

After recording return document to: City
of Olympia
Attention: Legal Department
P.O. Box 1967
Olympia, WA 98507-1967

Document Title: UTILITY EASEMENT
Grantor(s): Gwen Pope, as Her Separate Estate
Grantee(s): City of Olympia
Legal Description: LOTS 14, 15, AND 16 IN BLOCK 3 OF WOODRUFF ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 40; TOGETHER WITH THE WEST 7.50 FEET OF NORTH SHERMAN STREET ADJACENT TO SAID LOTS.
Assessor's Tax Parcel Number: 85000301600 and 85000301400

UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned Grantor, Gwen Pope, as her separate estate, does hereby grant to the City of Olympia, a municipal corporation, hereinafter called Grantee, an easement for the purpose of construction, repair, maintenance and appurtenant structures of public utilities, over, under, and across the following described real property situated in the City of Olympia, County of Thurston, State of Washington, legally described as follows:

See attached Exhibit "A" for the Legal Described area and Exhibit "B" depicting the "Easement Area" by reference made a part hereof.

Said easement shall include the right of ingress and egress to, upon, and over said land at all times, to construct, maintain, operate, repair, and replace said utilities; provided, however, that the Grantee shall have the right to utilize such additional width as may be necessary temporarily for the placing of excavated materials thereon and for construction and maintenance operations.

Grantee agrees that, in construction, maintenance, operation, and/or repair on the above described property, it will, at its own expense and to the extent reasonably practicable, restore the surface of land to the same conditions that existed prior thereto.

Grantor reserves the right to use the Easement Area for any purpose consistent with the rights herein granted, provided, Grantor shall not excavate within or otherwise change the ground surface

Exhibit A

EASEMENT DESCRIPTION

THAT PORTION OF LOT 15 OF BLOCK 3 OF WOODRUFF ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 40, LYING WITHIN A 6.00 FEET WIDE STRIP OF LAND, LAYING 3.00 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOW:

COMMENCING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 3 OF WOODRUFF ADDITION TO OLYMPIA, AS RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF THURSTON COUNTY, WASHINGTON;

THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF MADISON AVE, SOUTH 86°49'03" EAST, 7.50 FEET TO THE WESTERLY MARGIN OF SHERMAN ST PER CITY OF OLYMPIA ORDINANCE NO. 1991;

THENCE SOUTHERLY ALONG SAID MARGIN, SOUTH 03°11'44" WEST, 75.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 74°32'56" WEST, 14.62 FEET;

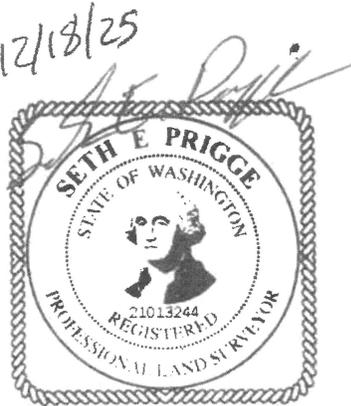
THENCE NORTH 01°16'12" EAST, 11.55 FEET TO THE SOUTHERLY MARGIN OF EASEMENT DESCRIBED IN AUDITOR'S FILE NUMBER 467139, AND THE TERMINUS OF THIS CENTERLINE;

SIDELINES EXTENDS AND SHORTEN TO MAKE A FULL AND CONTINUOUS EASEMENT;

CONTAINING 157 SQUARE FEET, MORE OR LESS;

