

# SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

## PHASE 3

PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M. (P.R.D. NO.165)  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

200505260107  
Skagit County Auditor  
5/26/2005 Page 1 of 6 1:21PM

### APPROVALS

APPROVED FOR THE CITY OF SEDRO-WOOLLEY:

CITY ENGINEER Steve B.C. DATE 5/26/05  
MAYOR Sharon D. Miller DATE 5-26-05  
ATTY: Gottay K. Nelson DATE 5-26-05  
ATTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

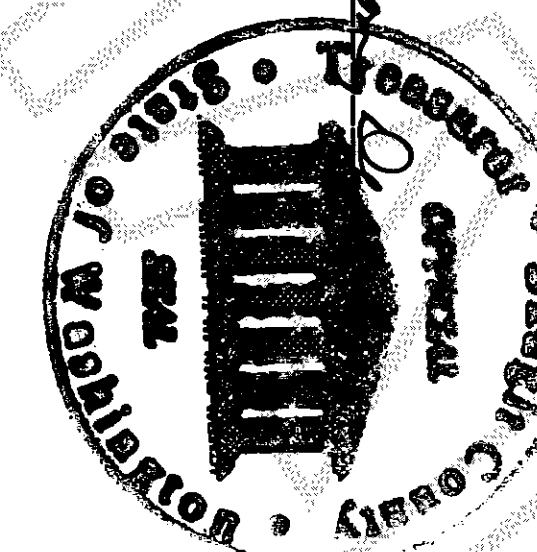
### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENT ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

CITY TREASURER Gottay K. Nelson DATE 5-26-05

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2005 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR \_\_\_\_\_

SKAGIT COUNTY TREASURER Yvonne J. Jorgensen DATE 5-24-05 Yvonne J. Jorgensen



### SURVEYORS CERTIFICATE

I, RONALD T. JEPSON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF SAUK MOUNTAIN VIEW ESTATES--SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3 IS BASED ON AN ACTUAL SURVEY WHICH IS TRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT AND STREET MONUMENTS WILL BE SET AT THE COMPLETION OF STREET CONSTRUCTION.

REGISTERED LAND SURVEYOR Ronald T. Jepson DATE May 23, 05

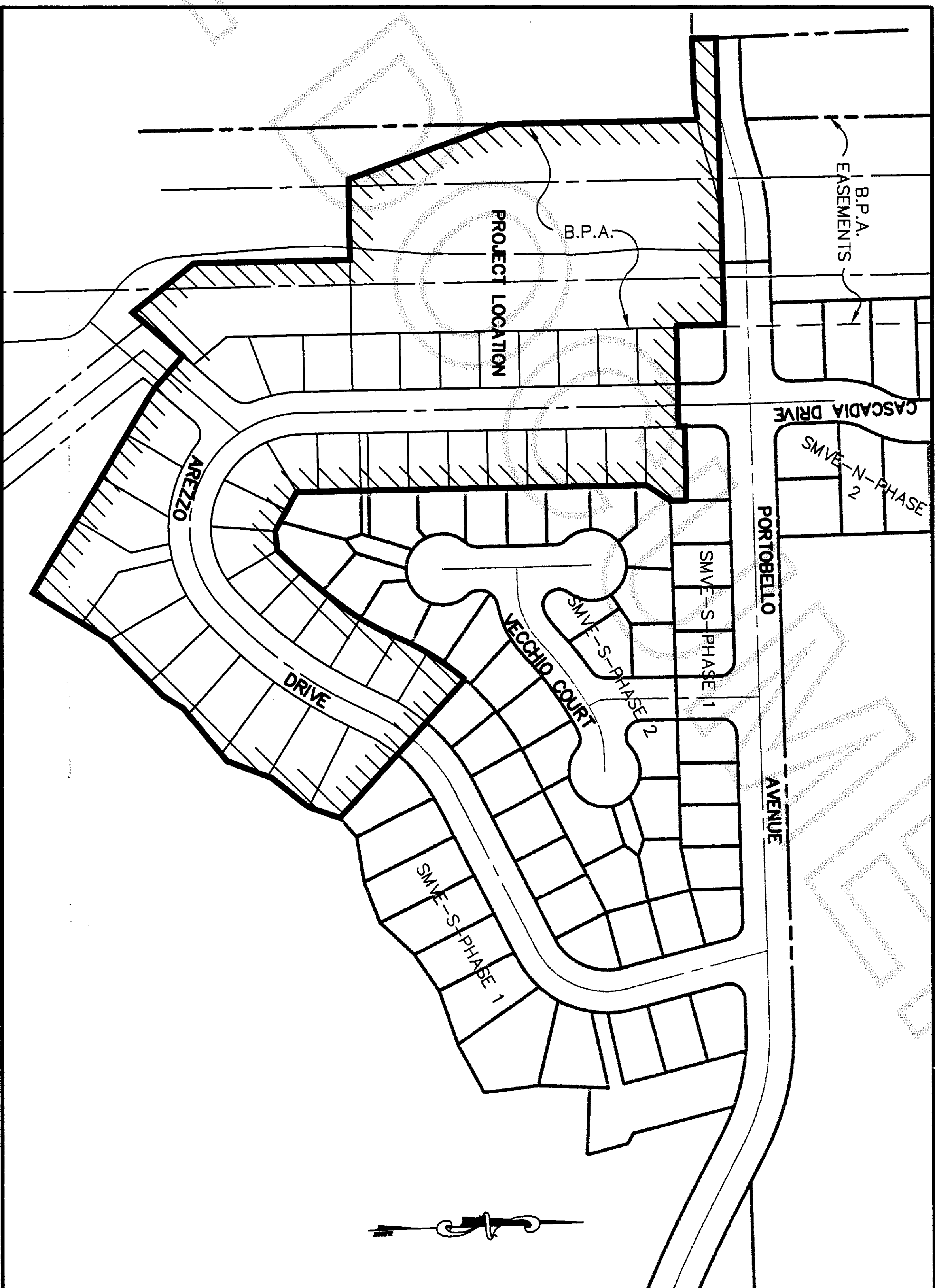
### COVENANTS, CONDITIONS, & RESTRICTIONS

