not limited to: overhead wires, poles, anchors and any other necessary appurtenances thereto (the "Facilities"), together with the right of ingress and egress from the Easement Area for the Easement purposes.

4. The City, its successors, assigns, and franchisees shall also have the right at all times to cut, trim, and remove brush, trees or other plants standing or growing upon the Easement Area, which in the opinion of the City, its successors, assigns, and franchisees interfere with the maintenance or operation of, or constitute a menace or danger to, the Facilities.

5. Grantors reserve all right, title and interest which may be used and enjoyed without interfering with the Easement rights conveyed to the City, its successors, assigns, and franchisees. Grantors are prohibited from the following actions because they interfere with the Easement rights conveyed: erecting a structure, building, or fire hazard within the Easement Area; blasting or discharge of explosives within fifty (50) feet of the Facilities; digging, filling, tunneling, or other form of construction activity within the Easement Area or the Property that will disturb or damage the Facilities, unearth or undermine the Facilities, increase the cost of maintenance or repair of the Facilities, or endanger the lateral support to said Facilities. If Grantors interfere with the Easement rights, Grantors shall be obligated to restore the Easement Area at Grantor's expense and pay for any damage resulting to the Facilities.

6. The City, its successors, assigns, and franchisees shall, if either the Property or Easement Area is disturbed by the maintenance, removal, repair or replacement of the Facilities by the City, its successors, assigns, and franchisees, restore the surface of the Property or Easement Area as nearly as possible to the condition in which it existed at the commencement of maintenance, removal, repair or replacement by the City its successors, assigns, and franchisees.

7. The City, its successors, assigns, and franchisees shall protect and save harmless Grantor from and against any and all claims, demands, loss damage, expense and liability of every kind and description and for any damage to or loss or destruction of Property suffered by Grantor, or by any persons, firms, or corporations, because of the Grantee's negligent installation, operation or maintenance of the Facilities; provided, however, that this hold harmless shall not apply to Grantors' negligence, or to any damage or injury resulting from violation of Section 5 herein.

8. The Grantors warrant that they have good title to the Property and warrant the City, its successors, assigns, and franchisees title to, and quiet enjoyment of, the Easement conveyed.

9. Grantor reserves all right, title and interest which may be used and enjoyed without interfering with the Easement rights conveyed.

10. Should Grantors, their heirs or assigns; or the City, its successors, assigns or franchisees institute suit to enforce any covenant or right granted herein, the prevailing party shall recover its costs of litigation, including a reasonable attorney's fee.

11. The covenants contained herein are intended to and shall run with the land and shall benefit and bind the parties and their respective heirs, successors and assigns.

DATED this July day of 17, 2026

Grantor(s):


Erin Campbell

DATED this _____ day of _____, 20__.

Grantee: City of Lake Forest Park

Tom Frencgm Mayor of Lake Forest Park

WASHINGTON)
)SS
County of King)

I certify that I know or have satisfactory evidence that Erin Campbell, to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this 17 day of July, 2026

Signature: 

Notary Public in and for the State of Washington

Notary (print name): Alexander Joseph Kraus

My commission expires 04-06-2029



EXHIBIT "A"
Description of Utility Easement

A TRACT WITHIN THE FOLLOWING DESCRIBED PARCEL;

PARCEL A, CITY OF LAKE FOREST PARK SHORT PLAT, RECORDED UNDER RECORDING NO. 7704250681. RECORDS OF KING COUNTY WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON;

SAID TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 84°27'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 40°37'50" EAST, A DISTANCE OF 10.26 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 44°46'45" EAST, A DISTANCE OF 13.77 FEET;
THENCE SOUTH 52°53'08" WEST, A DISTANCE OF 1.00 FEET TO A POINT HENCEFORTH TO BE KNOWN AS POINT 'A';
THENCE NORTH 40°37'50" WEST, A DISTANCE OF 13.67 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH;

