

WHEN RECORDED RETURN TO:

City of Bonney Lake
Attn: City Clerk
P.O. Box 7380
Bonney Lake WA 98391

EASEMENT FOR WATER MAINS & APPURTENANCES

_____ (herein called the "grantor") hereby dedicates, conveys, and grants to City of Bonney Lake (herein called the "grantee") and its successors and assigns an easement for water mains and appurtenances thereto and for other utilities under and upon the following described property situated in Pierce County, Washington, more particularly described as follows (described here or attach legal description to form):

That said grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property and adjoining property owned by the grantor and his assigns and successors to install, lay, construct, protect, renew, operate and maintain water mains, appurtenances and other necessary and/or related facilities and other equipment, for the purposes of serving the property or other properties with City water.

The grantor covenants that no permanent structure shall be erected, and no large trees or large shrubs, fences, gates, post, or ornamental landscaping item(s) shall be installed in the area for which the easement in favor of City of Bonney Lake or its successors has been provided herein. The City of Bonney Lake will not be responsible for replacing property owner improvements that need to be moved or destroyed in order to utilize the easement for the purposes enumerated in this easement other than reseeding, recovering areas with ground cover, regravelling or repaving. Replacement of landscaping or other improvements will be the responsibility of the property owner.

This easement and the covenants herein shall be covenants running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

The grantor warrants that the grantor has good title to the above property and warrants the grantee title to and quiet enjoyment of the easement conveyed herein.

No other easements for utilities shall be granted within the afore described easement area except for necessary crossings and the grantee shall have exclusive right to construct and maintain utilities within the easement area except for necessary crossings.

