

RETURN TO:
RICHARD JOHNSON
14854 BENSON HEIGHTS PLACE
BONN, WA 98222



200212230255
Skagit County Auditor

12/23/2002 Page 1 of 3 2:17PM

Parcel Nos.: P34559, P34557, P34554, P34555, P34553
Legal Desc.: Ptn SE $\frac{1}{4}$ SE $\frac{1}{4}$, 21-35-3

BENSON HEIGHTS ROAD MAINTENANCE AGREEMENT

EIN # 80-0031551

This Road Maintenance Agreement made this 22 day of November, 2002, by the undersigned owners and individuals having a record interest in the private shared driveway legally described as:

As attached hereto as Exhibit "A"

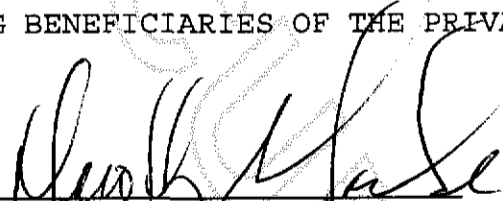
The parties to this agreement hereby establish and provide that individuals benefitting by the above described easement, and all subsequent owners, successors or assigns, shall take said property, or portion thereof, subject to this ROAD MAINTENANCE AGREEMENT. The legal description of the properties benefitting by the above described easement are described on Exhibit "B" attached hereto.

The initial contribution shall be \$500.00 per property owner and payable by January 31, 2002. Future years' contributions will be due by January 31st of each subsequent year, and the amount of said contribution shall be determined by majority vote of said association members.


The funds shall be deposited in a checking account at Skagit State Bank which requires two owners signatures representing two different parcels of land being serviced by Benson Heights Place. Any withdrawal of funds shall be for the sole purpose of maintenance and/or mutually agreed to improvements.

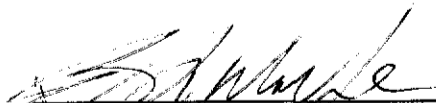
SIGNED AND AGREED TO BY THE FOLLOWING BENEFICIARIES OF THE PRIVATE SHARED DRIVEWAY DESCRIBED HEREIN:

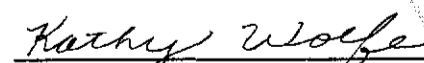

Peter C. Haase


Dorothy K. Haase
E.O.


Dorothy M. Carroll




Brian L. Wolfe


Kathy Wolfe


Richard Johnson


H. Irene Johnson

Exhibit "A"
BENSON HEIGHTS PLACE

PARCEL "A":

That certain non-exclusive easement for road and utilities as shown on the face of Short Plat No. 11-75, approved April 8, 1975, recorded April 10, 1975 in Book 1 of Short Plats, under Auditor's File No. 815801, and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 3 East, W.M.

PARCEL "B":

That certain non-exclusive easement for road and utilities as shown on the face of Short Plat No. 57-76, approved September 30, 1976, recorded October 1, 1976 in Book 1 of Short Plats, page 179 under Auditor's File No. 843584 and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 3 East, W.M.

PARCEL "C":

A non-exclusive easement, 40 feet in width, for ingress, egress and utilities in a portion of the Southwest $\frac{1}{4}$ of Section 22, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision that is North $00^{\circ}20'08''$ East 630.25 feet from the Southwest corner of said Section 22;
thence North $88^{\circ}44'00''$ East, parallel with the South line of the Southeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 3 East, W.M., a distance of 40.00 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 100 feet, through a central angle of $43^{\circ}34'00''$, an arc distance of 76.04 feet to a point of tangency;
thence North $45^{\circ}10'00''$ East, 240 feet, more or less, to an intersection with the Westerly margin of the County Road (Benson Road) and the terminus of said center line.

All situate in the County of Skagit, State of Washington



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Exhibit "B"

Lots I and III, Short Plat No. 11-75, approved April 8, 1975, recorded April 10, 1975 in Book 1 of Short Plats, under Auditor's File No. 815801, and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 3 East, W.M.

Lots 2 and 3, Short Plat No. 57-76, approved September 30, 1976, recorded October 1, 1976 in Book 1 of Short Plats, page 179 under Auditor's File No. 843584 and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 3 East, W.M.

All siutate in the County of Skagit, State of Washington



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