

RECORDER'S NOTE  
PORTIONS OF THIS DOCUMENT  
ARE POOR QUALITY FOR SCANNING.

AFTER RECORDING RETURN TO:  
BAILEY, DUSKIN & PEIFFLE  
P.O. Box 188  
Arlington, WA 98223

**NO EXCISE TAX  
REQUIRED**

NOV 07 2000



200011070571  
11/07/2000 04:21 PM Snohomish  
P.0006 RECORDED County

BOB DANTINI, Snohomish County Treasurer  
By BOB DANTINI

**UTILITY (WATERLINE) EASEMENT**

PNWT 106834-1

**GRANTORS:** Dujardin Development Company, a  
Washington corporation

**GRANTEES:** City of Arlington.

**LEGAL DESCRIPTION**  
(abbrev.): A portion of the SW quarter of 10-31-5

**TAX PARCEL ID#:** 310510-003-008-00

The parties hereto are Dujardin Development Company, a Washington corporation, hereinafter referred to as "Grantor", and the City of Arlington, Washington (the "City")

**RECITALS**

1 Dujardin Development Company is the owner of certain real property known as The Bluff at Arlington development, Arlington, Snohomish County, Washington, legally described as follows

See attached Exhibit C Legal description.

2 Dujardin Development Company desires to grant the City a waterline easement across a portion of the above-described parcel for the benefits they will derive from the extension of utilities

**CONSIDERATION**

The consideration for this easement is the mutual benefits derived from the terms and conditions stated below

1

Said document(s) were filed for record by Pacific NW Title as accommodation only. It has not been examined as to proper execution or as to its effect upon title.

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**TERMS AND CONDITIONS**

1 Dujardin Development Company grants and quit claims to the City of Arlington, and to the utilities which may obtain permission from the City of Arlington to use its rights of way and easements, perpetual easement for utilities over, under across a ten foot strip of property extending across Grantor's above described property and legally described as follows

See attached Exhibit A easement legal description

2 This easement shall be binding upon the heirs, successors and assigns of the parties.

3 The easement shall include the right to enter upon and to install and construct underground utilities and to enter upon the easement to maintain utility lines

DATED THIS 7 day of ~~October~~ **NOVEMBER**, 2000

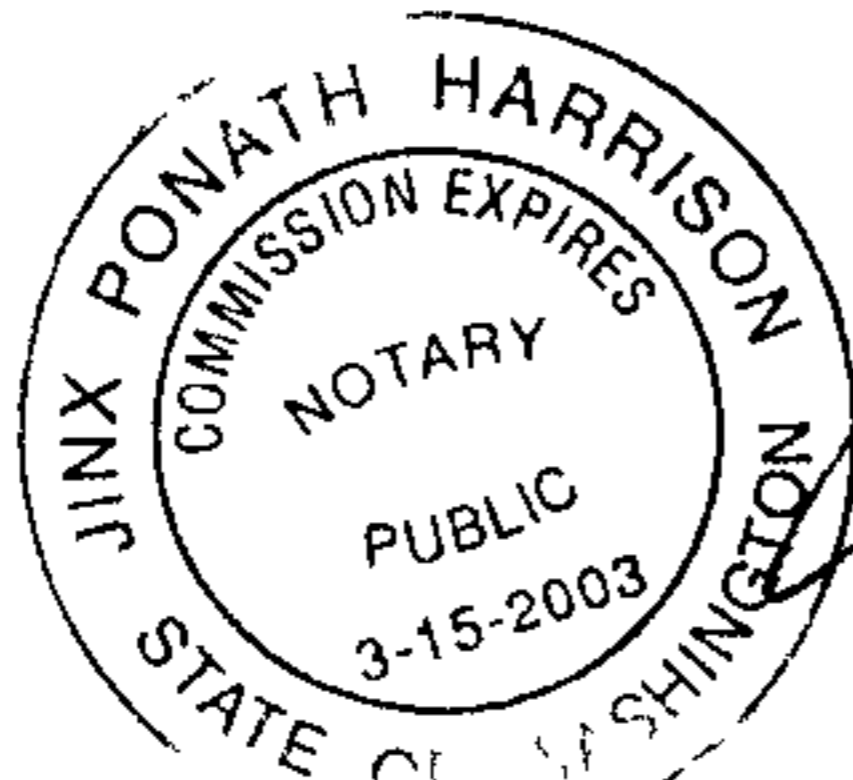
**GRANTOR:**  
**Dujardin Development Company, a**  
**Washington corporation**

*[Handwritten Signature]*  
 by William A Fowler, Vice President

STATE OF WASHINGTON )  
   ) ss  
 COUNTY OF SNOHOMISH )

On this day personally appeared before me WILLIAM A FOWLER, to me known to be the Vice President of Dujardin Development Company, a Washington corporation, the corporation who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument

GIVEN under my hand and official seal this 7 day of ~~October~~ **NOVEMBER**, 2000