COMMENCING AT THE AFOREMENTIONED POINT 'A';
THENCE SOUTH 40°37'50" EAST, A DISTANCE OF 25.05 FEET TO THE **POINT OF BEGINNING**;
THENCE NORTH 52°53'08" EAST, A DISTANCE OF 2.83 FEET;
THENCE SOUTH 44°46'45" EAST, A DISTANCE OF 73.14 FEET;
THENCE NORTH 79°24'55" EAST, A DISTANCE OF 89.90 FEET;
THENCE SOUTH 43°22'51" WEST A DISTANCE OF 0.21 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF NE 184TH STREET, AND THE BEGINNING OF A NON-TANGENT CURVE LEFT, HAVING A RADIUS OF 240.38 FEET, THE CENTER OF WHICH BEARS SOUTH 16°26'15" EAST;
THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°43'32", AND AN ARC DISTANCE OF 32.41 FEET;
THENCE SOUTH 79°58'43" WEST, A DISTANCE OF 56.37 FEET;
THENCE NORTH 53°14'23" WEST, A DISTANCE OF 28.88 FEET;
THENCE NORTH 41°14'19" WEST, A DISTANCE OF 50.02 FEET TO THE **POINT OF BEGINNING**.

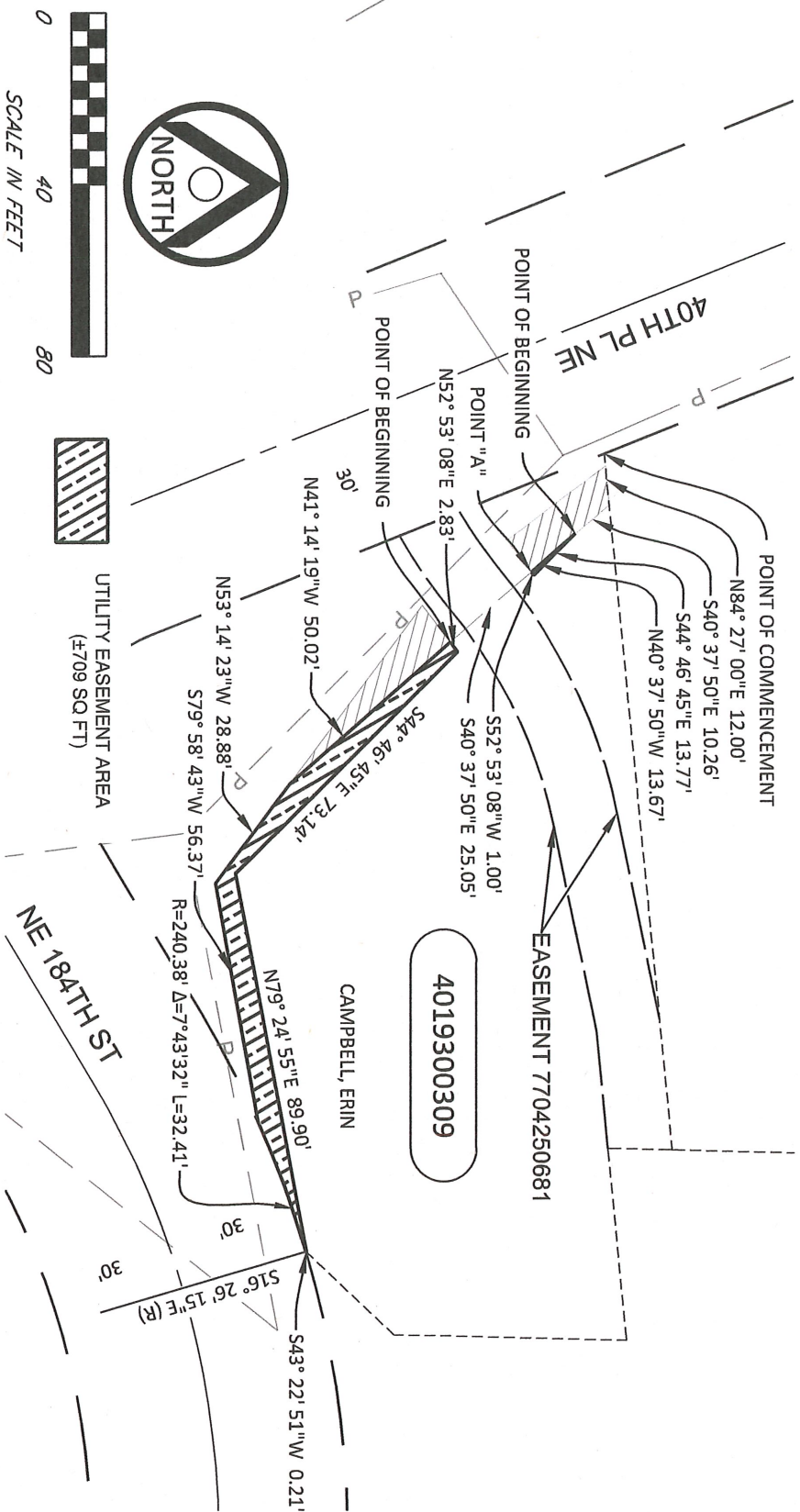
CONTAINING 709 SQUARE FEET, MORE OR LESS.

