Short Plat Templates and Guidelines

1. Owner's Certificate

- Edit certificate to reflect singular/plural nature of ownership.
- Repeat signature and date provisions as necessary for all owners.
- Signature provision can be modified to suit other signature needs such as when the person signing will be doing so in a representative capacity. Examples of signature provisions are shown below.

1A. Without a dedication of right of way

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT *(I/WE)*, THE UNDERSIGNED, *(OWNER/OWNERS)* OF THE LAND LEGALLY DESCRIBED HEREON AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL, HEREBY *(DECLARE/DECLARES)* THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH *(MY/OUR)* FREE CONSENT AND IN ACCORDANCE WITH *(MY/OUR)* DESIRES.

_____ _____

(Signature of owner) *(Date)*

_____

(Print owner's name)

1B. With a dedication of right of way

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT *(I/WE),* THE UNDERSIGNED, *(OWNER/OWNERS)* OF THE LAND LEGALLY DESCRIBED HEREON AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL, HEREBY *(DECLARES/DECLARE)* THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH *(MY/OUR)* FREE CONSENT AND IN ACCORDANCE WITH *(MY/OUR)* DESIRES. FURTHER THE UNDERSIGNED, GRANTOR*(S)*, HEREBY DEDICATE TO THE CITY OF REDMOND FOR THE USE BY THE PUBLIC FOREVER, *(INSERT A DESCRIPTION OF SORTS BASED ON THE PLAT'S CHARACTERIZATION OF THE R/W DEDICATION)* SHOWN HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBIC HIGHWAY PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING FOR ROADS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE.

AS REQUIRED BY R.C.W. 58.17.165, THE GRANTOR*(S)* HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF REDMOND. FURTHER THE GRANTOR*(S)* HEREBY AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION. PROVIDED, HOWEVER; THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS.

_____ _____

(Signature of Owner) *(Date)*

- When there is a dedication of right of way <u>and</u> the dedication is subject to a deed of trust, then include this signature provision also

ACKNOWLEDGED AND CONSENTED TO BY _____ THE BENEFICIARY PER DEED OF TRUST PER KING COUNTY RECORDING NUMBER_____.

By: _____ _____

(Date)

Its: _____

2. Signature Provisions

- Example

<u>TAHOMA CONSTRUCTION COMPANY, INC., A WASHINGTON CORPORATION</u>

By: _____ _____

(Date)

Its: _____

(Title of person signing i.e. President, Vice-President)

3. Acknowledgements

- Provide appropriate notary certificate(s) for owner's signature(s) and beneficiary's signature(s) for having that/those signatures acknowledged. See RCW Chapter 42.44 and Chapter 42.44.110, Short forms of certificates for information and examples. The two examples below are per RCW 42.44.110. If in doubt as to which notary certificate to use please consult with your attorney.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (HE, SHE, THEY) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PUPROSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____20_____.

_____ (Stamp or Seal)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____
RESIDING AT _____
COMMISSION EXPIRES _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PUPROSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____20_____.

_____ (Stamp or Seal)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____
RESIDING AT _____
COMMISSION EXPIRES _____

4A and 4B. City Engineer Approval and Redmond Technical Committee Approval

CITY OF REDMOND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____20_____.

_____
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____20_____.

_____
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____20_____.

_____
CITY ENGINEER, CITY OF REDMOND

(Provide a 2 inch diameter clear space for engineer's seal)

4C. King County Department of Assessments Approval

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____20_____.

_____ _____
KING COUNTY ASSESOR DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX ACCOUNT NUMBER(S) _____

5. County Recording Official's Information

Every sheet shall include:

- the business name of the firm and/or land surveyor that performed the survey
- sheet identification numbers such as "Sheet 1 of 5".

The following items shall be included on the **first sheet** of the short plat and shall be located along the bottom or right edge, but shall not compromise the placement of the City's title block:

- Land Surveyors Certificate
- Auditor's Certificate, and
- Indexing Information (on first sheet only as required by WAC 332-130-050 (1) (A) and (B).