THIS PLAT OF SAUK MOUNTAIN VIEW ESTATES--SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3 IS SUBJECT TO THE SAME COVENANTS, CONDITIONS, AND RESTRICTIONS AS WERE RECORDED FOR THE PLAT OF SAUK MOUNTAIN VIEW ESTATES--SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT UNDER AUDITOR'S FILE NUMBER 200306090033, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE.

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2005 AT \_\_\_\_\_ M UNDER AF# \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_

N. Jorgensen by Janet Fran  
COUNTY AUDITOR



### VICINITY MAP

N.T.S.

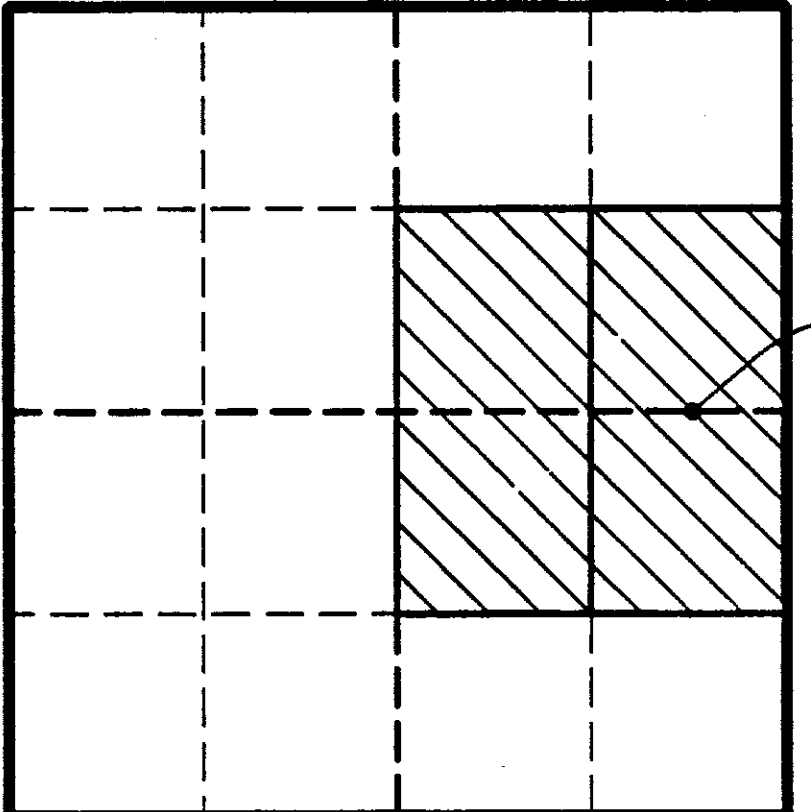
### BASIS OF BEARING & DATUM

RECORD OF SURVEY FOR WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION AND SKAGIT COUNTY DEPARTMENT OF PARKS AND RECREATION AS RECORDED UNDER AF# 9011130061 RECORDS OF SKAGIT COUNTY AUDITOR'S OFFICE. HELD WAS CENTERLINE OF FRUITDALE ROAD BEARING N 02°07'14" W.

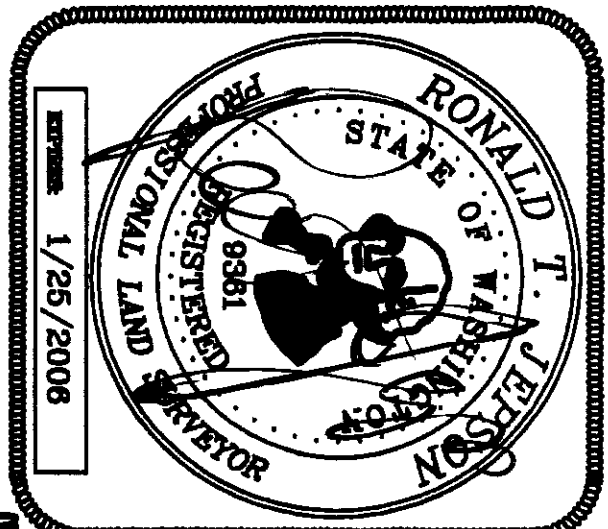
HORIZONTAL DATUM IS NAD 83/91.

