



200506290083  
Skagit County Auditor

6/29/2005 Page 1 of 4 2:59PM

Recording Requested By And  
When Recorded Mail To:

Patrick Hayden  
City of Sedro-Woolley  
720 Murdock Street  
Sedro-Woolley, WA 98284

DOCUMENT TITLE: **EASEMENT FOR SEWER LINES**

REFERENCE NUMBER OF RELATED DOCUMENT: *Not Applicable*

GRANTOR(S): **Oshikawa, Sadaomi, and Oshikawa, Phyllis, husband and wife**

ADDITIONAL GRANTORS ON PAGE \_\_\_\_ OF DOCUMENT:

GRANTEE(S): **City of Sedro-Woolley, a Washington Municipal Corporation**

ADDITIONAL GRANTEES ON PAGE \_\_\_\_ OF DOCUMENT:

ABBREVIATED LEGAL DESCRIPTION: **Ptn SW ¼ SW ¼ Sec. 24, Twp 35N, R 4E, WM, Skagit County, WA**

ASSESSOR'S TAX / PARCEL NUMBER(S): **P37553/ 350424-3-003-0000**

**ORIGINAL**

### **EASEMENT FOR SEWER LINES**

The undersigned, Sadaomi Oshikawa and Phyllis Oshikawa, husband and wife ("Grantor"), for and in consideration of good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, hereby grants and conveys to the **City of Sedro-Woolley**, a municipal corporation in Skagit County, Washington ("Grantee"), and its successors and assigns, a permanent Easement for Sewer Lines including sewer lines and appurtenances thereto ("Easement") as follows:

**1. Nature and Location of Easement.** The Easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the Real Property, such Easement as legally described on *Exhibit "A"* and as illustrated on *Exhibit "B"*, attached hereto and incorporated herein by this reference, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, manholes, connectors and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes. The Grantor as well as other property owners may connect to the sewer line within the easement area. The Grantee may access the easement through the Real Property as well as the easement area, for purposes of installation, repair and maintenance, in a reasonable manner.

**2. Right of Entry.** Grantee shall have the right, without notice and at all times as may be necessary to enter upon the Real Property to install, lay, construct, maintain, inspect, repair,



LEGAL DESCRIPTION  
SEWER LINE EASEMENT  
Sedro-Woolley Mobile Park

A 20.00 foot easement located in the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East, WM, being 10.00 feet on both sides of the following described centerline:

Commencing at the Southwest corner of said Section 24; Thence South  $89^{\circ} 08' 26''$  East, along the South line of said Section 24, a distance of 295.73 feet to an existing monument at the intersection of Curtis Street and West Nelson Street, from said monument an additional monument exists at the intersection of Curtis Street and West Bennet Street, South  $2^{\circ} 09' 14''$  West 213.34 feet; Thence North  $8^{\circ} 46' 53''$  East 95.26 feet to an existing sewer manhole and the **TRUE POINT OF BEGINNING** of this line description; Thence South  $88^{\circ} 01' 23''$  East 260.39 feet to a sewer manhole; Thence North  $11^{\circ} 29' 54''$  East 66.69 feet to a sewer manhole; Thence North  $73^{\circ} 04' 25''$  West 45.64 feet to a proposed sewer manhole; Thence continue North  $73^{\circ} 04' 25''$  West 10.00 feet to the terminus of this centerline description.

**EXCEPT** that portion which lies within the right of way of Curtis Street.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

The basis of bearing for the above description is the line between the street monuments at the intersection of Curtis Street and West Nelson Street and the intersection of Curtis Street and West Bennet Street.