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION OF _____CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ IN _____ 20____, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION_____, TOWNSHIP _____, RANGE _____, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SHORT SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.

_____
(Name of surveyor and license number)

(Professional Land Surveyor's seal with signature and date.)

(Every sheet of multiple sheets shall have surveyor's seal, signature and the date signed.)

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF _____, AT PAGE _____ AT THE REQUEST OF _____.

DIVISION OF RECORDS AND ELECTIONS

_____ _____

MANAGER SUPERINTENDENT OF RECORDS

Example of Indexing

PORTION OF SW ¼ OF SE ¼, SECTION 25, T26N, R5E, W.M.

6. City of Redmond Title Block

- The title block shall be located at the lower right hand corner on each sheet of the short subdivision. The location of this title block's placement on the short plat shall have priority over the placement of the county recording official's information block.

- The following information must be included in the title block:
  - **Project Name** (The "Project/Development Name" as shown on the short plat's General Application Form" i.e. Lamb Short Plat)
  - **City of Redmond Development Number** (The "DEV#" as shown on the short plat's "General Application Form" i.e. DEV090957)
  - **City of Redmond File Number** (The "File # L" as shown on the short plat's "General Application Form" i.e. L090999
  - **City of Redmond, King County, Washington**

7. City of Redmond House Address System

1. "AVENUES" RUN NORTH AND SOUTH (_____ AVE NE)
2. "STREETS" RUN EAST AND WEST (NE _____ STREET)
3. "PLACE" PARALLELS "AVENUE"
4. "WAY" PARALLELS "STREET"
5. "COURT" – DEAD END STREET
6. ODD NUMBERED ADDRESSES – WEST AND SOUTH
7. EVEN NUMBERED ADDRESSES – NORTH AND EAST
8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
9. WHEN MORE THAN FOUR LOTS WITHIN A SUBDIVISION OR SHORT SUBDIVISION ARE ACCESSED FROM THE SAME ACCESS ROAD, EACH HOUSE ADDRESS SHALL BE BASED ON THAT ACCESS ROAD'S DESIGNATION AS DETERMINED BY THE REDMOND FIRE MARSHAL.
10. ALL HOUSE ADDRESSES WITHIN A SUBDIVSION OR SHORT SUBDIVISION SHALL BE DETERMINED AND APPROVED BY THE REDMOND FIRE MARSHAL.

8. Utility Easement Provision

- Edit as indicated by note (1).

CITY OF REDMOND UTILITY EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT(S) FOR UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TV, AND OTHER SUCH UTILITIES THAT MAY BE DEVELOPED AND THEIR NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LAND(S) OF GRANTOR FOR THESE PURPOSES. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO THE SURFACE OF THE SAID EASEMENT(S) IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES, INCLUDING

BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT(S). ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., C.O.R.U.E. or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: TRACT A OF THIS PLAT AND THOSE LOCATIONS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS C.O.R.U.E.

9. Water Easement

- Edit as indicated by note (1).

CITY OF REDMOND WATER EASEMENT PROVISIONS

THE OWNER OF THE LAND HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT(S) FOR WATER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF THE GRANTOR FOR THESE PURPOSES IN THE LOCATION(S) SPECIFIED BELOW. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID WATER LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THERETO; PROVIDED THAT, SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT(S) IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID WATER LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT(S). ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID WATER LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY AS TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Water Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: TRACT A AND THAT PORTION OF LOT 1 GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS COR WATER EASEMENT.

Please do not provide both a legal description and a call for the plat's graphic depiction of the same easement location. For easements required along R/W strips and corridors being dedicated by the plat such as City of Redmond Utility Easement and City of Redmond Sidewalk Easement, please consider calling for the plat's graphic depiction of the easement's location rather than writing a legal description.

