

City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284
Attention: Mark A. Freiberger, PE,



200811190091
Skagit County Auditor

11/19/2008 Page 1 of 5 2:23PM

SLOPE EASEMENT

94412-2

GUARDIAN NORTHWEST TITLE CO.

Grantor(s): Sea-Land Development Corporation
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of Lots 1 – 8 and ptn of vacated Elgin St, Blk 20, Woolley the Hub of Skagit County, V 2 of Plats, P 92
Tax Parcel No.: 350424-0-007-0000 (P37350)
Project Parcel #P37350
SR 20 N Skagit F & S Roundabout

THE GRANTOR(S), Sea-Land Development Corporation, a Washington Corporation, as a gift and in further consideration of the general public welfare do(es) by these presents grant and convey to the City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, for the use of the public, an easement and privilege to construct and maintain cuts and/or fills for slopes occasioned by the original grading and reestablishment of grades for street purposes along, across, and upon the following described real property situated in Skagit County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with the right to enter upon said premises at any time with all necessary men, material, and equipment for the purposes of constructing, inspecting, repairing, and maintaining the same, to wit:

Per Exhibit A attached hereto and made a part hereof by this reference

It is understood and agreed that, in the event the grantor, his heirs, or assigns, shall excavate and/or place an embankment upon the area covered by this slope easement to the level of the grade abutting thereon, all rights of the grantee herein shall cease and terminate.

The Grantor(s) acknowledge(s) that the property and/or property rights conveyed herein are a donation and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 6th day of November, 20 09.

Sea-Land Development Corporation

By [Signature]
Printed Name: Mark A. Nysether
Its: President

By _____
Printed Name: _____
Its: _____

Amount
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2008

Amount Paid \$
Skagit Co. Treasurer
Deputy
By [Signature]

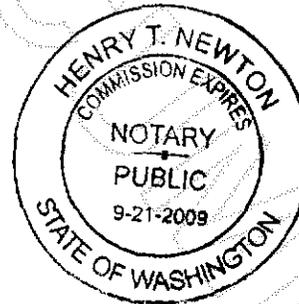
STATE OF WASHINGTON

County of _____

} SS.

I certify that I know or have satisfactory evidence that MARK A. Nysether and _____ (is/~~are~~) the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that (he/~~she/they~~) signed this instrument, on oath stated that (he is/~~she is/they are~~) authorized to execute the instrument and acknowledged it as the President and _____ of Sea-Land Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 11/6/08
[Signature]
Henry T. Newton
Name (typed or printed):
NOTARY PUBLIC in and for the State of Washington
Residing at Everett, WA
My appointment expires: 9/21/09



Accepted By:
[Signature] 11/14/08
City of Sedro-Woolley Date



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EXHIBIT A

SLOPE EASEMENT

EASEMENT "A"

THAT PORTION OF LOTS 2 THROUGH 5, BLOCK 20 OF WOOLLEY, THE HUB OF SKAGIT COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 1 (SAID WEST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.) AND THE SOUTH MARGIN OF SR 20; THENCE SOUTH 88°43'1 7" EAST ALONG SAID SOUTH MARGIN FOR A DISTANCE OF 63.02 FEET TO THE TRUE POINT OF BEGINNING AND TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS SOUTH 31°34'20" WEST HAVING A RADIUS OF 109.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°31'00 " FOR A DISTANCE OF 16.20 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 189.50 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°23'26 " FOR A DISTANCE OF 60.82 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 339.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°08'40 " FOR A DISTANCE OF 12.71 FEET; THENCE NORTH 88°43'1 7" WEST PARALLEL WITH THE SOUTH MARGIN OF SAID SR20 FOR A DISTANCE OF 5.83 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE WHOSE CENTER BEARS SOUTH 60°06'53 " WEST HAVING A RADIUS OF 334.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°38'08 " FOR A DISTANCE OF 9.55 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 184.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°23'26" FOR A DISTANCE OF 59.22 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 104.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'4 3" FOR A DISTANCE OF 24.74 FEET TO A POINT ON SAID SOUTH MARGIN; THENCE SOUTH 88°43'17 " EAST ALONG SAID SOUTH MARGIN FOR A DISTANCE OF 10.73 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 457 SQUARE FEET.

TOGETHER WITH

EASEMENT "B"

THAT PORTION OF LOTS 7 AND 8 AND A PORTION OF VACATED ELGIN STREET, BLOCK 20 OF WOOLLEY, THE HUB OF SKAGIT COUNTY, ACCORDING TO THE PLAT THEREOF



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RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY,
WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 1 (SAID WEST
LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.) AND THE SOUTH
MARGIN OF SR 20; THENCE SOUTH 88°43'1 7" EAST ALONG SAID SOUTH MARGIN FOR A
DISTANCE OF 257.72 FEET TO A POINT ON THE ARC OF A NON TANGENTIAL CURVE
WHOSE CENTER BEARS SOUTH 14°55'5 5" EAST HAVING A RADIUS OF 289.50 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 1°03'45" FOR A DISTANCE OF 5.37 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 7°36'09 " FOR A DISTANCE OF 38.41 FEET TO A POINT ON THE ARC OF A TANGENTIAL
CURVE TO THE LEFT HAVING A RADIUS OF 49.50 FEET THENCE SOUTHWESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°37'24" FOR A
DISTANCE OF 61.01 FEET; THENCE SOUTH 88°43'1 7" EAST PARALLEL WITH SAID SOUTH
MARGIN FOR A DISTANCE OF 5.03 FEET TO A POINT ON THE ARC OF A NON
TANGENTIAL CURVE WHOSE CENTER BEARS NORTH 85°09'34 " EAST HAVING A RADIUS
OF 44.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 71°14'36 " FOR A DISTANCE OF 55.33 FEET TO A POINT ON THE ARC
OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 284.50 FEET; THENCE
NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
7°36'09 " FOR A DISTANCE OF 37.75 FEET; THENCE NORTH 15°59'4 1" WEST FOR A
DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING .

