

**NO EXCISE TAX
REQUIRED**

JUN 05 2019

KIRKE SIEVERS, Snohomish County Treasurer
By KIRKE SIEVERS

AFTER RECORDING, RETURN TO

CITY OF ARLINGTON
18204 59th Avenue NE
Arlington, WA 98223



201906050285 8 PGS
06/05/2019 2:28pm \$106.00
SNOHOMISH COUNTY, WASHINGTON

Unofficial Document

UTILITY EASEMENT

GRANTOR (S) Pilot Travel Centers LLC

GRANTEE (S): City of Arlington, Washington

LEGAL (Abbrev.): That portion of the NE 1/4 of the SW 1/4 of Sec. 8, Twp. 31 N, R 5 E, WM as specifically described herein

ASSESSOR'S TAX #: 31050800300800 and 31050800300200

THIS AGREEMENT is made and entered into this 3rd day of June 2019 by and between Pilot Travel Centers LLC, (hereinafter "Grantors") and the City of Arlington, Washington (hereinafter "City")

WHEREAS, Grantors are the owners of certain property located within the City of Arlington, Washington, and

WHEREAS, Grantor wishes to grant an easement to the Grantee,

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, it is agreed by and between the parties hereto as follows

CITY OF ARLINGTON UTILITY EASEMENT

1 Grant of Easements by Grantors to the City

1 1 Grantors convey and grant to the City of Arlington, its successors and assigns and permittees and licensees

1 1 1 A perpetual easement for a waterline and the right, privilege and authority to construct, alter, improve, repair, operate and maintain, or remove the water line, and appurtenances, over, under and across Grantor's property legally described as follows

See Attached Exhibit "A-1 and A-2"

1 1 2 A perpetual easement for a sewer monitoring manhole for the purpose of obtaining sewage samples, over, under and across Grantor's property legally described as follows

See Attached Exhibit "B-1 and B-2"

1 1 3 In each case together with the right to ingress to and egress from said lands across adjacent lands of the Grantor as reasonably necessary for the exercise of Grantee's rights hereunder

1 2 The Grantor reserves the right to use the surface of the above-described easement in any manner now existing, but shall not erect any buildings or structures on said easement, provided, however, that Grantor shall have the right to make any use of the easement area not inconsistent with the Grantee's rights hereunder

1 3 Grantee's exercise of its rights hereunder shall not unreasonably interfere with Grantor's business activities on the adjacent property

2 General Terms

2 1 Entire Agreement This Agreement contains all of the agreements of the parties and no prior agreements or understandings pertaining to any such matters shall be effective for any such purpose

2 2 Modification No provision of this Agreement may be amended or added to except by agreement in writing signed by the parties

2 3 Successors in interest This easement shall be a covenant running with the land and shall be binding on the Grantor, and Grantor's heirs, successors and assigns forever

2 4 Subject to Matters of Record The easement granted herein is subject to all title matters of record as of the date hereof

CITY OF ARLINGTON UTILITY EASEMENT

DATED this 3rd day of June, 2019

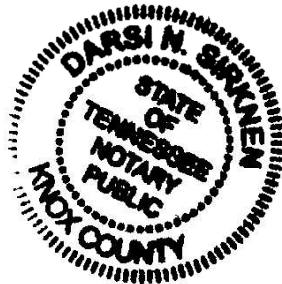
GRANTOR

PILOT TRAVEL CENTERS LLC

By [Signature]

This record was acknowledged before me on June 3, 2019 by
(date)

David Clothier as Authorized Rep of Pilot Travel Centers LLC
(name) (type of authority) (name of party/company)



[Signature]
Notary Public for the State of Tennessee
My Commission Expires 8/27/29

