



200410290110

Skagit County Auditor

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Document Title:

Easement For Utilities and Road

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. Drainage District No. 15

2.

Grantee(s):

additional grantee names on page ____.

1. Town of La Conner

2.

Abbreviated legal description:

full legal on page(s) 4.

31-34-3

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P119160

EASEMENT FOR UTILITIES AND ROAD - DRAINAGE DISTRICT
NO. 15 - TOWN OF LA CONNER

The Grantor, DRAINAGE DISTRICT NO. 15, Skagit County, Washington, a municipal corporation, hereinafter called "Grantor", in consideration of One Dollar (\$1.00), gives and grants to TOWN OF LA CONNER, a municipal corporation, hereinafter called "Grantee", permanent perpetual easement under, through and over the following described real estate situated in Skagit County, Washington:

1. See attached "EXHIBIT A" which is incorporated herein and made a part hereof by this reference.
2. Grantee agrees to perform all work in a good and workman-like manner and to hold grantor harmless from any and all property damage or public liability that may or might be caused to any third party and in the event that such damage occurs, grantee will indemnify grantor against any loss or damage occasioned by grantee's negligence or the negligence of any of its contractors, subcontractor's employees, representatives or agents.
3. Grantee agrees that upon completion of the installation of the sanitary sewer system all of the area not included within the permanent perpetual easement but owned by Drainage District No. 15 and used by the Town of LaConner for temporary construction purposes shall be replaced and restored so that it is in as reasonably good condition as it was prior to the commencement of construction of said permanent easements and shall hold grantor harmless from and indemnify grantor from any and all loss or damage all in accordance with the provisions of the immediately preceding paragraph.
4. Grantee agrees to install marked pipes or other permanent type markers at the various corners of the various permanent easements granted so that the same may be located by grantor.
5. With respect to the easements providing for installation of pipes or lines that the area under, in and about said easement shall be so constructed that the same shall comply with any and all Federal, State and county road specifications to the end that in event a road is constructed across the easement areas granted in the future that the subsurface work will not have to be performed at such time.
6. In the event of future changes with respect to said easement, grantee shall not have the right to make same without first obtaining the written consent and approval of the grantor and shall present a general plan to show what is contemplated.
7. In the event grantee at any time violates any terms, covenants or conditions of this document, resulting in legal expense or any other costs, grantee shall pay any such reasonable attorney's fees and all reasonable costs incurred by grantor, whether the same are incurred through arbitration, negotiation or by legal action.



EASEMENT

DRAINAGE DISTRICT NO. 15

1. Permanent Perpetual Easement as Follows:

The right to lay, install, and maintain a 21" interceptor sewer at an approximate depth of 22 feet, a 21" outfall sewer at an approximate depth of 8 feet, a 1-1/4" chlorine solution line at an approximate depth of 3 feet, a 6" water line at an approximate depth of 3.5 feet, a gas line at an approximate depth of 3.5 feet, and an access road all lying within the following described property:

Beginning at the west 1/4 corner of Section 31, Township 34 north, Range 3 east, W.M., thence N. 0°08'47" W. along the westerly line of said Section 31, a distance of 128.44 feet; thence S. 89°58'00" E. a distance of 462.64 feet to a point on the centerline of the easement granted Skagit County for a road right-of-way by the Washington State Commissioner of Public Lands under application number 1790; thence S. 9°00'00" W. a distance of 30.00 feet to a point on the southerly line of said Skagit County easement for a road right-of-way; thence S. 82°15'08" E. a distance of 56.42 feet to the true point of beginning; thence S. 9°00'00" W. a distance of 70.00 feet to a point on the southerly line of a right-of-way for a dam site acquired by Skagit County Drainage District No. 15 in 1907; thence S. 82°15'08" E. along the southerly line of said Skagit County Drainage District No. 15 right-of-way a distance of 316.06 feet; thence N. 7°44'52" E. a distance of 70.00 feet to a point on the southerly line of said Skagit County easement for a road right-of-way; thence N. 82°15'08" W. a distance of 314.53 feet, more or less, along the southerly line of said Skagit County easement for a road right-of-way to the true point of beginning.