VERTICAL DATUM IS NAVD 88.

PER CITY OF SEDRO-WOOLLEY STANDARDS



### SECTION 18



RONALD T. JEPSON & ASSOCIATES  
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
222 GRAND AVE, SUITE 'C', PH. # 360.733.5160 FAX # 360.641.8939,  
E-MAIL: JEPSON222@GMAIL.COM, BELLINGHAM, WASHINGTON 98225  
JOB #98048



SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

PHASE 3

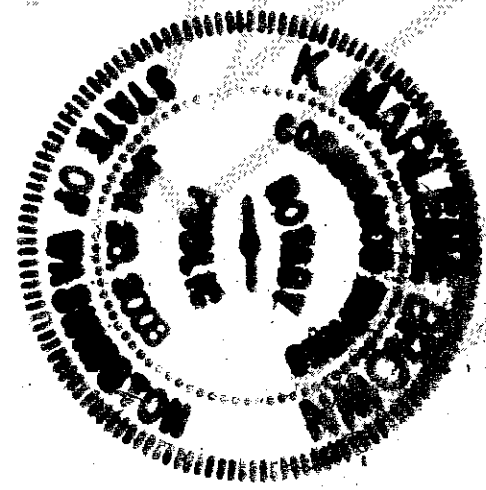
PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLOT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRIVES, AVENUES, COURTS AND SEWER EASEMENT OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, DRIVES, TRAILS, AVENUES, COURTS, ETC. SHOWN THEREON.

ACKNOWLEDGEMENTS

(P.R.D. NO.165)



STATE OF Washington SS  
COUNTY OF Snohomish

ON THIS 2<sup>nd</sup> DAY OF MARCH 2005 BEFORE ME THE UNDERSIGNED,

A NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS BARLOW AND MITR RAY, HUSBAND AND WIFE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES, THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Gayle Lange  
GAYLE LANGE (INDIVIDUAL)

John A. Lange  
JOHN A. LANGE (INDIVIDUAL)

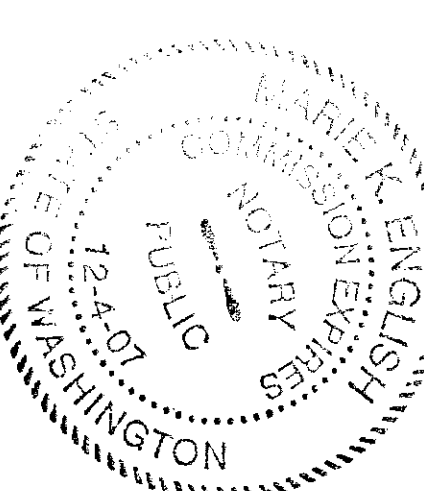
Debra Mumford  
DEBRA MUMFORD

James R. Mumford, II  
JAMES R. MUMFORD, II

STATE OF Washington SS  
COUNTY OF Snohomish

LASTED & RESIDING AT LAKE STEVENS, WA

NOTARY PUBLIC IN AND FOR THE STATE OF



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID B. JOHNSON SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF D. B. JOHNSON CONSTRUCTION, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Marie K English TITLE Notary Public

DATE 3/21/05 MY APPOINTMENT EXPIRES 12/14/07

STATE OF Washington SS  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

James M. Vandenberg SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Senior Vice President OF PEOPLES BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE David B Johnson TITLE Notary Public

DATE 4/28/05 MY APPOINTMENT EXPIRES March 16, 2008

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Dennis M. King SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Senior Vice President OF NORTH COUNTY BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE David B Johnson TITLE Notary Public

DATE 3-30-05 MY APPOINTMENT EXPIRES 11-01-07

STATE OF WASHINGTON SS  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE

THAT SHARON D DILLON SIGNED THIS INSTRUMENT AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Mayor OF CITY OF SEDRO-WOOLLEY, A MUNICIPAL CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Cheryl Orsua TITLE NOTARY PUBLIC

DATE 5/26/05 MY APPOINTMENT EXPIRES 10/11/05

CITY OF SEDRO-WOOLLEY - A MUNICIPAL CORPORATION  
(THE CITY OF SEDRO-WOOLLEY IS A SIGNATOR FOR THE DEED OF TRUST FILED UNDER AF NO. 200401290100 ONLY)  
**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON SS  
COUNTY OF SNOHOMISH

ON THIS 28<sup>th</sup> DAY OF FEB 2002, BEFORE ME THE UNDERSIGNED,

A NOTARY PUBLIC, PERSONALLY APPEARED JOHN A. LANGE AND GAYLE LANGE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John A. Lange  
NOTARY PUBLIC IN AND FOR THE STATE OF

