

Return Address:

Kris Nelson
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032

Document Title(s): Reciprocal Access and Utilities Easement and Easement Reservation	Assessor's Property Tax Parcel/Account Number: 31051200301300 31051200300300 31051200301200 31051200300400
Reference Number(s) of Documents assigned or released if applicable: Additional reference numbers are on page of document. N/A	
Grantor(s) (Last name first, then first name and initials): 1. Washington Federal 2. City of Arlington 3.	
Grantee(s) (Last name first, then first name and initials): 1. City of Arlington 2. Washington Federal 3.	
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): Additional legal is on page 2 of document. Portion of the SW 1/4 of the SW 1/4 of Section 12, Township 31 North, Range 5 East, W.M., City of Arlington, Snohomish County, Washington	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

**RECIPROCAL ACCESS AND UTILITIES EASEMENT
AND EASEMENT RESERVATION**

This Reciprocal Access and Utilities Easement and Easement Reservation is made this _____ day of _____, 2013, by Washington Federal (hereinafter referred to as "WaFed") and City of Arlington (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, WaFed is the legal owner of that certain real property known as Tax Parcel Nos. 31051200301200, 31051200301300, and 31051200300300 (hereinafter referred to as the "WaFed Property"), legally described as follows:

Lots A, B, and C, Large Lot Subdivision recorded in Volume 26 of Surveys, page 19, records of Snohomish County, Washington

AND WHEREAS, the City is the legal owner of that certain real property known as Tax Parcel No. 31051200300400 (hereinafter referred to as the "City Property"), legally described as follows:

The area shown as "exception" on Large Lot Subdivision recorded in Volume 26 of Surveys, page 19, records of Snohomish County, Washington, being a portion of the Southwest quarter of the Southwest quarter of Section 12, Township 31 North, Range 5 East, Willamette Meridian

AND WHEREAS, WaFed intends to sell all or some of the WaFed Property parcels and desires to retain legal rights benefiting the WaFed Property parcels for ingress, egress, and utilities;

AND WHEREAS, WaFed and the City desire to establish a reciprocal easement for access and utility purposes on their respective properties to benefit the other party;

AND WHEREAS, WaFed and the City acknowledge that this easement and easement reservation are made for and in consideration of mutual benefits derived and/or other valuable consideration, receipt and sufficiency of which is hereby acknowledged by both parties;

NOW, THEREFORE, WaFed does by these presents grant, bargain, sell, convey, and confirm forever unto the City and its heirs, successors, and/or assigns, and does further by these presents reserve forever unto itself and its heirs, successors, and/or assigns an **access easement** for ingress and egress together with a **utilities easement** for storm drainage, water, sewer, power, natural gas, cable, telephone, and/or other utilities over, through, across, and upon a portion of the WaFed Property, more particularly described as follows:

see WaFed Property easement legal description and graphical depiction exhibits,
both attached hereto and by this reference made a part hereof

NOW, THEREFORE, the City does by these presents grant, bargain, sell, convey, and confirm forever unto WaFed and its heirs, successors, and/or assigns, an **access easement** for ingress and egress together with a **utilities easement** for storm drainage, water, sewer, power, natural gas, cable, telephone, and/or other utilities over, through, across, and upon a portion of the City Property, more particularly described as follows:

see City Property easement legal description and graphical depiction exhibits,
both attached hereto and by this reference made a part hereof

TOGETHER WITH the right for the respective parties and utility purveyors, without prior institution of suit or proceeding at law, at times as may be reasonably necessary, to enter upon, over, and along the WaFed Property or the City Property from time to time to construct, inspect, repair, alter, modify, replace, remove, and/or update to present and future technological standards said utilities.

No obstructions of any kind whatsoever shall be allowed within the above described easement areas that would impede the ingress and egress for the purposes herein defined.

This easement and easement reservation shall be covenants running with the land forever and shall be binding upon the owners of the WaFed Property and the City Property and their respective heirs, successors, and/or assigns. The WaFed Property and the City Property shall be held, used, leased, sold, and/or conveyed subject to the terms of this easement and easement reservation.

It is intended that the rights and obligations created by this easement reservation shall NOT be affected by merger of title and shall therefore NOT automatically terminate or be extinguished solely by reason of existing or future common ownership of the WaFed Property and the City Property.