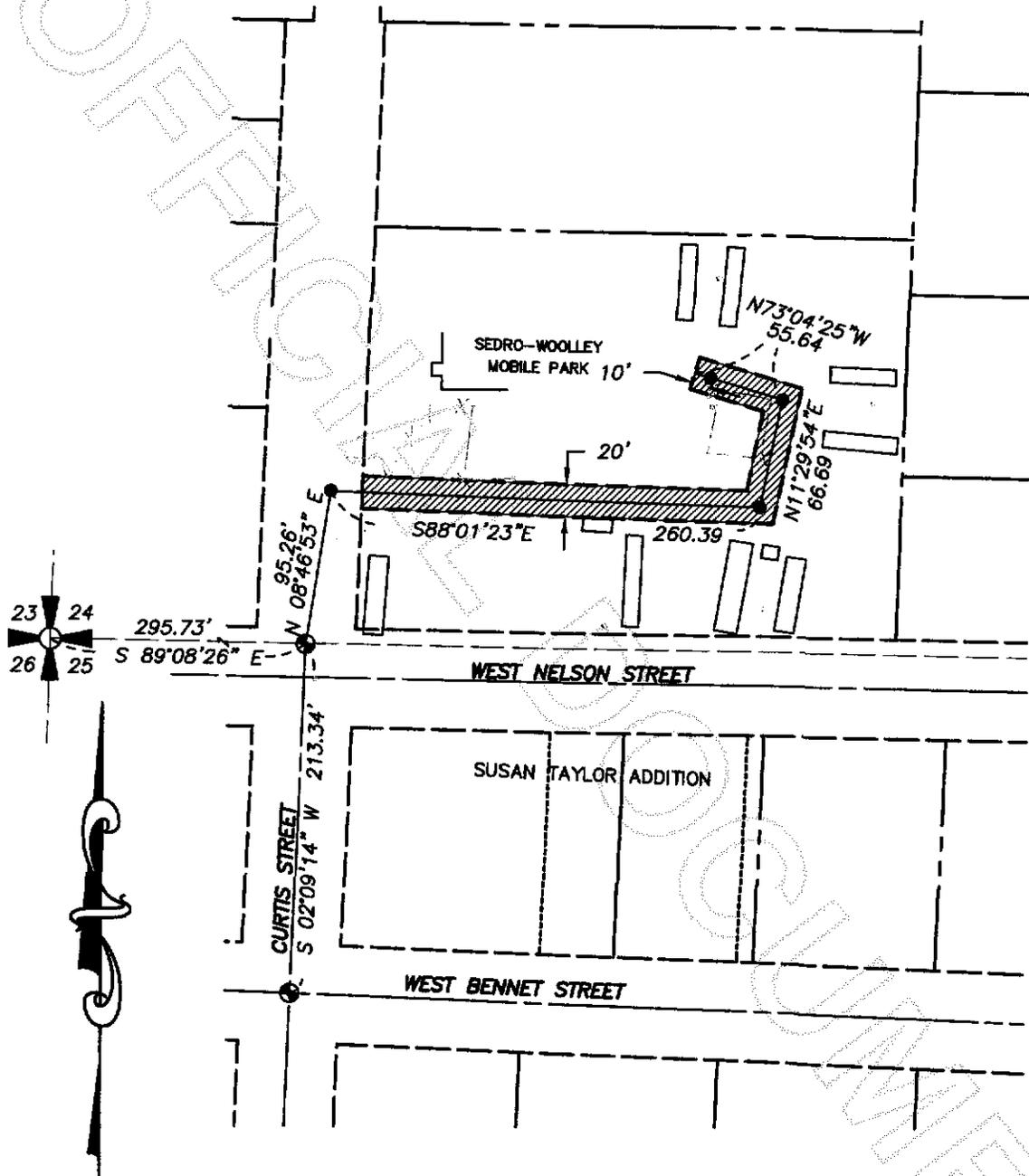
The intent of the above description is to follow the centerline of the existing sewer line across Sedro-Woolley Mobile Park.

Exhibit A



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PORTION OF THE SW 1/4 OF THE SW 1/4, SECTION 24, T.35 N., R.4 E. WM



Scale 1" = 100'

**Sound Development Group**  
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES

Tel: 360-404-2010 Fax: 360-404-2008

Exhibit B



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