*[Handwritten Signature]*  
 NOTARY PUBLIC in and for the State of Washington, residing at Seattle  
 My commission expires March 15, 2003

**200011070571**

**Exhibit A**

**"The Bluffs at Arlington, Condominiums"  
Waterline Easement to the City of Arlington**

A 10 00 feet easement for water pipeline and water meter purposes over, under, across and through that portion of the Southeast Quarter of the Southwest Quarter of Section 10; Township 31 North, Range 5 East, W M., lying 5 00 feet on each side of the following described centerlines

Commencing at the Northeast corner of said Southeast Quarter of the Southwest Quarter, Thence South  $0^{\circ} 30' 19''$  West along the East line thereof, a distance of 16 78 feet, Thence South  $72^{\circ} 16' 15''$  West 29 15 feet to the Easterly right of way of 59<sup>th</sup> Avenue NE and the **TRUE POINT OF BEGINNING**, Thence the following courses along the centerline of an existing waterline, South  $72^{\circ} 16' 15''$  West 19 58 feet, Thence South  $44^{\circ} 57' 46''$  West 79 07 feet, Thence South  $89^{\circ} 46' 09''$  West 137 57 feet to a point hereinafter referred to as Point "A", Thence South  $0^{\circ} 02' 01''$  East 56 04 feet, Thence South  $34^{\circ} 54' 49''$  East 154 09 feet, Thence South  $87^{\circ} 30' 10''$  East 11 94 feet to a point hereinafter referred to as Point "B", Thence continue South  $87^{\circ} 30' 10''$  East 54 80 feet to a point hereinafter referred to as Point "C", Thence North  $0^{\circ} 34' 01''$  East 174 65 feet, Thence North  $73^{\circ} 36' 38''$  East 77 75 feet to the Easterly right of way of 59<sup>th</sup> Avenue NE and the terminus of said centerline description

**TOGETHER WITH** the following described centerline, **BEGINNING** at the aforementioned Point "A", Thence North  $88^{\circ} 27' 18''$  West 45 02 feet to a point hereinafter referred to as Point "D", Thence South  $88^{\circ} 40' 36''$  West 99 06 feet, Thence S  $1^{\circ} 49' 42''$  West 27 48 feet to an existing water blow-off, Thence continue S  $1^{\circ} 49' 42''$  West 5 00 feet to the terminus of this centerline description **ALSO TOGETHER WITH** the following described centerline, **BEGINNING** at the aforementioned Point "D", Thence North  $2^{\circ} 36' 36''$  West 13 80 feet to an existing fire hydrant, Thence continue North  $2^{\circ} 36' 36''$  West 5 00 feet to the terminus of this centerline description

**ALSO TOGETHER WITH** the following described centerline, **BEGINNING** at the aforementioned Point "B", Thence South  $2^{\circ} 29' 50''$  West 14 87 feet to an existing fire hydrant, Thence continue South  $2^{\circ} 29' 50''$  West 5 00 feet to the terminus of this centerline description

**Exhibit A - Continued**

**" The Bluffs at Arlington, Condominiums"  
Waterline Easement to the City of Arlington**

**ALSO TOGETHER WITH** the following described centerline, BEGINNING at the aforementioned Point "C", Thence South 5° 25' 21" East 149.41 feet, Thence North 82° 09' 41" East 6.05 feet to an existing blow-off, Thence continue North 82° 09' 41" East 5.00 feet to the terminus of this centerline description

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership

Said easement shall include the individual water meter services terminating at the water meter location as approximately shown on the attached Exhibit "B"

