

City of Redmond Easement Requirements

December 1, 2011

When portions of a public facility, utility or structure will be located on private property, permanent easements for location, maintenance, and operation shall be provided. Easements shall provide for the use of property for construction purposes to the extent indicated on the easements. Current City easement agreement templates shall be used unless otherwise authorized by the City Attorney, Public Works Director and City Engineer.

All City Easements conveyed separately from the final plat shall require the following to be submitted to the Engineering Division:

- 1) Exhibit 'A' - property/parcel legal description.
- 2) Exhibit 'B' - easement map.
- 3) Exhibit 'C' - easement legal description.
- 4) Current property title report or equivalent ownership verification.
- 5) City recording fee as established by the City of Redmond Fee Schedule.

All exhibits shall be letter size (8.5x11) and stamped by a registered professional engineer (PE) or land surveyor (PLS) if prepared by the PE or PLS. Copies of these easements (including a copy of the easement in relation to the site plan) will be made available to the City for review prior to construction. Easements shall be recorded prior to City Engineer's acceptance of the public facility. Easements that impact property located beyond an established or approved development boundary, plat or site plan shall be recorded prior to construction. Easements for public facilities identified in City Transportation, Water or Wastewater System Plans shall be recorded prior to construction unless otherwise approved by the City Engineer. The City accepts no liability for actions of the Contractor not in conformance with written easements.