Gayle Lange  
RESIDING AT Bothell

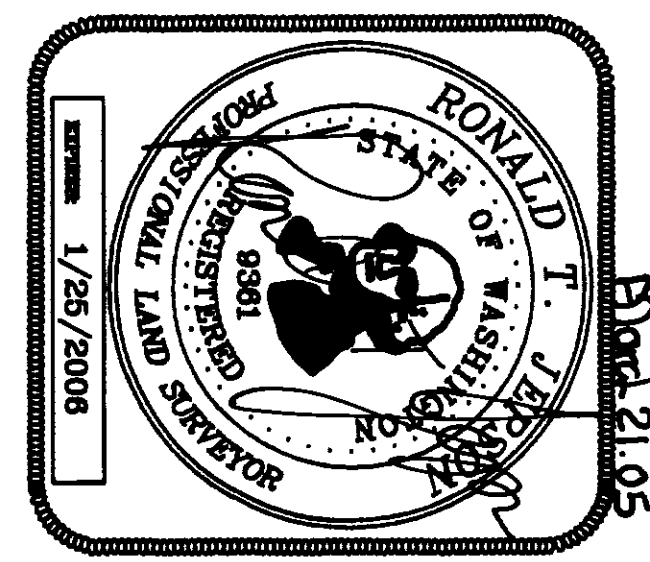
STATE OF Washington SS  
COUNTY OF Skagit

ON THIS 1<sup>st</sup> DAY OF March 2003, BEFORE ME THE UNDERSIGNED,

A NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. MUMFORD, II AND DEBRA MUMFORD, HUSBAND AND WIFE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED ... AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

James R. Mumford, II  
NOTARY PUBLIC IN AND FOR THE STATE OF

Debra Mumford  
RESIDING AT Sedro-Woolley





# SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

## PHASE 3

PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.

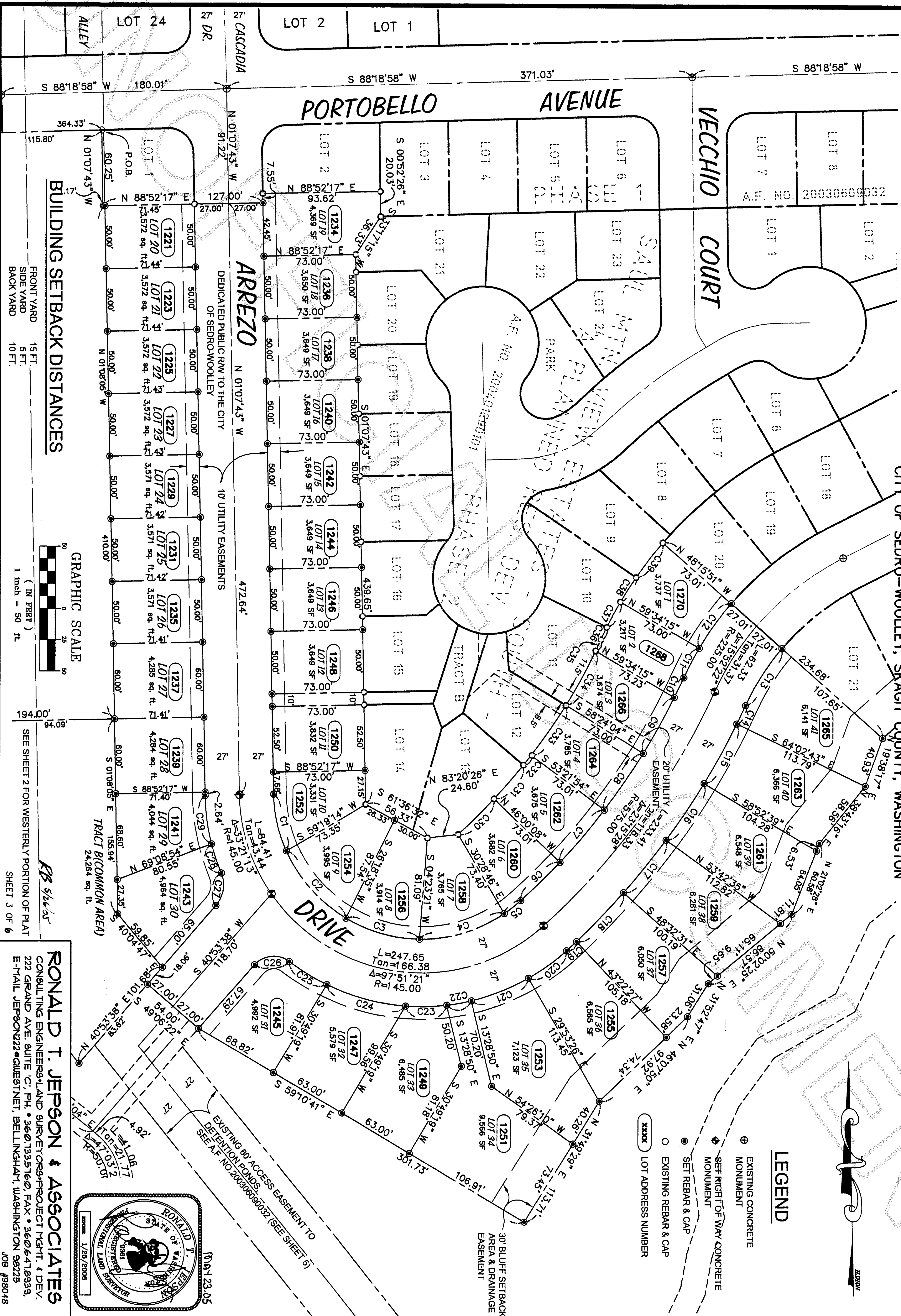
(P.R.D. NO.165)