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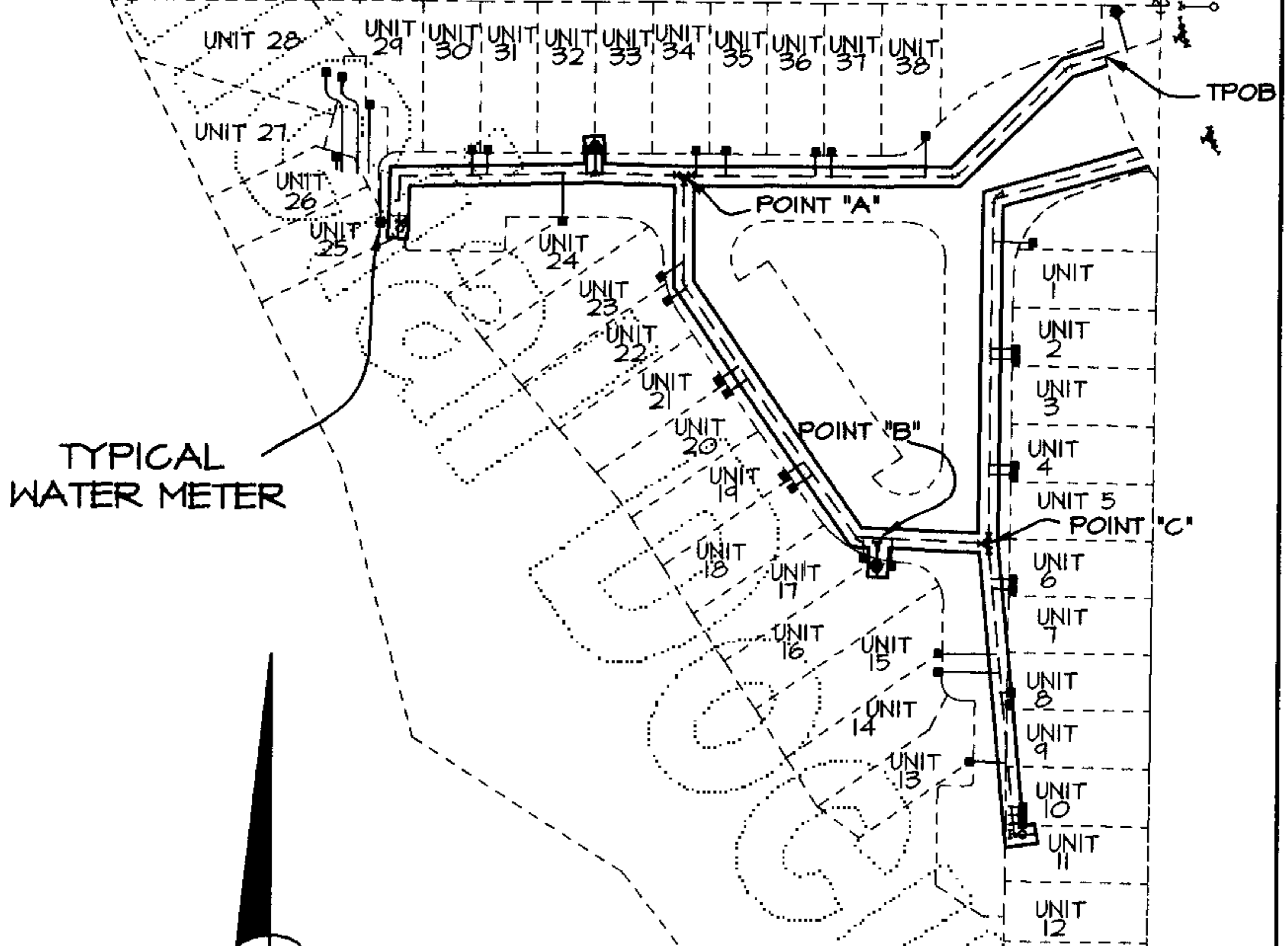
2 of 2

RECORDER'S NOTE:  
PORTIONS OF THIS DOCUMENT  
ARE POOR QUALITY FOR SCANNING.

EXHIBIT "B"

EXHIBIT "B"  
WATERLINE EASEMENT  
THE BLUFF AT ARLINGTON  
A CONDOMINIUM

NORTHEAST CORNER OF THE  
SE 1/4 OF THE SW 1/4 OF  
SEC. 10 T31 N., R.5 E., WM



TYPICAL  
WATER METER



Scale 1" = 100'

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EXHIBIT "C"

(The Bluff at Arlington Development)

That portion of the Southeast quarter of the Southwest quarter of Section 10, Township 31 North, Range 5 East, W.M. in Snohomish County, Washington, described as follows:

Commencing at the Northeast corner of said subdivision;  
thence South  $03^{\circ}27'54''$  West, 780.26 feet along the East line of said subdivision,  
thence North  $34^{\circ}52'54''$  West, 428.49 feet;  
thence North  $54^{\circ}55'06''$  West, 125.63 feet;  
thence North  $12^{\circ}08'26''$  West, 143.55 feet;  
thence North  $23^{\circ}27'48''$  West, 250.80 feet to the North line of said subdivision,  
thence South  $88^{\circ}19'57''$  East, 525.28 feet along the North line of said subdivision  
to the point of beginning,  
EXCEPT therefrom that portion conveyed to Belmont Pacific Holdings, Inc., a  
Washington corporation, by Statutory Warranty Deed recorded under Recording  
Number 9701270191, described as follows:

That portion of the Southeast quarter of the Southwest quarter of Section 10, Township 31 North, Range 5 East, W.M. in Snohomish County, Washington, more particularly described as follows

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 31 North, Range 5 East, W.M. in Snohomish County, Washington,  
thence South  $3^{\circ}27'54''$  West along the East line of said Southeast quarter for 88.67 feet to a point on a 146.05 foot radius curve to the right with a radius point which bears North  $56^{\circ}04'52''$  East,  
thence Northerly along said curve for 94.09 feet, more or less, while consuming a central angle of  $36^{\circ}54'44''$  to the North line of said Southeast quarter,  
thence Easterly along said North line for 30 feet to the point of beginning.

**Abbreviated legal**

A portion of the SW quarter of 10-31-5

END OF SCHEDULE A .

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