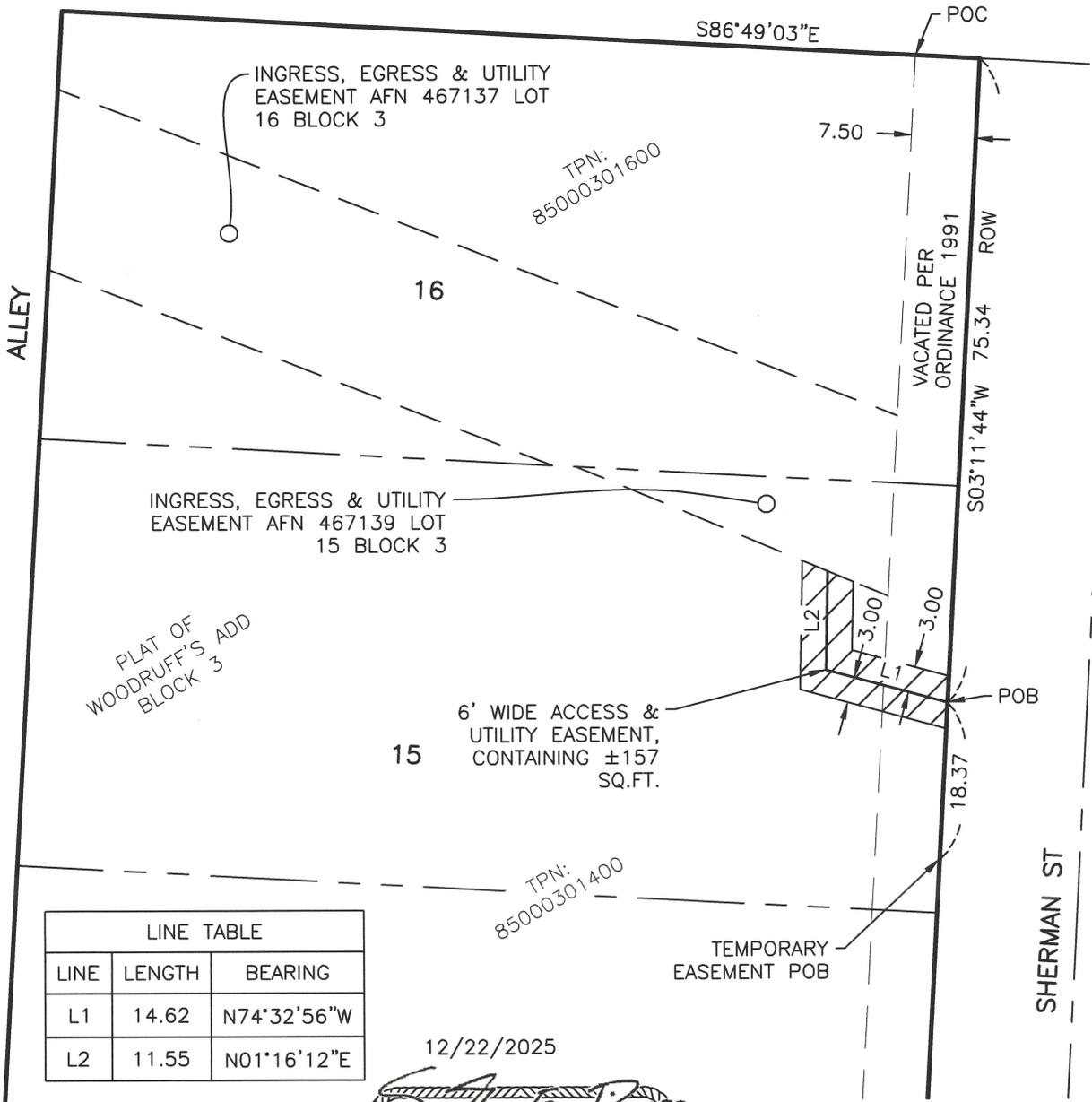
SITUATE IN THE CITY OF OLYMPIA, COUNTY OF THURSTON, STATE OF WASHINGTON.

Prepared by Seth E. Prigge, PLS
MTN2COAST, LLC
7/24/2024



MADISON AVE

ALLEY



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.62	N74°32'56"W
L2	11.55	N01°16'12"E

12/22/2025



PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360-688-1949

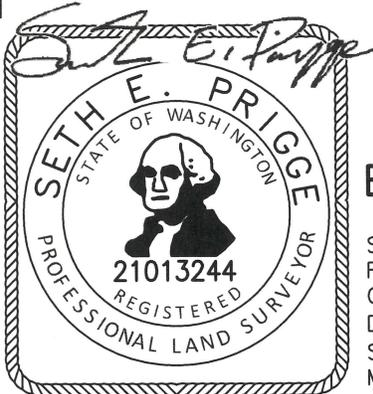


EXHIBIT B

SW1/4 NE1/4, SEC15 T18N,
 R2W, W.M.
 CONTAINING ±157 SQ.FT.
 DATE: 12/22/2025
 SCALE: 1"=20'
 M2C PROJECT NO.: 24-124