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### LEGEND

- EXISTING CONCRETE MONUMENT
- SET RIGHT OF WAY CONCRETE MONUMENT
- SET REBAR & CAP
- EXISTING REBAR & CAP
- LOT ADDRESS NUMBER



### BUILDING SETBACK DISTANCES

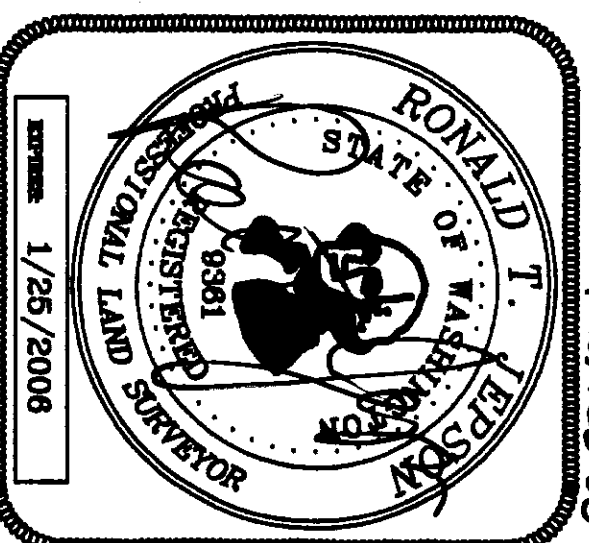
FRONT YARD 15 FT.  
SIDE YARD 5 FT.  
BACK YARD 10 FT.

### GRAPHIC SCALE

(IN FEET)  
1 inch = 50 ft.

SEE SHEET 2 FOR WESTERLY PORTION OF PLAT  
SHEET 3 OF 6

RONALD T. JERSON & ASSOCIATES  
CONSULTING ENGINEERS, LAND SURVEYORS, PROJECT MGMT. & DEV.  
222 GRAND AVE. SUITE 'C', PH. # 360.133.5160 FAX # 360.641.9939  
E-MAIL JERSON22@QUESTINET, BELLINGHAM, WASHINGTON 98225  
JOB #98048