10. Sanitary Sewer Easement

- Edit as indicated by note (1).

CITY OF REDMOND SANITARY SEWER EASEMENT PROVISIONS

THE OWNER OF THE LAND HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT(S) FOR SANITARY SEWER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF THE GRANTOR FOR THESE PURPOSES IN THE LOCATION(S) SPECIFIED BELOW. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID SANITARY SEWER LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THERETO; PROVIDED THAT, SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE.

THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT(S) IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID SANITARY SEWER LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT(S). ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID SANITARY SEWER LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY AS TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Sanitary Sewer Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: TRACT A AND THAT PORTION OF LOT 1 GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS COR SANITARY SEWER EASEMENT.

11. Water and Sanitary Sewer Easement

CITY OF REDMOND WATER AND SANITARY SEWER EASEMENT PROVISIONS

THE OWNER OF THE LAND HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT(S) FOR WATER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES AND SANITARY SEWER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF THE GRANTOR FOR THESE PURPOSES IN THE LOCATION(S) SPECIFIED BELOW. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID WATER LINES AND SANITARY SEWER LINES AND SYSTEM FACILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THERETO; PROVIDED THAT, SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT(S) IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID WATER LINES AND SANITARY SEWER SYSTEM FACILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT(S). ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID WATER LINES AND SANITARY SEWER AND SYSTEM FACILITIES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY AS TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

FOR WATER LINES AND APPURTENANCE: THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS *(1)*

FOR SANITARY SEWER LINES AND APPURTENANCES: THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS *(2)*

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat i.e., COR Water Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: TRACT A AND THAT PORTION OF LOT 1 GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS COR WATER EASEMENT.

(2) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Sanitary Sewer Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

12. Stormwater Drainage Easement

- Edit as indicated by note (1).

CITY OF REDMOND STORMWATER DRAINAGE EASEMENT PROVISIONS

THE OWNER OF THE LAND HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT(S) FOR STORM WATER DRAINAGE LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF THE GRANTOR FOR THESE PURPOSES IN THE LOCATION(S) SPECIFIED BELOW. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID STORM WATER DRAINAGE LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THERETO; PROVIDED THAT, SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT(S) IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID STORM WATER DRAINAGE LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT(S). ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID STORM WATER DRAINAGE LINES AND SYSTEM FACILITIES AND NECESSARY APPURTENANCES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY AS TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Storm Water Drainage Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: TRACT A AND THAT PORTION OF LOT 1 GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS COR STORMWATER DRAINAGE EASEMENT.

13. Water, Sanitary Sewer, and Storm Water Drainage Easement

- Edit as indicated by notes (1), (2), and (3).

CITY OF REDMOND WATER, SANITARY SEWER, AND STORMWATER DRAINAGE EASEMENT PROVISIONS

THE OWNER OF THE LAND HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, PERPETUAL EASEMENTS FOR WATER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES AND SANITARY SEWER LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, AND STORM WATER DRAINAGE LINES AND SYSTEM FACILITIES AND ALL NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF THE GRANTOR FOR THESE PURPOSES IN THE LOCATION(S) SPECIFIED BELOW. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID WATER LINES AND SANITARY SEWER LINES AND STORM WATER DRAINAGE LINES AND THEIR SYSTEMS FACILITIES AND NECESSARY APPURTENANCES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THERETO; PROVIDED THAT, SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID WATER LINES AND SANITARY SEWER AND STORM WATER DRAINAGE LINES AND THEIR SYSTEMS FACILITIES AND NECESSARY APPURTENANCES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENTS. ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID WATER AND SANITARY SEWER AND STORM WATER DRAINAGE LINES, AND THEIR SYSTEMS FACILITIES AND NECESSARY APPURTENANCES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY AS TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN.

