

RECORDER'S NOTE:
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NOV 07 2000



200011070572
11/07/2000 04:21 PM Snohomish
P.0005 RECORDED County

BOB DANTINI, Snohomish County Treasurer
By BOB DANTINI

UTILITY (SEWER) EASEMENT

P. NW 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 sewer 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

Said document(s) were filed for record by Pacific N W 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

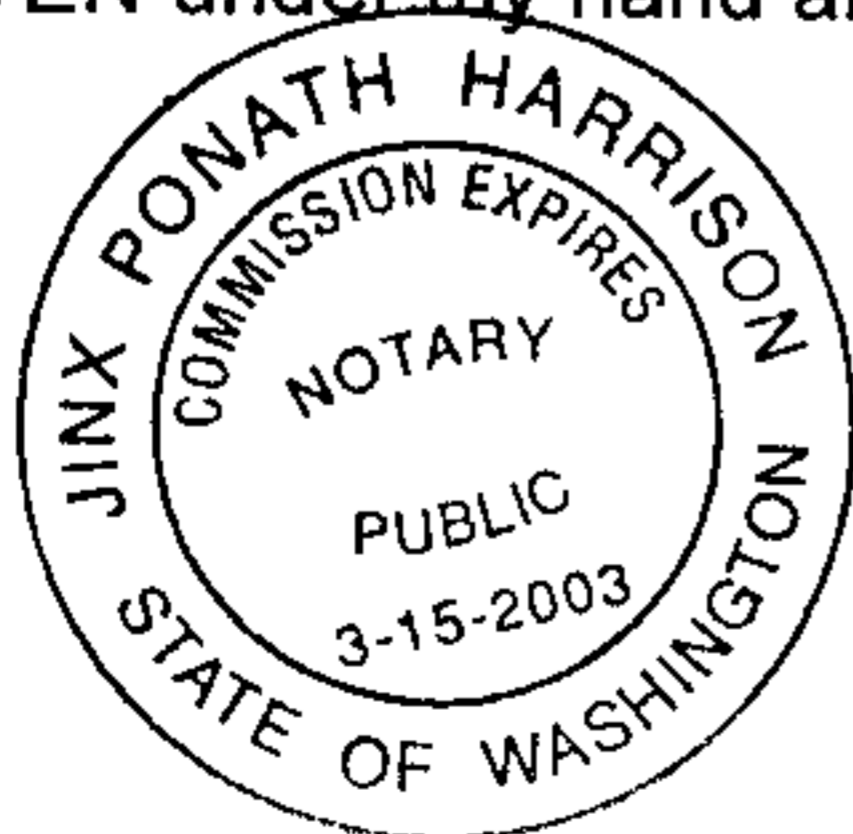
GRANTOR:
Dujardin Development Company, a Washington corporation



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 




NOTARY PUBLIC in and for the State of Washington, residing at Seattle
My commission expires March 15, 2003

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Exhibit A

"The Bluffs at Arlington, A Condominium"

Sewer Easement to the City of Arlington

A 10 00 feet easement for sewer pipeline purposes over, under, across, and through a 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 121 78 feet to an existing sewer line and the **TRUE POINT OF BEGINNING** of this centerline description, Thence the following courses along the centerline of an existing sewer line: North $78^{\circ} 04' 59''$ West 107 05 feet to a point hereinafter referred to as Point "A", Thence North $89^{\circ} 54' 15''$ West 214 32 feet to an existing sewer manhole, Thence continue North $89^{\circ} 54' 15''$ West 10 00 feet to the terminus of this centerline description

TOGETHER WITH the following described centerline **BEGINNING** at the aforementioned Point "A", Thence South $3^{\circ} 23' 03''$ East 161 91 feet to a point hereinafter referred to as Point "B", Thence South $4^{\circ} 23' 24''$ West 149 77 feet to an existing sewer manhole, Thence continue South $4^{\circ} 23' 24''$ West 10 00 feet to the terminus of this centerline description

ALSO TOGETHER WITH the following described centerline **BEGINNING** at the aforementioned Point "B", Thence North $89^{\circ} 17' 12''$ West 47 08 feet; Thence North $35^{\circ} 05' 33''$ West 129 95 feet to an existing sewer manhole, Thence continue North $35^{\circ} 05' 33''$ West 10 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