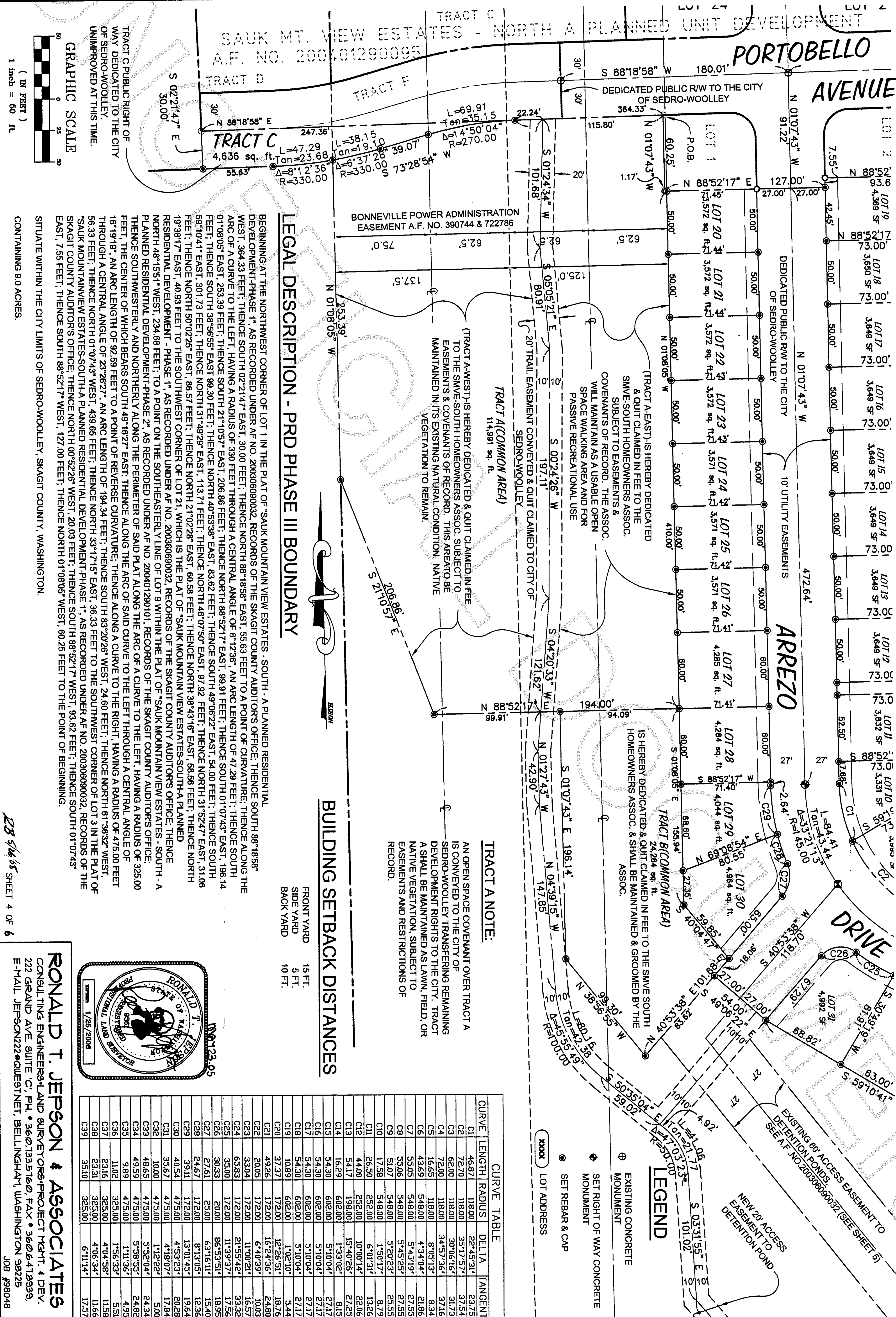




# PHASE 3

(P.R.D. NO.165)

SEE SHEET 3 FOR EASTERLY PORTION OF PLATT



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	46.82	118.00	22°45'31"	23.75/25
C2	72.70	118.00	35°15/57"	37.5/4
C3	62.00	118.00	30°06/16"	31.7/3
C4	72.00	118.00	34°57/36"	37.1/6
C5	16.65	118.00	8°05/13"	8.8/4
C6	43.69	548.00	4°34/04"	21.6/6
C7	55.05	548.00	5°45/19"	27.55
C8	55.06	548.00	5°45/23"	27.55
C9	51.07	548.00	5°20/23"	25.55
C10	17.58	548.00	1°50/17"	8.79/7
C11	26.50	252.00	6°01/31"	13.6/6
C12	44.00	252.00	10°00/14"	22.06
C13	54.17	198.00	15°40/26"	27.25
C14	16.29	198.00	1°33/02"	8.15
C15	54.30	602.00	5°10/04"	27.17
C16	54.30	602.00	5°10/04"	27.17
C17	54.30	602.00	5°10/04"	27.17
C18	54.30	602.00	5°10/04"	27.17
C19	10.89	602.00	1°02/10"	5.44
C20	37.37	172.00	12°26/51"	18.6/6
C21	49.26	172.00	15°24/36"	24.80/6
C22	20.05	172.00	6°40/39"	10.03
C23	33.04	172.00	11°00/21"	16.57
C24	65.83	172.00	21°55/42"	33.32
C25	35.00	172.00	11°39/37"	17.56
C26	30.33	20.00	86°53/51"	18.95/31
C27	27.61	25.00	63°16/11"	15.40/31
C28	24.67	172.00	8°13/05"	12.36/31
C29	39.11	172.00	13°01/45"	19.64
C30	40.54	475.00	4°58/23"	20.28
C31	35.67	475.00	4°19/07"	17.84
C32	10.00	475.00	1°12/22"	5.00
C33	48.65	475.00	5°52/04"	24.34/31
C34	49.55	475.00	5°58/55"	24.82
C35	9.89	475.00	1°11/36"	4.95
C36	11.02	325.00	1°56/33"	5.51
C37	23.16	325.00	4°04/58"	11.58
C38	23.31	325.00	4°06/34"	11.66
C39	35.10	325.00	6°11/14"	17.5/51

**RONALD T. JEPSON & ASSOCIATES**  
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
222 GRAND AVE, SUITE 'C', PH. 360.735.5160, FAX 360.641.8339,  
E-MAIL JEPSON@QWEST.NET, BELLINGHAM, WASHINGTON 98225  
JOB #98048



# SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

## PHASE 3

PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.