This easement and easement reservation shall be automatically extinguished and shall be of no further force or effect as to any portion of the easement area that becomes dedicated to the City of Arlington or its successor agency as public right-of-way.

GRANTOR
Washington Federal

GRANTOR
City of Arlington

Signature
By _____
Printed Name
Its _____
Title

Signature
By _____
Printed Name
Its _____
Title

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of Washington Federal to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated

Notary Public in and for the State of Washington

Printed Name
Residing at: _____
Appointment Expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that (he/she) signed this
instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged
it as the _____ of the City of Arlington to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

_____)
Dated

_____)
Notary Public in and for the State of Washington

Printed Name

Residing at: _____

Appointment Expires: _____

LEGAL DESCRIPTION

WASHINGTON FEDERAL PROPERTY

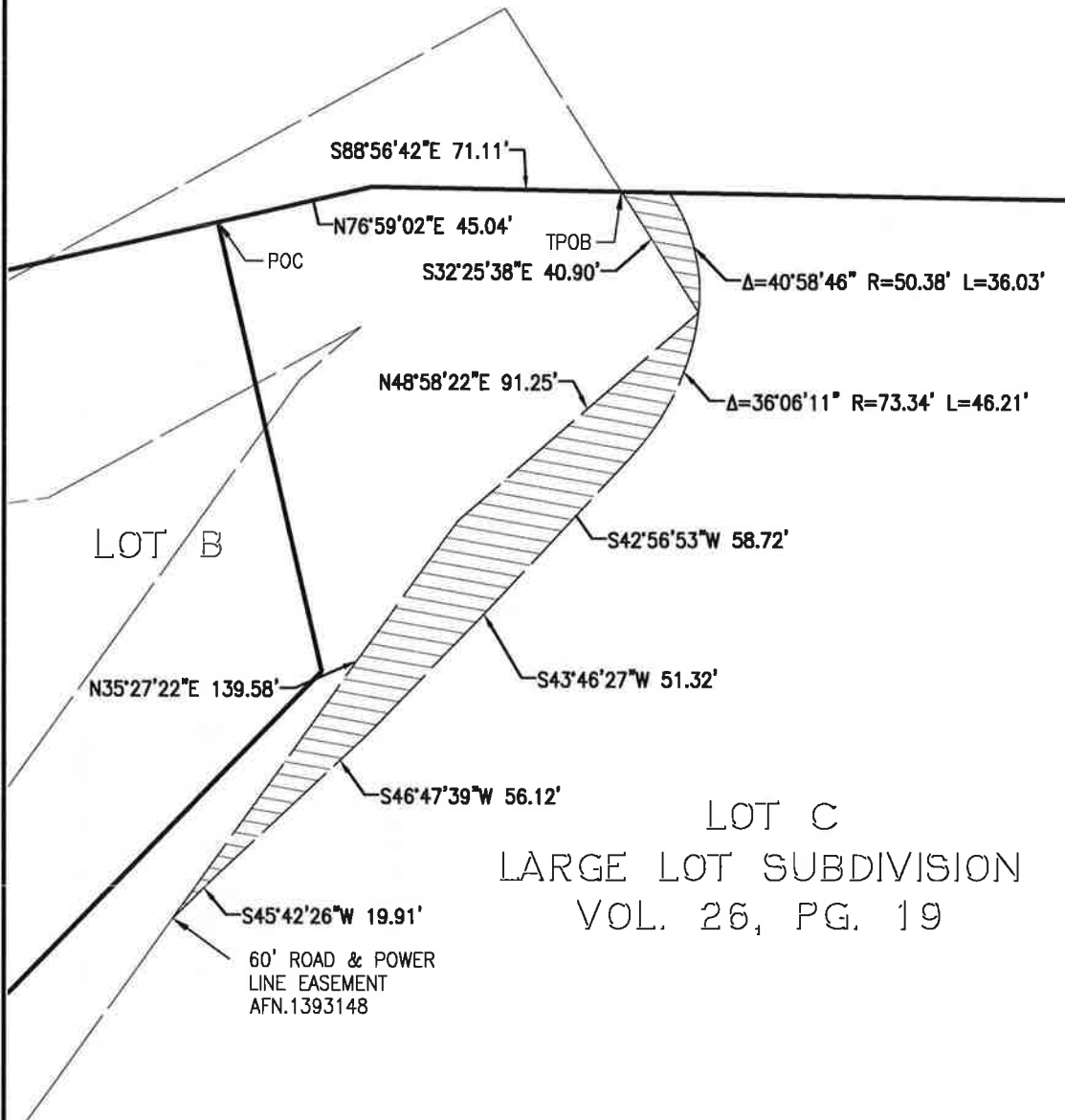
ACCESS AND UTILITY EASEMENT

That portion of Lot C, Large Lot Subdivision recorded in volume 26 of surveys, page 19, records of Snohomish County, Washington, more particularly described as follows:

COMMENCING at the Northwest corner of said Lot C;
THENCE North 77°01'27" East, 45.04 feet along the North line of said Lot C;
THENCE South 88°56'42" East, 71.11 feet along said North line to the TRUE POINT OF BEGINNING;
THENCE CONTINUING South 88°56'42" East, 13.62 feet along said North line to a point on a non-tangent curve, the radius of which bears South 55°51'57" West;
THENCE Southerly along the arc of a curve concave to the West, having a radius of 50.38 feet, through a central angle of 40°58'46", and an arc length of 36.03 feet to a point of compound curvature;
THENCE Southwesterly along the arc of a curve to the right, having a radius of 73.34 feet, through a central angle of 36°06'11", and an arc length of 46.21 feet;
THENCE South 42°56'53" West, 58.72 feet;
THENCE South 43°46'27" West, 51.32 feet;
THENCE South 46°47'39" West, 56.12 feet;
THENCE South 45°42'26" West, 19.91 feet the Easterly margin of an existing 60-foot Road and Power Easement, recorded under Recording No. 1393148;
THENCE North 35°27'22" East, 139.58 feet along said East margin;
THENCE North 48°58'22" East, 91.25 feet along said East margin;
THENCE North 32°25'38" West, 40.90 feet along said East margin to the TRUE POINT OF BEGINNING.



**GRAPHICAL DEPICTION
WASHINGTON FEDERAL PROPERTY
ACCESS AND UTILITY EASEMENT**



File:P:\15000s\15976\survey\15976-EX01.dwg Date/Time:2/19/2013 11:51 AM BRIAN GILLOOLY

SCALE: HORIZONTAL 1"=50' VERTICAL N/A	For: KROUSE PROPERTY	JOB NUMBER 15976
	Title: ACCESS & UTILITY EASEMENT	15976L.001.DOC SHEET 6 of 8
DESIGNED _____ DRAWN DBW _____ CHECKED BDG _____ APPROVED BDG _____ DATE 02/08/13		