06/24/2026



EXHIBIT "B"

SEC. 10, T. 26 N., R. 4 E., W.M.



DRAWN BY: M. MULLENIX

DATE: 06-24-2026

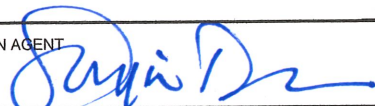
SR-104 ROUNDABOUT
PROPOSED UTILITY EASEMENT AREA
PARCEL NO. 4019300309

Atlas Technical Consultants, LLC
3600 Port of Tacoma Road, Suite 512
Tacoma, WA 98424

Ph: (425) 598-2200

ATLAS

REAL PROPERTY VOUCHER

AGENCY NAME City of Lake Forest Park Public Works Department 17425 Ballinger Way NE Lake Forest Park, WA 98155		I hereby certify under penalty of perjury that the items and amounts listed herein are proper charges against the Agency, that the same or any part thereof has not been paid, and that I am authorized to sign for the claimant.	
		SIGNATURE (IN INK) FOR EACH CLAIMANT 	
GRANTOR OR CLAIMANT (NAME, ADDRESS) Erin Campbell 18410 40th Pl NE Lake Forest Park, WA 98155		DATED 	
PROJECT NO. AND TITLE SR 104 and 40 th Place NE, Roundabout Project		X	
FEDERAL AID NO.		PARCEL NOS. 40190-0309-03	
In full, complete and final payment and settlement for the title or interest conveyed or released, as fully set forth in:		DATED	
UTILITY EASEMENT 710 SF		\$ AMOUNT \$4,438.00	
IMPROVEMENTS:		+	
DAMAGES:		+	
Cost to Cure		+	
Proximity		+	
Other		+	
SPECIAL BENEFITS		+	
JC (Just Compensation) Amount - Rounded		\$4,500.00 (R)	
REMAINDER:		+	
Uneconomic Remnant		+	
Excess Acquisition		+	
DEDUCTIONS:		+	
Amount Previously Paid		+	
Performance Bond		+	
Salvage Amount		+	
Pre Paid Rent		+	
Other		+	
ADMINISTRATIVE SETTLEMENT		+	
STATUTORY EVALUATION ALLOWANCE		+	
ESCROW FEE		+	
REAL ESTATE EXCISE TAX		+	
OTHER:		+	
ACQUISITION AGENT 		DATE 7/17/26	
AUTHORIZED AGENT FOR AGENCY		Voucher No.	
DATE		TOTAL AMOUNT PAID \$4,500.00	