

RETURN NAME and ADDRESS



Rem-Rock Corp  
c/o JAMES R FOX  
12815 E Sprague Ave, STE 100  
Spokane Valley, WA 99216

Please Type or Print Neatly and Clearly All Information

Document Title(s)

Temporary Easement

Reference Number(s) of Related Documents

Grantor(s) (Last Name, First Name, Middle Initial)

Rem Rock Corp.

Grantee(s) (Last Name, First Name, Middle Initial)

Rem Rock Corp

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

PTN SE 1/4 25-25-44

Assessor's Tax Parcel ID Number

45254.9106

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

Rem Rock Corp  
c/o JAMES R Foy  
12815 E Sprague Ave, Ste 100  
Spokane Valley, WA 99216

Document Title: *Temporary Drainage Easement*  
Grantor(s): *REM ROCK Corporation*  
Grantee(s): *Government, Spokane County and Plat of Remington Hill 3 - Highlands 1st Addition.*  
Abbreviated Legal Description: *A portion of SE¼ of Section 25, Township 25 North and Range 44 E. W.M.*  
Legal Description: *See Attached Exhibits A and B.*  
Assessor's Tax Parcel Number: *A portion of Parcel No. 45254.9106*

SPOKANE COUNTY DIVISION OF ENGINEERING  
Spokane County, Washington

**TEMPORARY DRAINAGE EASEMENT**

IN THE MATTER OF *Plat of Remington Hill 3 - Highlands 1<sup>st</sup> Addition* (Spokane County Engineers Project No. P1949A, hereinafter referred to as the "project")

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s), *REM ROCK Corporation, a Washington corporation*, for and in consideration of Mutual Benefits, the receipts of which is hereby acknowledged, grants to Spokane County, a political subdivision of the State of Washington, and Plat of Remington Hill 3 – Highlands 1<sup>st</sup> Addition, a Temporary Drainage Easement over, under, upon, and across the real property legally described in the attached Exhibit A and B, situated in the County of Spokane, State of Washington.

This Easement is for the purpose of conveying and storing stormwater runoff and for installing, operating and maintaining drainage facilities that dispose of and treat stormwater runoff from the "project" per the accepted road & drainage plans for the "project" on file in the office of the Spokane County Engineer.

The right to ingress/egress is granted to Spokane County and authorized agents for inspection and emergency maintenance of the drainage facilities located within the easement area. However the Grantor(s), and/or their successors in interest, agree that Spokane County accepts no responsibility for routine or emergency maintenance of solely private drainage facilities located within the easement area.

The Grantor(s) and/or their successors in interest, hereby agree not to obstruct, artificially collect or discharge additional flow into, across or adjacent to the above described lands, other than what has been accepted for the "project" and any subsequently accepted road & drainage plans by Spokane County for additional plats or accepted modifications.

The Grantor(s), and/or their successors in interest hereby accept complete and total responsibility for the construction and operations & maintenance of the drainage facilities located within this Easement per the accepted road and drainage plans for the "project" on file in the office of the Spokane County Engineer.

If the Grantor(s), and/or their successors in interest, fail to maintain the facilities, a notice of such failure

R. E. Excise Tax Exempt  
Date 11-1 2012  
Spokane County Treas.  
By CR

may be given to the Grantor(s), and/or their successors in interest. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Grantor(s), and/or their successors in interest.

This Temporary Drainage Easement will vacate only upon the filing of a plat that includes either a Replacement Easement that has been reviewed, accepted and recorded by Spokane County, or has incorporated into it's design, facilities that can adequately contain, convey and/or dispose of the stormwater runoff intended to be contained, conveyed or disposed of in the original Temporary Drainage Easement area. Said Replacement Easement and supporting documents shall be submitted to the Spokane County Engineer for review, acceptance and recording prior to vacation of the original Temporary Drainage Easement and/or final plat of the affected parcel.

The Grantor(s), and/or their successors in interest, hereby release Spokane County, and all of its officers, employees and agents from any responsibility or liability for any damage whatsoever including inverse condemnation by or to any and all persons or property arising out of or in any way incident to or attributable to the storm drainage within the Easement.

IN WITNESS WHEREOF, I have hereunto set My hand(s) and seal(s) this 31 day of \_\_\_\_\_, 20\_\_\_\_.

Grantor(s): REM ROCK Corporation

By: Jim Fox

Its: President

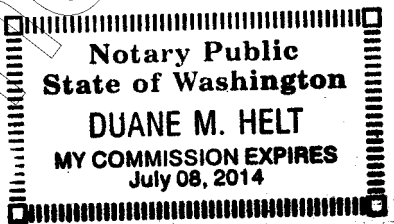


STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss

I certify that I know or have satisfactory evidence that Jim Fox

(is/are) the person(s) who appeared before me, and said persons(s) acknowledged that (he/she/they) signed this instrument, on oath stated (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the President of REM ROCK Corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

Dated this 31 day of October, 2012.



Duane M. Held  
NOTARY PUBLIC  
In and for the State of Washington,  
residing at Spokane  
My appointment expires 7/8/14

## EXHIBIT A

A TEMPORARY DRAINAGE EASEMENT  
FOR  
REMINGTON HILL 3-HIGHLANDS 1<sup>ST</sup> ADDITION

That portion of the SE ¼ of Section 25, T. 25 N., R. 44 E.W.M. described as follows:

Begin at the NE corner of the Plat of "REMINGTON HILL 3 - 1ST ADDITION", as recorded in Book 32 of Plats, pages 5 & 6, the next 3 courses along the North line of said Addition; thence N71°03'54"W 79.90 feet; thence N70°34'40"W 244.87 feet; thence N39°43'49"W 17.38 feet; thence N48°29'52"E 298.03 feet to the True Point of Beginning, being a point on a curve concave to the Northeast with a radius of 188.00 feet and a radial bearing of S48°29'52"W from the center of said curve; thence Southeasterly, through a central angle of 4°39'59", an arc distance of 15.31 feet; thence S46°10'07"E 52.21 feet to the beginning of a curve concave to the North with a radius of 30.00 feet; thence Southeasterly, Easterly and Northeasterly, through a central angle of 90°00'00", an arc distance of 47.12 feet; thence N43°49'53"E 29.69 feet to the beginning of a curve concave to the Southeast with a radius of 112.00 feet; thence Northeasterly, through a central angle of 47°05'40", an arc distance of 92.06 feet; thence S89°04'27"E 25.76 feet; thence N00°55'33"E 25.00 feet; thence N89°04'27"W 25.76 feet to the beginning of a curve concave to the Southeast with a radius of 137.00 feet; thence Southwesterly, through a central angle of 47°05'40" an arc distance of 112.61 feet; thence S43°49'53"W 29.69 feet to the beginning of a curve concave to the North with a radius of 5.00 feet; thence Southwesterly, Westerly and Northwesterly, through a central angle of 90°00'00", an arc distance of 7.85 feet; thence N46°10'07"W 52.21 feet to the beginning of a curve concave to the Northeast with a radius of 163.00 feet; thence Northerly, through a central angle of 57°35'01", an arc distance of 163.82 feet; thence N11°24'54"E a distance of 92.45 feet; thence N78°35'06"W 25.00 feet; thence S11°24'54"W 92.45 feet to the beginning of a curve concave to the Northeast with a radius of 188.00 feet; thence Southerly, through a central angle of 52°55'02", an arc distance of 173.63 feet to the True Point of Beginning.

Situate in the County of Spokane, State of Washington.

Unofficial Document