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Skagit County Auditor

### TRAIL EASEMENT

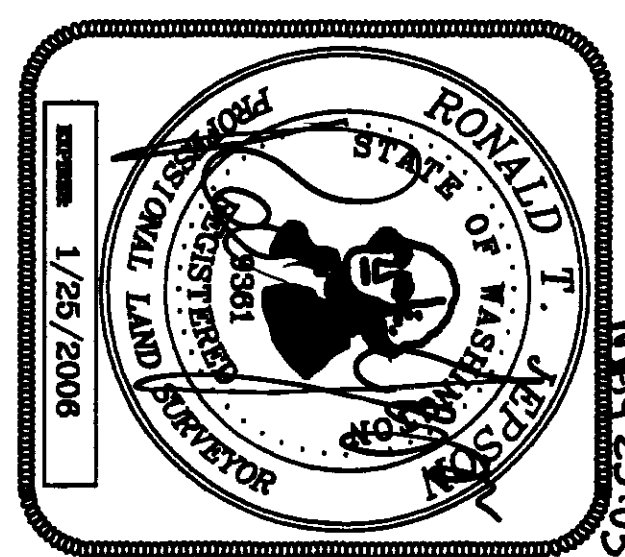
A NON-EXCLUSIVE EASEMENT FOR A NON-MOTORIZED PUBLIC TRAIL TO THE CITY OF SEDRO-WOOLLEY A 20-FOOT STRIP OF LAND FOR TRAIL PURPOSES, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN THE PLAT OF "SAUK MOUNTAIN VIEW ESTATES SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 1" AS RECORDED UNDER AF NO. 200306090032, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE SOUTH 88°18'58" WEST, 93.56 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE SOUTH 01°24'34" WEST, 101.65 FEET; THENCE SOUTH 05°08'21" EAST, 80.82 FEET; THENCE SOUTH 00°24'26" WEST, 197.59 FEET; THENCE SOUTH 04°20'33" WEST, 121.11 FEET; THENCE SOUTH 01°27'43" EAST, 42.39 FEET; THENCE SOUTH 04°39'15" EAST, 147.85 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 45°55'49" AN ARC LENGTH OF 80.16 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT SOUTH 50°35'04" EAST, 59.02 FEET; THENCE NORTH 40°53'38" EAST, 117.33 FEET THENCE SOUTH 40°53'38" WEST, 117.33 FEET; THENCE SOUTH 50°35'04" EAST, 4.92 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE OF 47°03'23" AND ARCH LENGTH OF 41.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°31'55" EAST, 101.02 FEET; THENCE SOUTH 41°00'06" EAST, 337.84 FEET; THENCE CONTINUING SOUTH 41°00'06" EAST, 64.41 FEET TO THE TERMINATION POINT OF SAID EASEMENT CENTERLINE, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ADJACENT PROPERTY FOR MAINTENANCE PURPOSES.

### DETENTION POND ACCESS EASEMENT

A 20-FOOT STRIP OF LAND FOR ACCESS PURPOSES TO THE GOLF COURSE DETENTION AND WATER QUALITY FACILITY, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT THE SOUTHERNMOST POINT OF THE CENTERLINE OF ARREZO DRIVE AS DEDICATED WITHIN THE PLAT OF "SAUK MOUNTAIN VIEW ESTATES SOUTH-A PLANNED RESIDENTIAL DEVELOPMENT-PHASE 1" AND RECORDED UNDER AF NO. 200306090032, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE; THENCE SOUTH 01°07'43" EAST, 472.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET THROUGH A CENTRAL ANGLE OF 33°21'13" AN ARC LENGTH OF 84.41 FEET; THENCE SOUTH 40°53'38" WEST, 118.70 FEET; THENCE SOUTH 49°06'22" EAST, 17.00 FEET TO THE POINT OF BEGINNING OF SAID ACCESS EASEMENT CENTERLINE; THENCE SOUTH 40°53'38" WEST, 117.33 FEET; THENCE SOUTH 50°35'04" EAST, 4.92 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 47°03'09" AN ARC LENGTH OF 41.06 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT SOUTH 03°31'55" EAST, 101.02 FEET; THENCE SOUTH 41°00'06" EAST, 337.84 FEET; THENCE CONTINUING SOUTH 41°00'06" EAST, 64.41 FEET TO THE TERMINATION POINT OF SAID ACCESS EASEMENT CENTERLINE.

