

Thurston County Community Planning & Economic Development
2000 Lakeridge Drive SW, Building 1
Olympia, WA 98502

LLS _____ TC

DECLARATION OF LARGE LOT SUBDIVISION AND COVENANTS

Grantor: 1. _____ 2. _____
(Type or Print) (Type or Print)
3. _____ 4. _____
(Type or Print) (Type or Print)

Additional on page _____

Grantee: Public, The

Legal Description: _____

Additional on page _____

Assessor's Tax Parcel ID#: _____

PUBLIC NOTICE IS HEREBY GIVEN:

That we, the undersigned, are the owners of the land described by this declaration and no other contiguous land not contained herein; and are seeking approval by the Planning Section of the herein described division of land known as Large Lot Subdivision Project Number _____, Folder Sequence Number _____-ZE, subject to the following covenants and conditions:

1. That all subsequent deeds will contain provisions for private roads in the manner described herein.
2. That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such road is improved to the current public road standards and dedicated to and accepted by the appropriate governmental jurisdiction.
3. That any private road will be subject to the further right of the grantor or his successor and of any telephone, electric, gas, water, or sewer company, public or private, to lay or cause to be laid and the right of ingress or egress for the purpose of maintaining telephone, electric, gas, water or sewer pipes, mains, or conduits across a described portion of such road.
4. That with respect to any private road described by this declaration whether it remains private or becomes a dedicated road, there is the additional right of the Grantor or his Successor to make all necessary slopes for cuts and fills; and the drainage of said roads and ways over and across any parcel(s) where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein shall be allowed to continue. Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, no drainage water on any parcel(s) shall be diverted or blocked from their natural course so as to discharge upon any public rights-of-way or to hamper proper road drainage.
5. That the legal description of each of the parcels subject to this Declaration is attached here to and incorporated by reference as though fully set out herein.
6. That additional covenants, easements, restrictions, if any, solely for the benefit of the grantor, and his heirs, successors, and assigns enforceable only by such person, are attached hereto or as previously recorded with the Auditor's Office, as though fully set out herein.
7. We, the undersigned, hereby waive all claims for damages against any governmental agency which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of any private road described by this Declaration.
8. We, the undersigned, hereby acknowledge that this Large Lot Subdivision has been made with our free consent and in accordance with our desires.
9. We, the undersigned, hereby indemnify the approving governmental agency for all costs or damages including attorney's fees incurred by or charged against that agency as a result of the signatory not being the owner of the property being subdivided.

That these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of the appropriate local governmental jurisdiction, and the local government and such person are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

DATED this _____ day of _____, 20_____.

1. _____ 2. _____
Grantor (Signature) Grantor (Signature)

Type of Print Grantor Name Type of Print Grantor Name

3. _____ 4. _____
Grantor (Signature) Grantor (Signature)

Type of Print Grantor Name Type of Print Grantor Name

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

On this day personally appeared before me _____
to me known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that _____
signed the same as _____ free and voluntary act and deed, for the uses
and purposes therein mentioned.

NOTARY PUBLIC in and for the State of
Washington residing at

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

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NOTARY PUBLIC in and for the State of
Washington residing at

DATED this _____ day of _____, 20_____.

5. _____
Grantor (Signature)

6. _____
Grantor (Signature)

Type of Print Grantor Name

Type of Print Grantor Name

7. _____
Grantor (Signature)

8. _____
Grantor (Signature)

Type of Print Grantor Name

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