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Skagit County Auditor

7/15/2008 Page 1 of 4 10:51AM

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233

Document Title: Sight Line Easement

Reference Number of Related Document: N/A

Grantor: Burlington-Edison School District #100

Grantee: City of Burlington

Legal Description: Ptn E 1/2, 31-35-4E W.M.

Additional Legal Description is on Exhibit "A" of this document

Assessor's Tax Parcel Number: P38146

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SIGHT LINE EASEMENT

JUL 15 2008

North Burlington Boulevard Improvements

Amount Paid \$
By Skagit Co. Treasurer
Deputy

The Grantor, **BURLINGTON-EDISON SCHOOL DISTRICT #100, a Washington municipal corporation**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and grants unto the **CITY OF BURLINGTON, a municipal corporation of the State of Washington**, and its assigns, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain, an easement over, under, upon and across the hereinafter described lands for the purpose of a sight line, which is an area free from visual obstructions.

Said lands being situated in Skagit County, State of Washington, and described as follows:

For legal description and additional conditions,
see Exhibit A attached hereto and made a part hereof.

It is understood and agreed that all plantings, fencing and structures which presently or in the future may exist within this easement area, shall be limited to a height not to exceed three and one-half (3.5) feet above the roadway grade of North Burlington Boulevard. Owner will remove and replace existing plants and shrubs with others not to exceed said

SIGHT LINE EASEMENT

height restriction. In the event of a violation of the height restriction, the City or its agents, may enter the easement area herein described, and remove or alter any item causing said violation.

It is understood and agreed that delivery of this Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Burlington unless and until accepted and approved hereon in writing for the City of Burlington.

Date: June 3, 2008

GRANTOR:

BURLINGTON-EDISON SCHOOL DISTRICT #100

By: [Signature]

Its: Superintendent

STATE OF WASHINGTON

COUNTY OF Skagit

} ss.

On this 3rd day of June, 2008, before me personally appeared Mr. Richard Jones, to me known to be the Superintendent of BURLINGTON-EDISON SCHOOL DISTRICT #100, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

DATED this 3rd day of June, 2008.



Vicki G. Kelley
Notary Public
Residing at Burlington, WA
My appointment expires 03-20-11

Page 2 of 4 pages

Parcel No. P38146



200807150032
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SIGHT LINE EASEMENT

Accepted and Approved

CITY OF BURLINGTON
Public Works Department

By: _____

Chal A. Martin, P.E.
Public Works Director

Date: _____



200807150032
Skagit County Auditor

7/15/2008 Page 3 of 4 10:51AM

SIGHT LINE EASEMENT

EXHIBIT A

Legal Description of Easement on Parcel P38146

Beginning at the Southeast corner of said Parcel P38146;

Thence North 02°22'13" East, along the Westerly Right of Way of North Burlington Blvd., a distance of 204.11 feet to a point on the North line of said Parcel P38146;

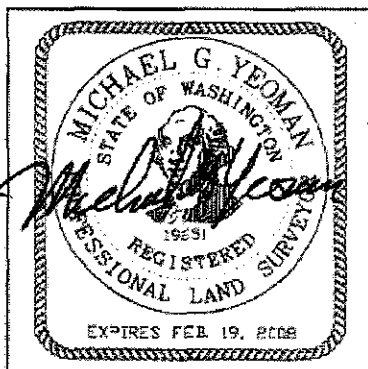
Thence North 89°09'23" West, along the North line of said Parcel P38146, a distance of 74.03 feet to the Point of Beginning of this easement legal description;

Thence South 44°46'36" East, leaving the North line of said Parcel P38146, a distance of 35.18 feet to a point called out as Station 19+19.22, 78.22 feet Left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 4 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence South 11°22'17" East, a distance of 7.66 feet to a point called out as Station 19+11.77, 76.40 feet Left as shown on the aforementioned Right of Way Plan;

Thence North 54°34'00" West, a distance of 56.54 feet to the North line of said Parcel P38146;

Thence South 89°09'23" East, along the North line of said Parcel P38146, a distance of 19.78 feet to the Point of Beginning.



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200807150032

Skagit County Auditor

7/15/2008 Page

4 of

4 10:51AM