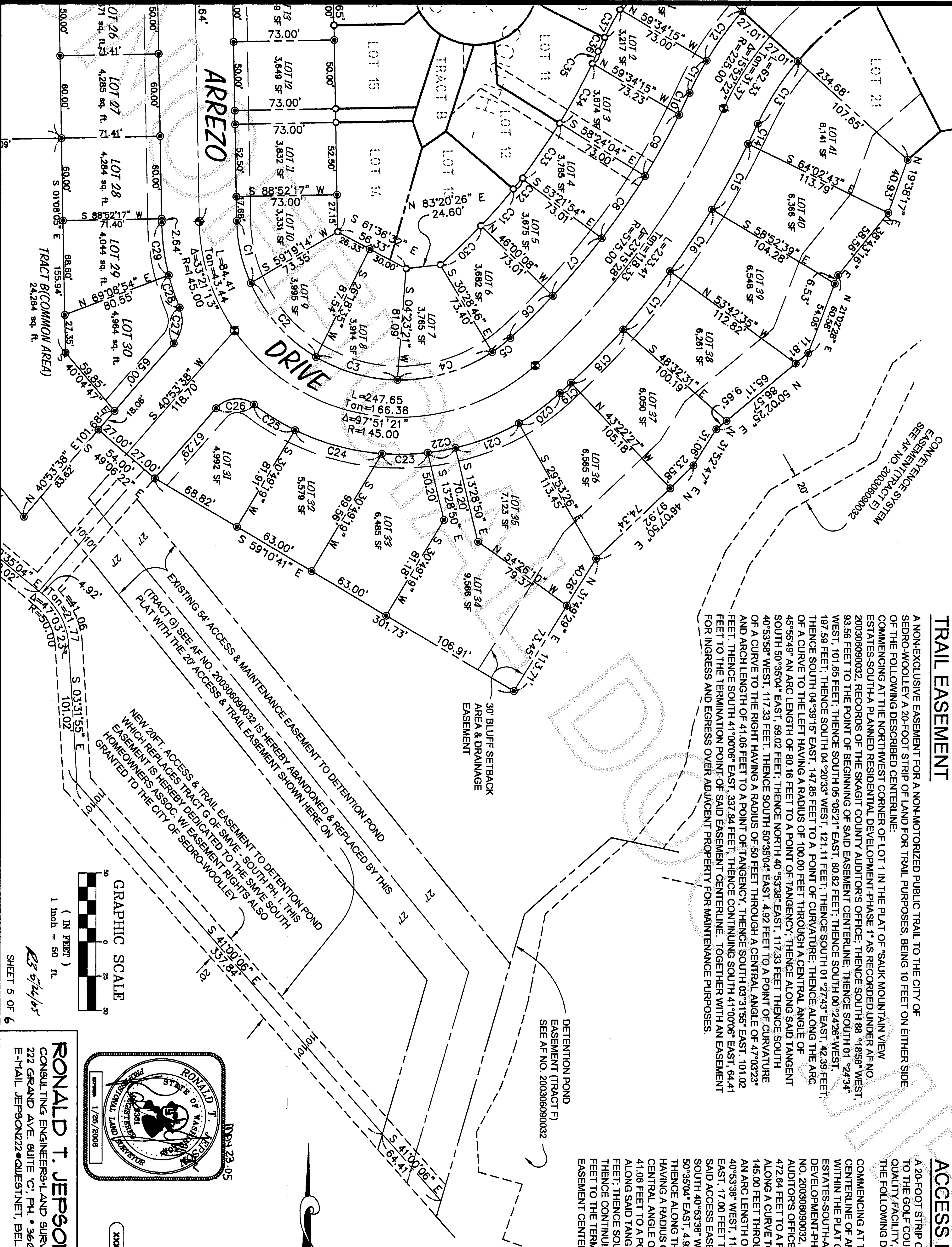
DETENTION POND EASEMENT (TRACT F) SEE AF NO. 200306090032

30' BLUFF SETBACK AREA & DRAINAGE EASEMENT



- ### LEGEND
- ⊕ EXISTING CONCRETE MONUMENT
  - ◆ SET RIGHT OF WAY CONCRETE MONUMENT
  - SET REBAR & CAP
  - XXXX LOT ADDRESS

**RONALD T. JEPSON & ASSOCIATES**  
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
222 GRAND AVE. SUITE 'C', PH. • 360.133.5160, FAX • 360.641.8939,  
E-MAIL JEPSON22@QUESTNET, BELLINGHAM, WASHINGTON 98225  
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# SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

## PHASE 3

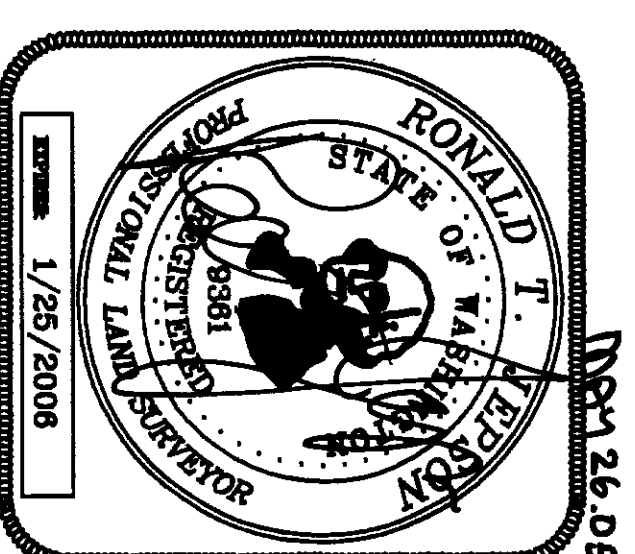
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PORTION OF THE SE 1/4 OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 18, TWP. 35N, R 5E OF W.M.  
CITY OF SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON

### CITY OF SEDRO-WOLLEY UTILITY EASEMENT

EASEMENTS ARE GRANTED TO CITY OF SEDRO-WOLLEY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE CITY TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF SEWER, STORMWATER, AND COMMUNICATION LINE, LINES, OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR SEWER, STORMWATER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN, AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE CITY, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE CITY.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE CITY PUBLIC WORKS DIRECTOR. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE CITY'S USE OF THE EASEMENT.



**RONALD T. JERSON & ASSOCIATES**  
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
222 GRAND AVE. SUITE 'C', PH. • 360.733.5160, FAX • 360.641.0939,  
E-MAIL JERSON222@QUESTNET, BELLINGHAM, WASHINGTON 98225