FOR WATER LINES, SYSTEMS FACILITIES AND APPURTENANCE: THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (1)

FOR SANITARY SEWER LINES, SYSTEM FACILITIES AND APPURTENANCES: THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (2)

FOR STORM WATER DRAINAGE LINES, SYSTEM FACILITIES AND APPURTENANCES: THE LOCATION(S) OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED IS (3)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Water Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: TRACT A AND THAT PORTION OF LOT 1 GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS COR WATER EASEMENT.

(2) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Sanitary Sewer Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

(3) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Storm Water Drainage Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

14. Sidewalk Easement

- Edit as indicated by note (1).

CITY OF REDMOND SIDEWALK EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN PURPOSES AND CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, USING AND MAINTAINING SAID SIDEWALK, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT ANY PRIOR INSTITUTION OF SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE. THIS EASEMENT IS GRANTED SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

1. THE GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THIS EASEMENT (EXCLUDING THE INITIAL CONSTRUCTION OF THE SIDEWALK), RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK AS NEARLY AS PRACTICAL TO THEIR NORMAL CONDITION THAT THEY WERE IN IMMEDIATELY BEFORE THE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.

2. GRANTOR SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE. GRANTOR SHALL NOT HOWEVER HAVE THE RIGHT TO:

A. ERECT OR MAINTAIN ANY BUILDING OR STRUCTURE WITHIN THE EASEMENT, OR
B. PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF THE SIDEWALK AND EASEMENT.

THE LOCATION(S) OF THE EASEMENT HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Sidewalk Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: THE WEST 10.00 FEET OF TRACT B OF THIS PLAT AND THOSE LOCATIONS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS COR SIDEWALK EASEMENT.

Please do not provide both a legal description and a call for the plat's graphic depiction of the same easement location. For easements required along R/W strips and corridors being dedicated by the plat such as City of Redmond Utility Easement and City of Redmond Sidewalk Easement, please consider calling for the plat's graphic depiction of the easement's location rather than writing a legal description.

15. Trail Easement

- Edit as indicated by note (1).

CITY OF REDMOND TRAIL AND ACCESS EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR PUBLIC TRAIL, ACCESS, AND PEDESTRIAN PURPOSES, AND CONSTRUCTING,

RECONSTRUCTING, INSTALLING, REPAIRING, USING AND MAINTAINING SAID TRAIL, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT ANY PRIOR INSTITUTION OF SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE. THIS EASEMENT IS GRANTED SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

1. THE GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THIS EASEMENT (EXCLUDING THE INITIAL CONSTRUCTION OF THE TRAIL), RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK AS NEARLY AS PRACTICAL TO THEIR NORMAL CONDITION THAT THEY WERE IN IMMEDIATELY BEFORE THE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.

2. GRANTOR SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE. GRANTOR SHALL NOT HOWEVER HAVE THE RIGHT TO:

A. ERECT OR MAINTAIN ANY BUILDING OR STRUCTURE WITHIN THE EASEMENT, OR
B. PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF THE TRAIL AND ACCESS EASEMENT.

THE LOCATION OF THE EASEMENT HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., COR Trail and Access Easement or other like annotation so long as it is the same annotation as is on the plat's depiction of the easement's location.)

For example: THE WEST 10.00 FEET OF TRACT B OF THIS PLAT AND THOSE LOCATIONS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS COR TRAIL AND ACCESS EASEMENT.

Please do not provide both a legal description and a call for the plat's graphic depiction of the same easement location.

16. Restrictions and Conditions of Approval

- Edit as indicated by note (1).

CITY OF REDMOND RESTRICTIONS AND CONDITIONS OF APPROVAL

1. THIS SHORT SUBDIVISION IS SUBJECT TO THE REDMOND TECHNICAL COMMITTEE'S *(DATE OF LETTER)* LETTER ON SUBJECT OF *(AS DESCRIBED ON THE LETTER)*. A COPY OF THIS LETTER AND ALL RELATED CORRESPONDENCE AND AMENDMENTS THERETO ARE ON FILE WITH THE REDMOND PLANNING DEPARTMENT.

