

**NO EXCISE TAX
REQUIRED**

MAR 15 2019

KIRKE SIEVERS Snohomish County Treasurer
by KIRKE SIEVERS

AFTER RECORDING, RETURN TO:

**CITY OF ARLINGTON
DEVELOPMENT SERVICES
18204 59th AVENUE NE
ARLINGTON, WA 98223**

201903150267 CONFORMED COPY
03/15/2019 11:22am \$102.00 PGS
SNOHOMISH COUNTY, WASHINGTON

OUR FILE NO. _____

RIGHT OF WAY EASEMENT

GRANTOR(S): **BTS ARLINGTON SE LLC, a Colorado limited liability company**

GRANTEE(S): **Public**

LEGAL (Abbrev.): **NW ¼ of the NW ¼ of the NE ¼ of Section 14, Township 31 N, Range 5 E, W.M.**

ASSESSOR'S TAX #: 00920500000400

REFERENCE #:

For the purpose of dedicating right of way for road right of way and utility purposes, BTS Arlington SE LLC, a Colorado limited liability company, Grantor, hereby grants and conveys to the public, a non-exclusive easement for right of way and utility purposes across the property described in Exhibit A, attached hereto and incorporated herein by this reference;

TOGETHER WITH the right to make and maintain slopes for cuts or fills upon the property adjacent to that specifically described, in order that the street or streets may be graded to the proposed grade level in a reasonable and proper manner.

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RIGHT OF WAY EASEMENT

DATED this 13th day of March, 2019.

GRANTOR:

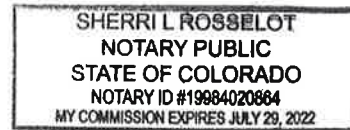
BTS ARLINGTON SE LLC,
a Colorado limited liability company

By: 
Lucy L. Dinneen, Managing Director

STATE OF COLORADO)
)
COUNTY OF ARAPAHOE) ss.

This instrument was acknowledged before me this 13th day of March, 2019, by Lucy L. Dinneen, as Managing Director of BTS Arlington SE LLC, a Colorado limited liability company, on behalf of said limited liability company.

Witness my hand and official seal.



My commission expires: 7/29/2022


Notary Public

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION

THAT PORTION OF LOT 4 OF CITY OF ARLINGTON PLAT OF ARLINGTON RETAIL, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200103195005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTH $88^{\circ}37'46''$ EAST, 150.11 FEET ALONG THE NORTH LINE OF SAID LOT 4;
THENCE SOUTH $89^{\circ}16'06''$ EAST, 37.69 FEET TO A POINT OF TANGENCY;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $42^{\circ}47'57''$, AND AN ARC LENGTH OF 18.67 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH $08^{\circ}14'32''$ WEST;
THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 460.54 FEET, THROUGH A CENTRAL ANGLE OF $02^{\circ}20'42''$, AND AN ARC LENGTH OF 18.85 FEET;
THENCE NORTH $88^{\circ}19'29''$ WEST, 186.10 FEET TO THE WEST LINE OF SAID LOT 4;
THENCE NORTH $01^{\circ}22'14''$ EAST, 3.19 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 761 SQUARE FEET, MORE OR LESS (0.017 ACRES +/-)



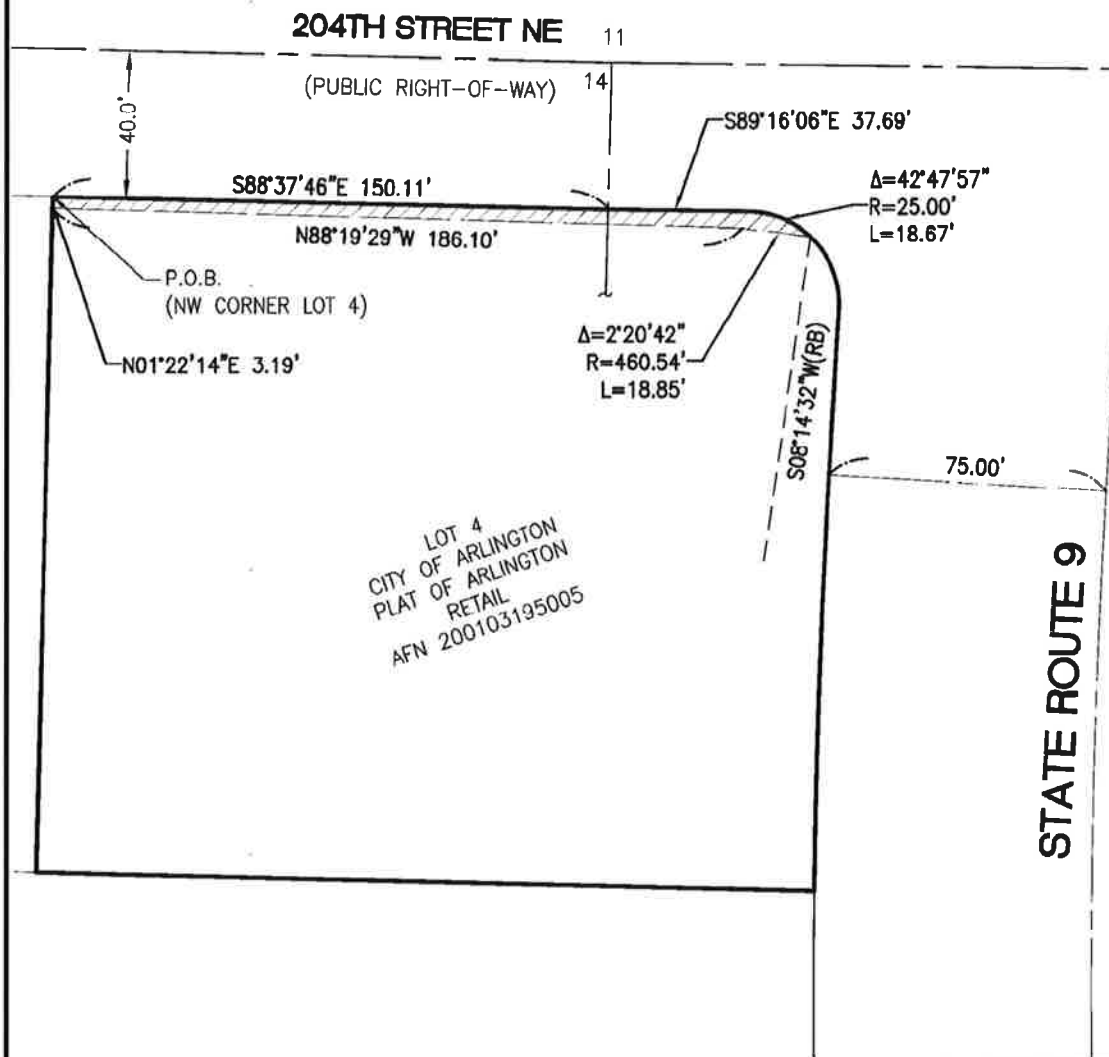
Project Name: Cadence Arlington ALTA
July, 18 2018

OBH / JSE
20217L.001


EXHIBIT 'B'



1"=50'



File:P:\20000s\20217\survey\20217exh01_rowded.dwg Date/Time:7/23/2018 2:41 PM JUSTIN EMERY

SCALE: HORIZONTAL 1"=50' VERTICAL N/A		For: CADENCE ARLINGTON ALTA	JOB NUMBER 20217						
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES			20217L.001						
		Title: RIGHT-OF-WAY DEDICATION	SHEET 1 of 1						
DESIGNED	XXX		DRAWN	JSE	CHECKED	OBH	APPROVED	OBH	DATE