CITY OF ARI NGTON UTH ITY I ASEMENT

Exhibit A-1

WATER EASEMENT DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 31 NORTH, RANGE 5 EAST, W M , IN SNOHOMISH COUNTY, WASHINGTON, LAYING WITH A STRIP OF LAND 20 00 FEET IN WIDTH, HAVING 10 00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, THENCE NORTH 87°39'22" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 715 62 FEET, THENCE SOUTH 01°21'43" EAST, A DISTANCE OF 52 58 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF STATE HIGHWAY NO 530, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE, THENCE CONTINUING SOUTH 01°21'43" EAST, A DISTANCE OF 36 13 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A", THENCE CONTINUING SOUTH 01°21'43" EAST, A DISTANCE OF 14 21 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B", THENCE CONTINUING SOUTH 01°21'43" EAST, A DISTANCE OF 15 87 FEET, THENCE SOUTH 54°50'02" EAST, A DISTANCE OF 186 29 FEET, THENCE SOUTH 01°05'23" EAST, A DISTANCE OF 156 00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "C", THENCE CONTINUING SOUTH 01°05'23" EAST, A DISTANCE OF 3 51 FEET, THENCE SOUTH 10°13'49" EAST, A DISTANCE OF 163 86 FEET, THENCE SOUTH 11°04'28" EAST, A DISTANCE OF 5 00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "D", THENCE CONTINUING SOUTH 11°04'28" EAST, A DISTANCE OF 125 91 FEET, THENCE SOUTH 79°13'13" EAST, A DISTANCE OF 48 81 FEET, THENCE SOUTH 89°33'39" EAST, A DISTANCE OF 128 48 FEET TO A POINT HEREINAFTER KNOWN AS POINT "E", THENCE CONTINUING SOUTH 89°33'39" EAST, A DISTANCE OF 184 80 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF 27TH AVENUE NE, ALSO KNOWN AS SESBY ROAD, AND THE TERMINUS OF SAID CENTERLINE,

TOGETHER WITH STRIPS OF LAND 10 00 FEET IN WIDTH, HAVING 5 00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES

BEGINNING AT SAID POINT "A", THENCE SOUTH 88°38'17" WEST, A DISTANCE OF 17 04 FEET TO THE TERMINUS OF SAID CENTERLINE,

ALSO, BEGINNING AT SAID POINT "B", THENCE SOUTH 88°38'17" WEST, A DISTANCE OF 17 04 FEET TO THE TERMINUS OF SAID CENTERLINE,

ALSO, BEGINNING AT SAID POINT "C", THENCE NORTH 89°31'37" EAST, A DISTANCE OF 26 39 FEET TO THE TERMINUS OF SAID CENTERLINE,

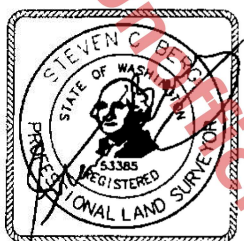
ALSO, BEGINNING AT SAID POINT "E", THENCE SOUTH 17°27'07" WEST, A DISTANCE OF 29 98 FEET TO THE TERMINUS OF SAID CENTERLINE,

TOGETHER WITH A STRIP OF LAND 20 00 FEET IN WIDTH, HAVING 10 00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE,

BEGINNING AT SAID POINT "D", THENCE SOUTH 78°55'32" WEST, A DISTANCE OF 20 76 FEET TO THE TERMINUS OF SAID CENTERLINE,

THE SIDELINES OF THIS EASEMENT SHALL BE EXTENDED OR SHORTENED TO TERMINATE AT ALL INTERIOR ANGLE POINTS, SAID SOUTH RIGHT-OF-WAY MARGIN OF STATE HIGHWAY NO 530, AND SAID WEST RIGHT-OF-WAY MARGIN OF 27TH AVENUE NE,

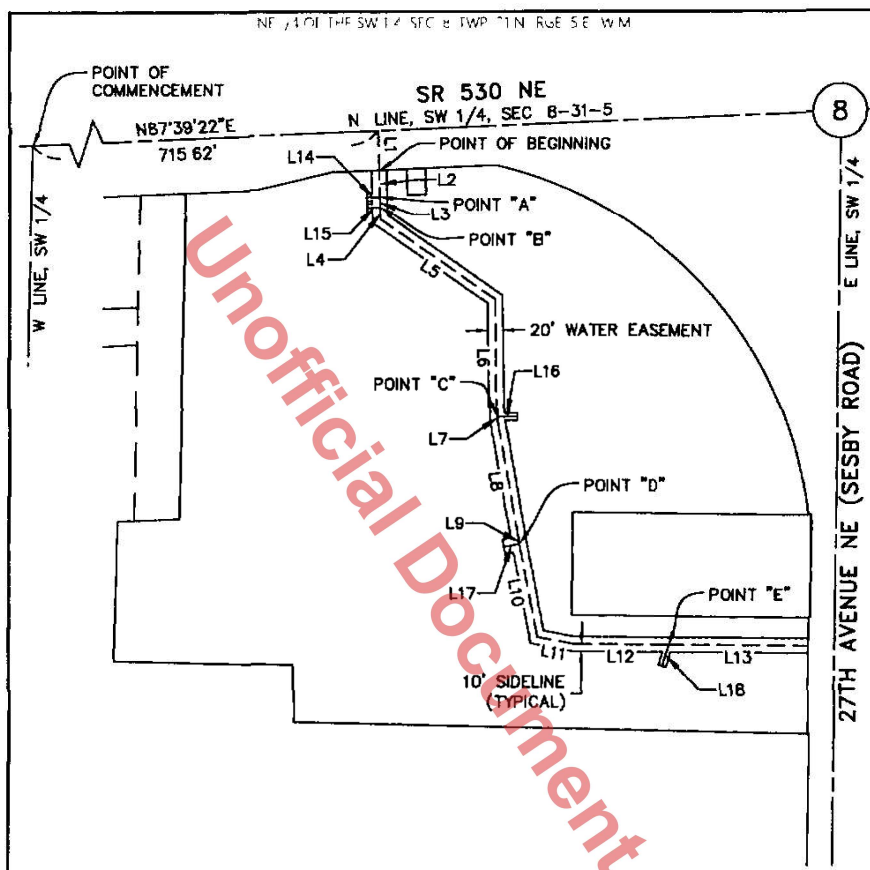
SITUATE IN THE CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



