

EASEMENTS

An easement is a vested or acquired right to use land for a specific purpose. It is an interest in land owned by another that entitles the easement holder to a specific limited use.

Private developer related easements

The easement is required when a developer initiated water main extension or appurtenances is on private property and not within a dedicated City of Seattle public right of way under the jurisdiction of Seattle Department of Transportation.

The City of Seattle must be granted an easement, approved by SPU, to guarantee SPU's right to access, operate, maintain, repair, alter, and reconstruct the water main extension or appurtenances.

Appurtenances include all infrastructure required to operate and maintain the water system, including, hydrants, meters, valves, and vaults.

Easement requirements unless approved otherwise by SPU:

1. Water main easements must be at least 20 feet in width; 10 feet on each side of the centerline of the water main.
2. Hydrant easements require five feet of clearance from the center stem of the hydrant; the connecting lateral water line easement must be at least 10 feet in width; 5 feet on each side of the centerline of the water main.
3. The water main shall be located to provide 10 feet minimum distance from existing or planned future utilities; and shall be installed in accordance with engineering and operational requirements as specified by the affected utilities.
4. Easement areas must be accessible via a drivable roadway surface.

Property owner (grantor) shall provide:

1. Contact Information.

- a. Name, mailing address, email address, and telephone number of contact person.
- b. Corporation and proof of ownership documentation.
- c. Incorporation documents, corporate minutes, and State of Washington Secretary of State documentation that confirms ownership and signatory authority for the property owner
- d. Current Title report that proves current ownership of the property; and all lien-holders

2. Legal Description

- a. Legal description and map of the easement area prepared and stamped by a surveyor, licensed in the State of Washington
- b. The legal description and map must be provided in an electronic PDF and Word formats
- c. The legal description and map must meet King County [Standard Formatting Requirements for Recording Documents](#) (pdf).

d. The map must include a north arrow, and clearly show all points, bearings and distances used in the written legal description.

e. The legal description and map shall be on 8 ½ by 11 inch paper. If the map in recordable form cannot be clearly shown on one of more sheets of 8½ x 11 inch paper. In some cases appropriate permanent monuments must be placed at each survey point that touches, or is within, the easement area.

3. Executed Documents

a. Obtain notarized signature(s) of the grantor on the easement document(s)

b. Obtain notarized signature(s) of the lien holder(s) on the subordination document(s)

c. Return all executed documents to Real Property Services for recording

d. Recording costs are an additional cost, not covered in Real Property Services cost estimate

4. Copy of the complete plat application, if applicable

For additional information, please visit [Development Services Offices](#). You can also contact us at (206) 684-3333, or by email at spu_dso@seattle.gov.

Visit our [Tools and Resources](#) for other applicant documents and resources.