18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND
PLANNING, SURVEYING,
ENVIRONMENTAL SERVICES

LEGAL DESCRIPTION
CITY OF ARLINGTON PROPERTY
ACCESS & UTILITY EASEMENT

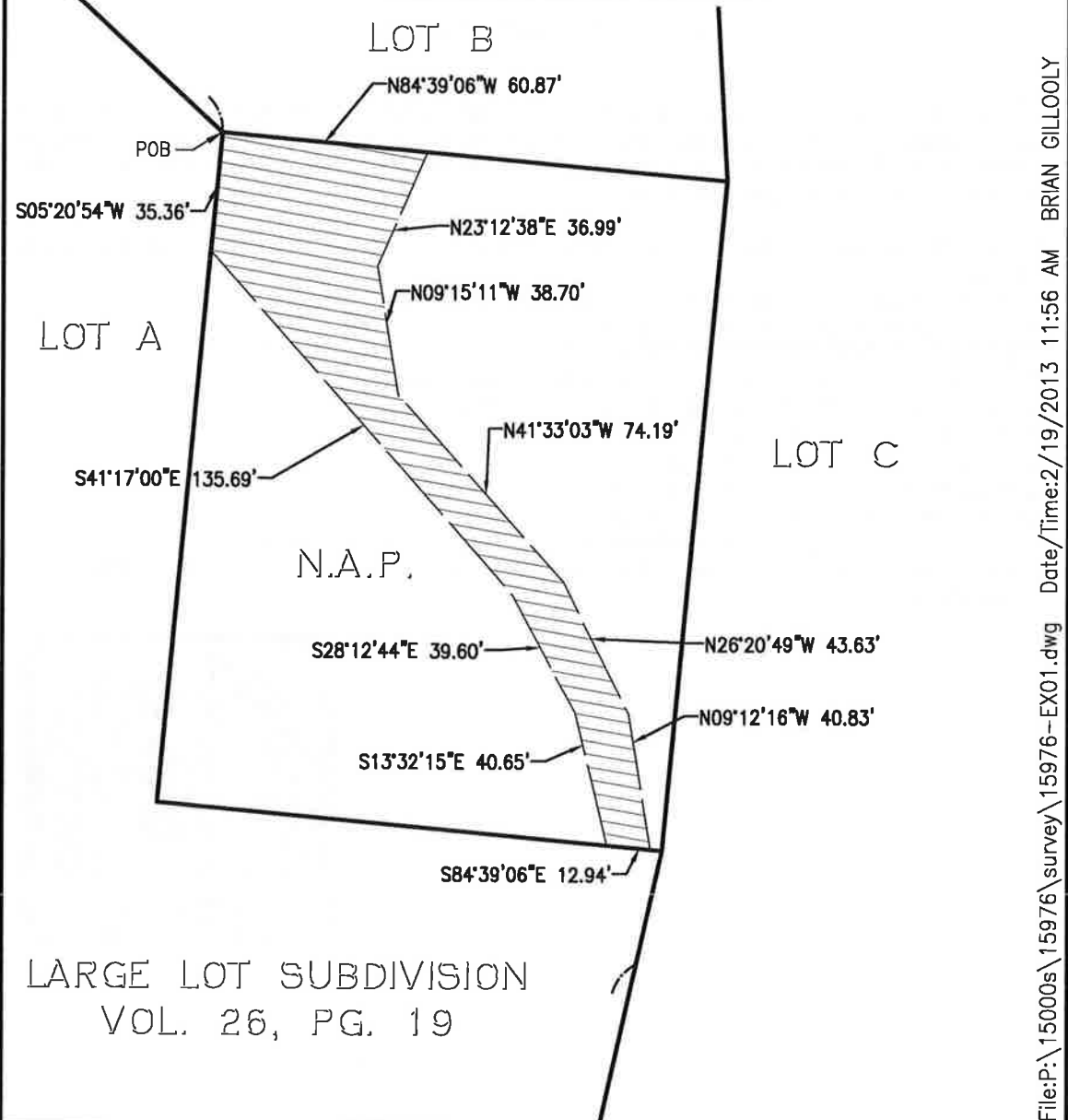
That portion of the area shown as "exception" on Large Lot Subdivision recorded in volume 26 of surveys, page 19, records of Snohomish County, Washington, being a portion of the Southwest quarter of the Southwest quarter of Section 12, Township 31 North, Range 5 East, Willamette Meridian, more particularly described as follows

BEGINNING at the common corner of said exception, Lot A and Lot B of said Large Lot Subdivision;
THENCE South 05°20'54" West, 35.36 feet along the East line of said Lot A;
THENCE South 41°17'00" East, 135.69 feet;
THENCE South 28°12'44" East, 39.60 feet;
THENCE South 13°32'15" East, 40.65 feet to the Northerly line of said Lot A;
THENCE South 84°39'06" East, 12.94 feet along said Northerly line;
THENCE North 09°12'16" West, 40.83 feet;
THENCE North 26°20'49" West, 43.63 feet;
THENCE North 41°33'03" West, 74.19 feet;
THENCE North 09°15'11" West, 38.70 feet;
THENCE North 23°12'38" East, 36.99 feet to the Southerly line of said Lot B;
THENCE North 84°39'06" West, 60.87 feet along said Southerly line to the POINT OF BEGINNING.



Project Name: Krouse
February 6, 2013

**GRAPHICAL DEPICTION
CITY OF ARLINGTON PROPERTY
ACCESS AND UTILITY EASEMENT**



File:P:\15000s\15976\survey\15976-EX01.dwg Date/Time:2/19/2013 11:56 AM BRIAN GILLOOLY

SCALE: HORIZONTAL 1"=50' VERTICAL N/A	For: KROUSE PROPERTY	JOB NUMBER 15976
	Title: ACCESS & UTILITY EASEMENT	15976L.002.DOC SHEET 8 of 8
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		DESIGNED _____ DRAWN DBW _____ CHECKED _____ BDG _____ APPROVED _____ BDG _____ DATE 02/08/13