2. PURSUANT TO REDMOND FIRE CODE, AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN NEW DWELLINGS CONSTRUCTED ON LOTS OF THIS SHORT SUBDIVISION.

3. NO FURTHER DIVISION OR REDIVISION OF ANY LOT OR TRACT SHALL BE PERMITTED WITHOUT THE APPROVAL OF AN APPROPRIATE DIVISION OR REDIVISION PROCEDURE BY THE CITY OF REDMOND.

4. DRAINAGE COVENANT: DRAINAGE WATERS, FROM ANY LOT, LOTS, RIGHTS-OF WAY, OR OTHER REAL PROPERTY, THAT NATURALLY ENTER ANY LOT OR LOTS WITHIN THIS PLAT AND THAT ENTER ANY LOT OR LOTS IN THIS PLAT WITHIN CONSTRUCTED DRAINAGE WAYS THAT ARE SHOWN ON CITY-APPROVED CONSTRUCTION DRAWINGS FOR THIS PLAT SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURAL LOCATION OR ENTERING IN SAID CITY-APPROVED DRAINAGEWAYS AND SHALL BE DISCHARGED AT THEIR NATURAL LOCATION OR IN SAID CITY-APPROVED DRAINAGEWAYS. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINS THAT DO NOT CONSTITUTE PART OF A CONTINUOUS CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS; HOWEVER CITY-OWNED STORM DRAINS LYING WITHIN EASEMENTS GRANTED TO THE CITY SHALL BE MAINTAINED BY THE CITY.

5. PURSUANT TO REDMOND COMMUNITY DEVELOPMENT GUIDE 20F.40.150, THIS SHORT SUBDIVISION HAS BEEN APPROVED AND RECORDED PRIOR TO CONSTRUCTION OF IMPROVEMENTS THAT ARE REQUIRED TO DEVELOP THE LOTS WITHIN THIS SHORT SUBDIVISION, INCLUDING UTILITY AND STREET IMPROVEMENTS. IN LIEU OF CONSTRUCTION, THE DEVELOPER OF THIS SHORT SUBDIVISION HAS FILED A PERFORMANCE GUARANTEE WITH THE CITY GUARANTEEING THAT THE IMPROVEMENTS WILL BE CONSTRUCTED WITHIN THREE YEARS OF THE SHORT SUBDIVISION APPROVAL (THE RECORDING DATE OF THE SHORT SUBDIVISION). PROSPECTIVE PURCHASERS ARE HEREBY NOTIFIED THAT NO BUILDING PERMIT WILL BE ISSUED BY THE CITY FOR CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS IS COMPLETED.

6. TREES TO BE PRESERVED SHALL BE DESIGNATED IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN ON FILE WITH THE CITY OF REDMOND PLANNING DEPARTMENT. DESIGNATED TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-080, OR AS HEREAFTER AMENDED.

7. ALL PRIVATE STORMWATER SYSTEMS LOCATED ON THIS DEVELOPMENT (*SPECIFY SUBDIVISION/ SHORT SUBDIVISION/ BINDING SITE PLAN*) ARE TO BE MAINTAINED BY THE DEVELOPMENT PROPERTY OWNERS OR HOME OWNERS ASSOCIATION IN ACCORDANCE WITH CITY OF REDMOND ORDINANCE #2473. SYSTEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, PIPES, CATCH BASINS, SWALES, PONDS, VAULTS, TANKS, RAIN GARDENS, INFILTRATION SYSTEMS AND OTHER TREATMENT SYSTEMS. THESE SYSTEMS MAY BE LOCATED IN COMMON AREAS, TRACTS, OR WITHIN EASEMENTS ON PRIVATE LOTS.

8. PLANNING DEPARTMENT NEEDS:

   A: NGPE LANGUAGE
   B: LANGUAGE STATING THAT THE TRAILS ARE FOR PUBLIC USE
   C: TREE PRESERVATION
   D: CRITICAL AREAS RESTRICTIONS
   E: TDR RESTRICTIONS

If applicable, add Planning Department needs that are specific to your project for A. thru E.

