



4862948  
Page: 1 of 5  
03/19/2003 02:59P  
Spokane Co, WA

WHEN RECORDED RETURN TO:

Dave Black  
Black Realty, Inc.  
107 S. Howard Ave.  
Spokane, WA 99201

Reference # (if applicable): \_\_\_\_\_  
Grantor(s): (1) Black Realty, Inc. (2) Persimmon Woods at Qualchan HOA  
Grantee(s): (1) City of Spokane (2) \_\_\_\_\_  
Additional Grantor(s) on pg. \_\_\_\_\_ Additional Grantee(s) on pg. \_\_\_\_\_  
Legal Description (abbreviated): Portions of L.1, B.2 of Qualchan Hills First Addition Phase 1 and portions of Kip Lane and Persimmon Lane in Persimmon Woods at Qualchan, City of Spokane, Spokane County, Washington  
Additional legal(s) on page 4-5  
Assessor's Tax Parcel ID# 34061.0605, 34062.0601-0602, 34061.0604

EMERGENCY ACCESS EASEMENT

This Easement is made and entered this 17<sup>th</sup> day of MARCH 11 2003 by Black Realty, Inc. a Washington corporation, and Persimmon Woods at Qualchan Homeowners Association, a Washington nonprofit corporation, as Grantors.

1. In consideration of mutual benefits, the receipt and sufficiency of which consideration is hereby acknowledged, Grantors grant and convey to the City of Spokane, including the City of Spokane Fire Department, a municipal corporation of the State of Washington, an emergency access easement over, on and across the real property located in Spokane County, Washington legally described on Exhibits "A-1" and "A-2" attached hereto (the "Easement Area").

2. This Easement is granted and conveyed for purposes of providing emergency ingress and egress over, on and across the Easement Area to provide access from Overlook Place at Qualchan PUD ("Overlook") to Persimmon Woods at Qualchan, PUD ("P"ersimmon") with regard to the portion of the Easement Area described on Exhibit "A-1," and from Persimmon to Qualchan with regard to the portion of the Easement Area described on Exhibit "A-2." For purposes of this Easement, emergency access shall include any reasonable or appropriate to protect the health, safety

R. E. Excise Tax Exempt  
Date March 19 2003  
Spokane County Treas.  
By [Signature]



4862948  
Page: 2 of 5  
03/19/2003 02:59P  
Spokane Co, WA

EASEMENT  
PAGE - 2

and welfare of the public, including but not limited to response to fires and natural disasters, and health emergencies. The Easement shall not be opened or used as a means for primary access for the traveling public across the Easement Area.

3. The Easement is perpetual, shall run with the land and shall be binding upon and inure to the parties hereto, the owners of real property adjoining the Easement Area, and their respective successors in interest.

GRANTORS:

BLACK REALTY, INC.

PERSIMMON WOODS AT QUALCHAN  
HOMEOWNERS ASSOCIATION

By: David R. Black  
David R. Black

By: [Signature]

Title: President

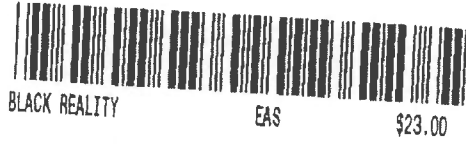
Title: President

Approved and accepted:

CITY OF SPOKANE

By: Donald D. Carlson

Title: Young & Subdivision Administrator

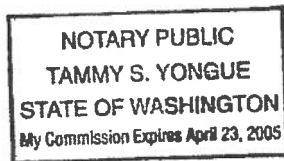


EASEMENT  
PAGE - 3

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

On this 16<sup>th</sup> day of March 2003 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David R. Black to me known to be the President of Black Realty, Inc., a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Tammy S. Yongue  
NOTARY PUBLIC in and for the State of  
Washington, residing at Spokane.  
My commission expires: 4/23/05.  
TAMMY S. YONGUE  
Print Name

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

On this 4<sup>th</sup> day of MARCH 2003 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ATILIA HA ROBINSON to me known to be the PRESIDENT of Persimmon Woods at Qualchan Homeowners Association, a Washington nonprofit corporation, the corporation that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Ronald G. Criscione  
NOTARY PUBLIC in and for the State of  
Washington, residing at Spokane.  
My commission expires: 4/9/03.  
RONALD G. CRISCIONE  
Print Name



4862948  
Page: 4 of 5  
03/19/2003 02:59P  
Spokane Co, WA

# Adams & Clark, Inc.

Civil Engineers • Land Surveyors • Land Planners • Landscape Architects

DANIEL B. CLARK, P.L.S.  
LESLIE D. KILLINGSWORTH, P.E.  
STUART A. DEYSENROTH, A.S.L.A

"A-1"

September 17, 2002

## EMERGENCY ACCESS EASEMENT LEGAL DESCRIPTION

### OVERLOOK PLACE AT QUALCHAN TO PERSIMMON WOODS AT QUALCHAN

A 30-foot wide strip over that portion of Lot 1, Block 1, Qualchan Hills First Addition, Phase One, according to the plat recorded in Volume 21 of Plats, pages 46 and 47, in the City of Spokane, Spokane County, Washington, being 15 feet wide on each side of the following described centerline:

Beginning at the southwest corner of said plat, being a point on a 1,578.89-foot radius curve to the right, the center of circle of which bears S05°58'02"W; thence along the arc of said curve on the southerly boundary of said plat, through a central angle of 5°00'56", 138.21 feet to the TRUE POINT OF BEGINNING; thence N30°20'35"E 27.12 feet to the point of curve of a 93.00-foot radius curve to the right; thence along the arc of said curve, through a central angle of 76°44'41", 124.57 feet to the point of tangent; thence S72°54'44"E 442.41 feet to the point of curve of a 128.00-foot radius curve to the right; thence along the arc of said curve, through a central angle of 17°10'54", 38.38 feet to the point of terminus; lengthening and shortening the sidelines of said 30-foot strip to terminate on said curve on the southerly boundary of said plat and to terminate on lines bearing N25°42'18"E and S25°42'18"W from the point of terminus.

p:\99-200\doc\persim-qual0902.doc

# AC

1720 W. Fourth Ave. • Spokane, WA 99204 • (509) 747-4600 • Fax (509) 747-8913



4862948  
Page: 5 of 5  
03/19/2003 02:59P  
Spokane Co. WA

# Adams & Clark, Inc.

Civil Engineers • Land Surveyors • Land Planners • Landscape Architects

DANIEL B. CLARK, P.L.S.  
LESLIE D. KILLINGSWORTH, P.E.  
STUART A. DEYSENROTH, A.S.L.A.

"A-2"

September 17, 2002

## EMERGENCY ACCESS EASEMENT LEGAL DESCRIPTION

### PERSIMMON WOODS AT QUALCHAN TO OVERLOOK PLACE AT QUALCHAN

That portion of the Plat of Persimmon Woods at Qualchan as recorded in Book 21, pages 50 and 51, in the City of Spokane, Spokane County, Washington, described as follows:

The 24-foot wide private roads shown as Kip Lane and Persimmon Lane on said plat and described as follows:

Beginning at the cul-de-sac at the northwest boundary of said plat; thence along Kip Lane in a southeasterly and southerly direction to the intersection with Persimmon Lane in the southern portion of said plat; thence in a northwesterly direction to the westerly boundary of said plat, being the terminus of this description.

p:\99-200\doc\persim-qual0902.doc

# AC

1720 W. Fourth Ave. • Spokane, WA 99204 • (509) 747-4600 • Fax (509) 747-8913