CONTAINING 481 SQUARE FEET.

SITUATE IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO-
WOOLLEY, SKAGIT COUNTY, WASHINGTON.

SEE EXHIBIT "B"



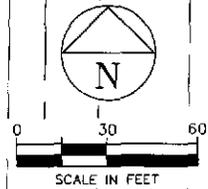
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SECTION 24; TWN 35N; RNG 4E W.M.

COURSE TABLE

C1	R=109.00'	Δ=8°31'00"	L=16.20'
C2	R=189.50'	Δ=18°23'26"	L=60.82'
C3	R=339.50'	Δ=2°08'40"	L=12.71'
L1	N 88°43'17" W		5.83'
C4	R=334.50'	Δ=1°38'08"	L=9.55'
C5	R=184.50'	Δ=18°23'26"	L=59.22'
C6	R=104.00'	Δ=13°37'43"	L=24.74'
L2	S 88°43'17" E		10.73'
C7	R=289.50'	Δ=7°36'09"	L=38.41'
C8	R=49.50'	Δ=70°37'24"	L=61.01'
L3	S 88°43'17" E		5.03'
C9	R=44.50'	Δ=71°14'36"	L=55.33'
C10	R=284.50'	Δ=7°36'09"	L=37.75'
L4	N 15°59'41" W		5.00'



LEGEND

-  5' SLOPE EASEMENT
- R= RADIUS
- Δ= DELTA
- L= CURVE LENGTH

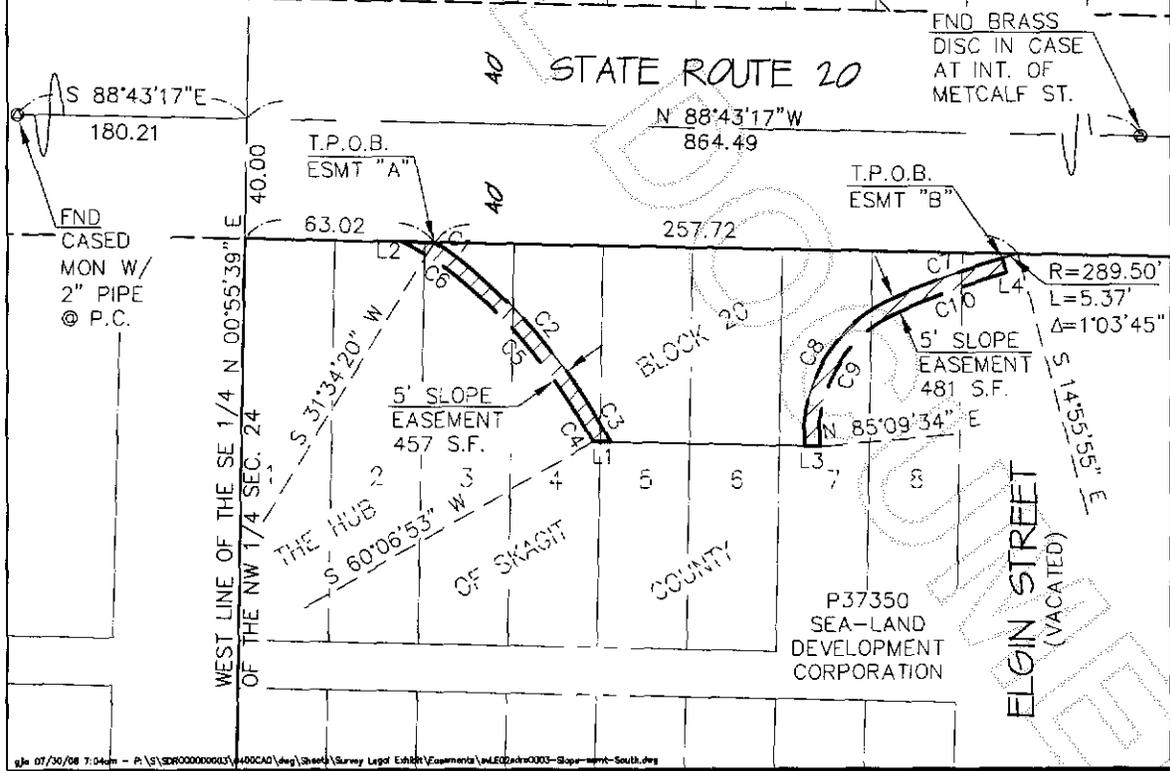


EXHIBIT B

DATE: 6/27/2008 DESIGN: gja
 FILE: SDR0003 / sv.E02sdra0003-Slope-esmt-South DRAWN: gja



STATE ROUTE 20
 SLOPE EASEMENT
 EXHIBIT MAP



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