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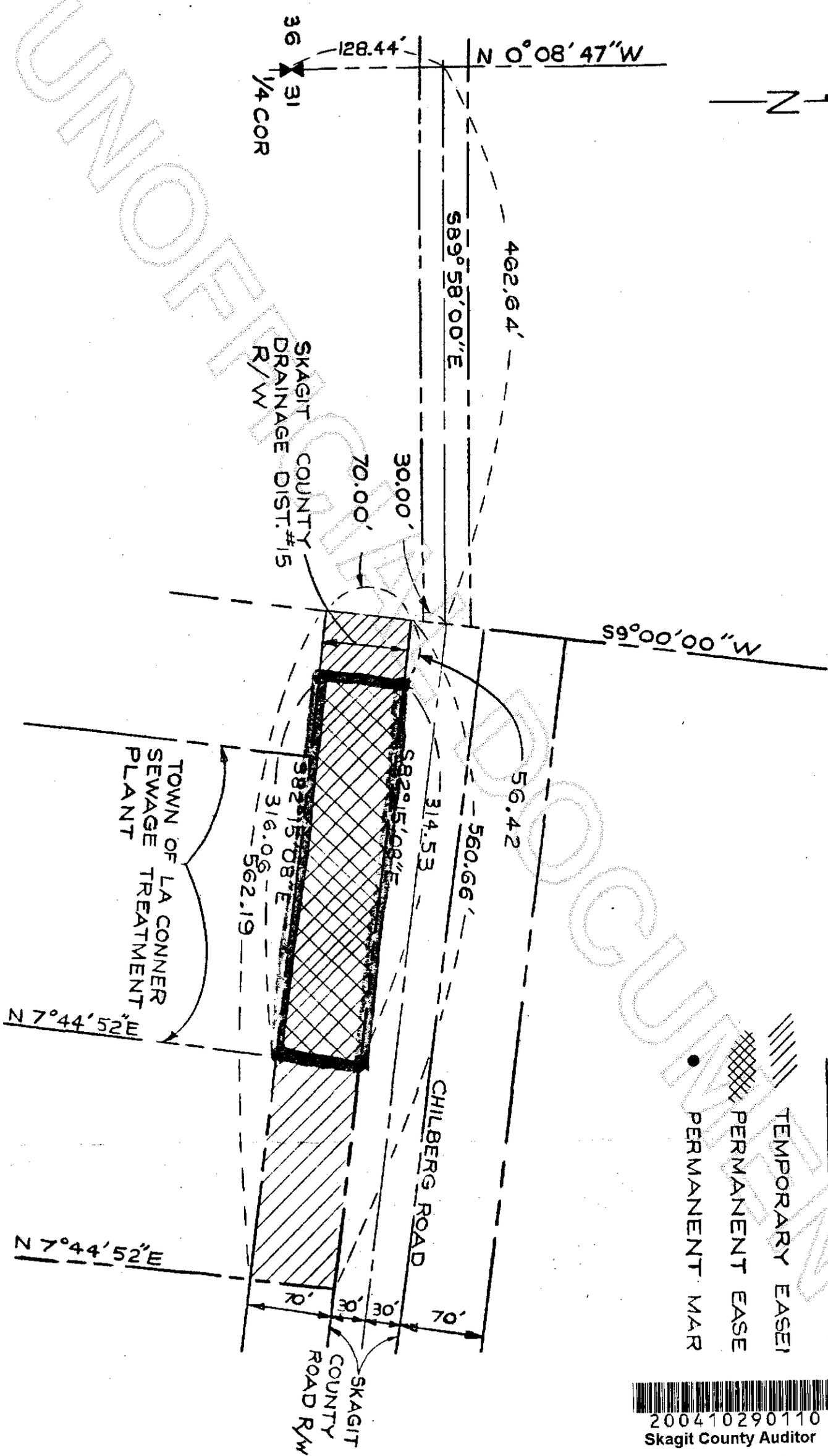
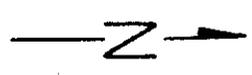
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EXHIBIT A

UTILITY EASEMENT
 SKAGIT COUNTY DRAINAGE DIST. NO.15

SCALE: 1"=100'
 SEPT. 11, 1975



- LEGEND**
- TEMPORARY EASE
 - PERMANENT EASE
 - PERMANENT MAR

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