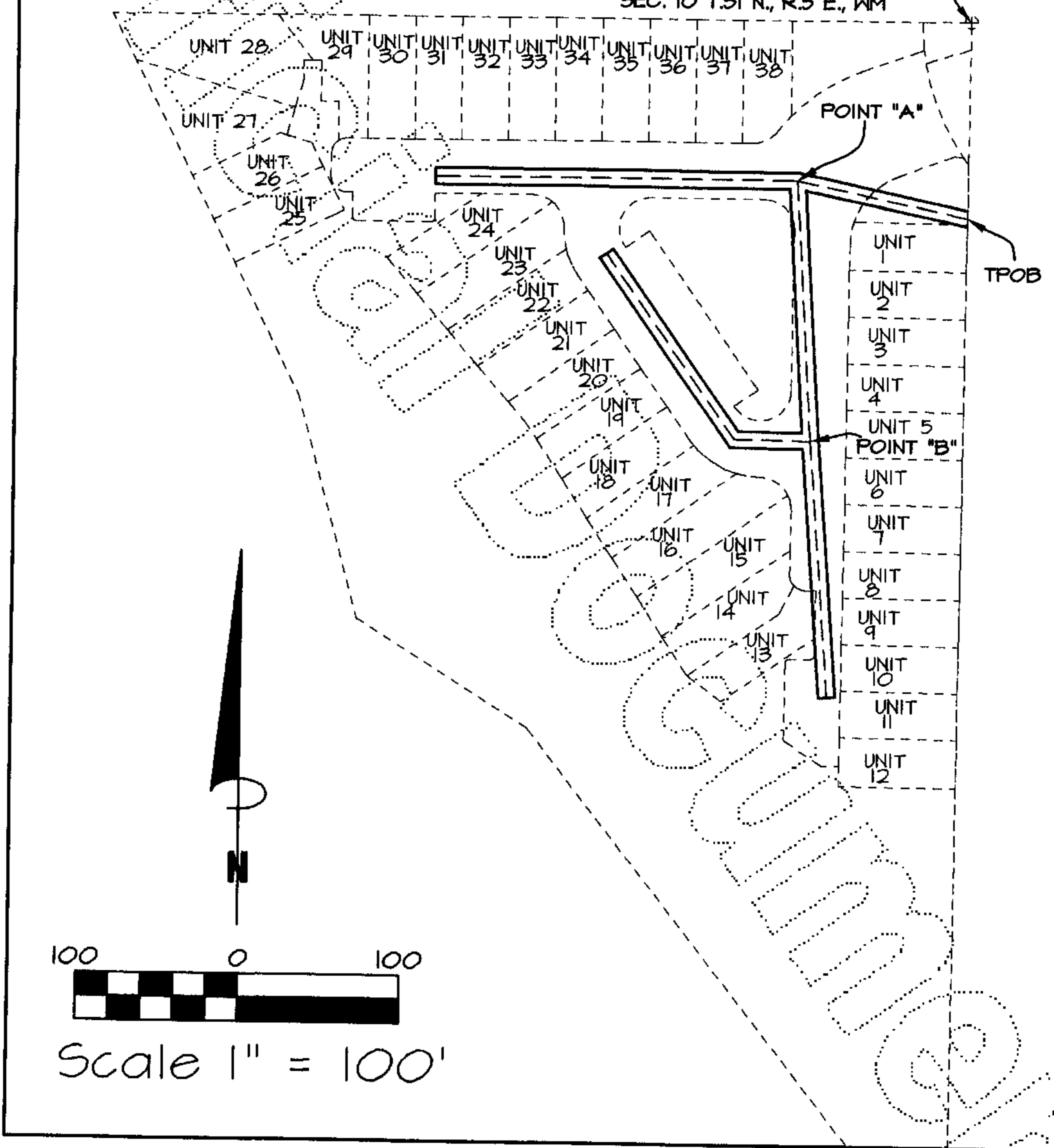
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EXHIBIT "B"

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

NORTHEAST CORNER OF THE
SE 1/4 OF THE SW 1/4 OF
SEC. 10 T.31 N., R.5 E., WM



UNOFFICIAL

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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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