

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233



200807150033

Skagit County Auditor

7/15/2008 Page

1 of

4 10:51AM

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 SKAGIT COUNTY WASHINGTON

Assessor's Tax Parcel Number: P38152

REAL ESTATE EXCISE TAX

JUL 15 2008

SIGHT LINE EASEMENT

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

North Burlington Boulevard Improvements

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.



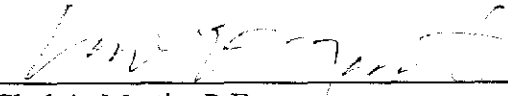
Vicki G. Kelley
Notary Public
Residing at Burlington, WA
My appointment expires 03-20-11



SIGHT LINE EASEMENT

Accepted and Approved

CITY OF BURLINGTON
Public Works Department

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

Date: 6/5/08



SIGHT LINE EASEMENT

EXHIBIT A

Legal Description of Easement on Parcel P38152

Beginning at the Southeast corner of said Parcel P38152;

Thence North 02°22'13" East, along the Westerly Right of Way of North Burlington Blvd., a distance of 76.03 feet to a point on the North line of said Parcel P38152;

Thence North 89°09'23" West, along the North line of said Parcel P38152, a distance of 105.66 feet;

Thence South 01°06'00" West, leaving the North line of said Parcel P38152, a distance of 46.83 feet to a point called out as Station 19+71.51, 134.58 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, said point being the Point of Beginning of this easement legal description;

Thence South 44°46'36" East, a distance of 41.70 feet to a point on the South line of said Parcel P38152;

Thence North 89°09'23" West, along the South line of said Parcel P38152, a distance of 19.78 feet;

Thence North 54°34'00" West, a distance of 12.28 feet to a point called out as Station 19+49.31, 134.07 feet Left as shown on the aforementioned Right of Way Plan;

Thence North 01°03'15" East, a distance of 22.20 feet to the Point of Beginning.