PILOT FLYING J
PILOT TRAVEL CENTER
JOB NO 18-31
DECEMBER 6, 2018

STEVEN C BERG, P L S
NORTH PEAK ASSOCIATES LLC
10512 NE 140TH STREET
KIRKLAND, WA 98034

Exhibit A-2



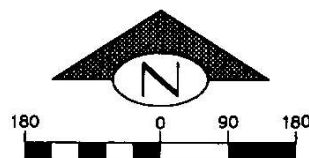
LINE TABLE		
NO	BEARING	DISTANCE
L1	S01°21'43"E	52 58'
L2	S01°21'43"E	36 13'
L3	S01°21'43"E	14 21'
L4	S01°21'43"E	15 87'
L5	S54°50'02"E	186 29'
L6	S01°05'23"E	156 00'

LINE TABLE		
NO	BEARING	DISTANCE
L7	S01°05'23"E	3 51'
L8	S10°13'49"E	163 86'
L9	S11°04'28"E	5 00'
L10	S11°04'26"E	125 91'
L11	S79°13'13"E	48 81'
L12	S89°33'39"E	128 48'

LINE TABLE		
NO	BEARING	DISTANCE
L13	S89°33'39"E	184 80'
L14	S88°38'17"W	17 04'
L15	S88°38'17"W	17 04'
L16	N89°31'37"E	26 39'
L17	S78°55'32"W	20 76'
L18	S17°27'07"W	29 98'



12/06/2018



(IN FEET)
1 inch = 180 ft.

WATER EASEMENT
PILOT TRAVEL CENTER
PILOT FLYING J

NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS

13517 NE 140TH STREET
KIRKLAND WASHINGTON
202-425-6002

(206) 601-4682
DATE: 12/06/18
DATE: 12/06/18

**SEWER EASEMENT DESCRIPTION
EXHIBIT B-1**

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 31 NORTH, RANGE 5 EAST, W M , IN SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION,
THENCE NORTH 87°39'22" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 751 02 FEET,
THENCE SOUTH 02°20'38" EAST, A DISTANCE OF 52 57 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF STATE HIGHWAY NO 530,
THENCE CONTINUING SOUTH 02°20'38" EAST, A DISTANCE OF 35 00 FEET TO A POINT 35 00 FEET SOUTHERLY OF SAID SOUTH MARGIN,
THENCE NORTH 87°39'22" EAST, PARALLEL WITH SAID SOUTH MARGIN, A DISTANCE OF 1 59 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT,
THENCE CONTINUING NORTH 87°39'22" EAST, A DISTANCE OF 20 01 FEET,
THENCE SOUTH 03°48'38" EAST, A DISTANCE OF 4 49 FEET,
THENCE SOUTH 00°21'36" WEST, A DISTANCE OF 10 36 FEET,
THENCE NORTH 89°38'24" WEST, A DISTANCE OF 4 83 FEET,
THENCE SOUTH 01°16'08" WEST, A DISTANCE OF 15 26 FEET,
THENCE NORTH 88°43'29" WEST, A DISTANCE OF 18 00 FEET,
THENCE NORTH 01°16'08" EAST, A DISTANCE OF 20 96 FEET,
THENCE SOUTH 89°38'24" EAST, A DISTANCE OF 2 74 FEET,
THENCE NORTH 00°21'36" EAST, A DISTANCE OF 3 65 FEET,
THENCE NORTH 03°48'38" WEST, A DISTANCE OF 4 28 FEET TO THE POINT OF BEGINNING,

SITUATE IN THE CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



12/18/2018

PILOT FLYING J
PILOT TRAVEL CENTER
JOB NO 18-31
DECEMBER 18, 2018

STEVEN C BERG, P L S
NORTH PEAK ASSOCIATES LLC
10512 NE 140TH STREET
KIRKLAND, WA 98034

Exhibit B-2

