

G 743276

SEWER EASEMENT

1042143

Exhibit "A"

The Grantor, William A. Lindeman, a single man, for and in consideration of the payment of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, grant and conveys to the CITY OF VANCOUVER, a municipal corporation of the State of Washington, the Grantee, a permanent easement and right-of-way over, under and across the property lying west of and within 35 feet of the center line of N.E. 56th Avenue in Clark County Washington being part of the following described property:

Beginning at an iron pin at the N.E. corner of the Michael Hartigan Homestead Claim in Sec. 7, Twp. 2 N.R. 2 E. of the W. M.; running thence S. 628.55 feet to an iron pin on the E. line of said claim; thence S. 88 deg. 20' W. 614.66 feet to an iron pin in the center of the private road; thence N. 640.20 feet to an iron pin on the N. line of said claim thence N. 88 deg. 20' E. 614.50 feet to the place of beginning, containing 8.95 acres, more or less, known as Tract 3 of George Acre Tracts. Together with easement for road as follows: A strip of land one rod wide extending N to S along the W. side of the following described tract of land, to wit: Commencing 60 rods W. of the center of Sec. 7, Twp. 2 N. R. 2 E. of W. M. in Clark County, Washington; and running thence S. 80 rods; thence W. 20 rods; thence N. 80 rods; and thence E. 20 rods to place of beginning.

ALSO: Beginning at a point S. 88 deg. 20' W. 614.50 feet from the N.E. corner of the M. Hartigan Homestead Claim in Sec. 7, Twp. 2 N. R. 2 E. of W. M.; running thence S. 640.20 feet; thence W. 539.17 feet; thence N. 650.43 feet to the N. line of said Hartigan Claim; thence Easterly along the N. line of said claim 539.17 feet to the place of beginning, containing 7.99 acres.

ALSO: The east half of the following described tract: Beginning at a point 21.40 chains S. of the N.W. corner of Sec. 7, Twp. 2 N.R. 2 E. of W. M.; and running thence S. on the township line 18.60 chains to the east and west half section line through said Sec. 7; thence running E. on said half section line 21.53 chains; thence N. 18.60 chains; thence W. 21.53 chains to the point of beginning. The East half containing 20 acres, more or less, EXCEPT therefrom the five-acre and 1.524-acre tracts heretofore sold to Robert R. McClure and wife and as shown or record in Books 137 at page 70, and Book 143 at page 466, Clark County, Washington, Deed Records. Balance containing 13.50 acres, more or less. EXCEPT portion taken by United States of America for Bonneville Power line. All in Clark County, Washington.

This easement is granted for the purpose of construction, repair, operation, and maintenance of sewer lines. The Grantee, its agents and contractors shall have the right to enter upon said premises in connection with any such purpose.

The Grantor further agrees that the Grantee, its agents and contractors, shall be held harmless for any damages caused to the property including, but not limited to, any plants, trees, vines or vegetation of any kind, fences or other natural or man made attachments to the property that may result from the installation or maintenance of said sewer line. The Grantee will however, give the Grantor reasonable notice before any such installations, repairs or maintenance are made until such time as the property becomes a public right of way.

The Grantor, on behalf of himself and all successors in interest, agrees and covenants to obtain written consent from the City of Vancouver prior to causing or allowing any form of construction upon the permanent easement areas described above.

DATED this 8th day of November, 1976

STATE OF WASHINGTON)
) ss
COUNTY OF CLARK)

William Lindeman
William A Lindeman

On this day personally appeared before me William A. Lindeman, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes mentioned therein.

GIVEN under my hand and official seal this 8th day of November, 1976

FILED FOR RECORD
CLARK CO. WASH.
Pioneer National Title Ins. Co.
NOV 15 12 38 PM '76

[Notary Seal]
[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Vancouver

Return to:
DICK FOX, City B/W Agent

AUDITOR
RON DOTZAUER