17. Native Growth Protection Easement (N.G.P.E.)

- Edit as indicated by note (1).

CITY OF REDMOND NATIVE GROWTH PROTECTION EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, AND THE PUBLIC A PERPETUAL NATIVE GROWTH PROTECTION EASEMENT. THIS EASEMENT IS FOR THE PRESERVATION OF THE VALUES AND FUNCTIONS OF THE *(SPECIFY THE REGULATED ITEM, SUCH AS WETLAND, ETC., AND ITS ASSOCIATED BUFFER AS MAY BE REQUIRED).* THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF THE LAND(S). DISTURBANCE OF ANY KIND IS STRICTLY PROHIBITED EXCEPT AS FOLLOWS. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF PROTECTING AND PRESERVING THE NATIVE GROWTH AREA. THIS EASEMENT IS BINDING ON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THIS EASEMENT AND THE EASEMENT IS ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF REDMOND, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE CITY OF REDMOND TECHNICAL COMMITTEE. WHILE THE CITY HAS PERMISSION TO ENTER THE EASEMENT FOR THE ABOVE PURPOSES, THIS SHALL NOT CONSTITUTE AN OBLIGATION OR SPECIAL DUTY ON THE CITY'S PART TO PERFORM ANY OR ALL OF THE ABOVE ACTIONS.

THE LOCATION OF THE EASEMENT HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., N.G.P.E.)

For example: TRACT A AND THAT PORTION OF LOT 1 GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS N.G.P.E.

Please do not provide both a legal description and a call for the plat's graphic depiction of the same easement location.

18. Fire Apparatus Access Easement

- Edit as indicated by note (1).

CITY OF REDMOND FIRE APPARATUS ACCESS EASEMENT

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR FIRE APPARATUS AND FIRE AND MEDICAL VEHICLE ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LAND(S) OF THE GRANTOR FOR THIS PURPOSE. THE OWNER(S) SHALL MAINTAIN THE PAVEMENT AND SUB-BASE OF THE EASEMENT AREA IN A MANNER SUFFICIENT FOR THE USE BY FIRE APPARATUS AND FIRE AND MEDICAL VEHICLES AND SHALL BE SOLELY RESPONSIBLE FOR ALL COST OF DOING SO. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR EMERGENCY PURPOSES. GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED, PROVIDED; THAT GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDING OR OTHER STRUCTURE, OR PERMIT ANY OBSTRUCTION WITH THE EASEMENT AREA WHICH WOULD INTERFERE WITH THE EXERCISE OF THE RIGHT OF ACCESS HEREIN GRANTED INCLUDING INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA.

THE LOCATION OF THE EASEMENT HEREBY GRANTED AND CONVEYED IS (1)

(1) Complete this sentence with:

- LEGALLY DESCRIBED AS FOLLOWS: (Followed by the legal description) and/or
- GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS (Followed by the same annotation used on the plat ie., F.A.A.E.)

For example: TRACT B OF THIS PLAT AND THOSE LOCATIONS GRAPHICALLY DEPICTED AND IDENTIFIED HERON AS F.A.A.E.

Please do not provide both a legal description and a call for the plat's graphic depiction of the same easement location.

19. Private Easement Provisions

CITY OF REDMOND PRIVATE EASEMENT PROVISIONS

- The short subdivision shall produce private easements in accordance with RCDG 20D.180.10-070. Easements, short subdivision approval conditions, and by other such authority as may be authorized to require the production of a private easement for short subdivision approval.

- The presentation of the private easement on the short subdivision shall be in accordance with the requirements of a valid deed. The delineation of strip of land of a specified width with an annotation of private easement, utility easement, etc., is not sufficient for purpose of finding the short subdivision in conformance with the criteria for producing an easement.