



201005190066

Skagit County Auditor

5/19/2010 Page 1 of 3 1:56PM

After Recording Please Return To:

Attn:
Skagit County Sewer District No. 2
17079 State Route 9
Mount Vernon, Washington 98274-9366
(360) 422-8373

Document Title(s): Permanent Access & Utility Easement

Reference Number(s) of Documents Assigned or Released:

☐ Additional on page _____ of document.

Grantor(s): (Print Last name, First name, and Initials)

1. Big Lake RV Resort, LLC

2. _____

3. _____

☐ Additional on page _____ of document.

Grantee(s): Skagit County Sewer District No. 2

Legal Description (abbreviated: i.e. lot, block, plat of section, township, range): A portion of Section 36, Township 34 North, Range 4 East

☒ Additional legal description is on page two of document.

Assessor's Property Tax Parcels / Account Numbers: P61982

☐ Additional Parcel Numbers for additional legals are on page ____ of document.

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2010

Amount Paid \$ 0
Skagit Co. Treasurer
By man Deputy

PERMANENT ACCESS & UTILITY EASEMENT

THIS AGREEMENT made this 3rd day of May, 2010,
by and between SKAGIT COUNTY SEWER DISTRICT NO. 2, a municipal corpora-
tion of Skagit County, Washington, hereinafter termed "Grantee" and Big Lake RV
Resort, LLC, hereinafter termed "Grantors".

WITNESSETH:

That the said Grantors for valuable consideration do by these presents grant
unto the Grantee a perpetual right-of-way or easement for access and electrical
power and telephone service to sewer lift station, with the necessary appurtenances
through, over and across the following described property situated in Skagit County,
Washington, more particularly described as follows:

A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND
REPAIR FOR ELECTRICAL POWER AND TELEPHONE SERVICE TO LIFT

STATION, OVER, UNDER, AND UPON THE FOLLOWING DESCRIBED REAL PROPERTY:

BIG LAKE WATER FRONT TRS, ALL THAT PORTION OF LOTS 20, 21 AND 22, "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED JUNE 16, 1959, UNDER AUDITOR'S FILE NO. 581848, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON LOTS 20, 21 AND 22, "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 203, UNDER AUDITOR'S FILE NO. 7911050027, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 24 DEGREES 27' 53" WEST ALONG THE EASTERLY LINE OF SAID LOT 22 AND 23, 110.51 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 75 DEGREES 48' 31" EAST, 39.20 FEET; THENCE SOUTH 87 DEGREES 25' 22" EAST, 54.48 FEET; THENCE NORTH 88 DEGREES 27' 44" EAST, 39.14 FEET; THENCE NORTH 54 DEGREES 22' 19" EAST, 8.23 FEET; THENCE NORTH 33 DEGREES 06' 00" EAST, 21.65 FEET; THENCE NORTH 26 DEGREES 29' 14" EAST, 8.05 FEET; THENCE NORTH 15 DEGREES 04' 10" WEST, 7.68 FEET; THENCE NORTH 23 DEGREES 45' 52" WEST, 15.59 FEET TO A POINT ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 89 DEGREES 51' 28" EAST AND IS 70.81 FEET DISTANT; THENCE NORTHERLY AND NORTHEASTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 15' 47", AN ARC DISTANCE OF 53.47 FEET; THENCE LEAVING SAID CURVE, NORTH 41 DEGREES 20' 43" EAST, 15.53 FEET TO A POINT ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 50 DEGREES 40' 51" WEST AND IS 51.70 FEET DISTANT; THENCE NORTHEASTERLY, FOLLOWING SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32 DEGREES 47' 00", AN ARC DISTANCE OF 29.58 FEET; THENCE LEAVING SAID CURVE, NORTH 76 DEGREES 28' 38" EAST, 72.33 FEET; THENCE NORTH 65 DEGREES 32' 07" WEST, 211.58 FEET, MORE OR LESS, TO THE APPROXIMATE LINE OF NAVIGABILITY OF BIG LAKE AND THE END OF SAID DESCRIBED LINE, SKAGIT COUNTY, WASHINGTON.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 7 FOOT WIDE UTILITY EASEMENT BEING THE SOUTHERN 7 FEET OF THE NORTHERN 10 FEET, IMMEDIATELY ADJACENT TO THE EXISTING 3 FEET



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2 Perm. Acc & Utility Esmt. No. 10-36-02

WIDE EASEMENT (AFN 7907230087), ALL WEST OF THE EAST MARGIN OF SAID EXISTING EASEMENT.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS, SEWER INSPECTION AND MAINTENANCE OF SEWER LIFT STATION OVER, UNDER, AND UPON THE EXISTING PAVED ACCESS ROAD, BEGINNING AT INTERSECTION OF WEST BIG LAKE BOULEVARD CONTINUING EAST ALONG SAID PAVED ACCESS ROAD TO THE EXISTING 10 FOOT WIDE SEWER EASEMENT (AFN 7907230087).

That said Grantee shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purpose of constructing, repairing, altering, or reconstructing said power/telephone utilities, or making any connections therewith, without incurring any legal obligation or liability therefor; provided that such constructing, repairing, altering, or reconstructing of said power/telephone utilities shall be accomplished in such a manner that the private improvements existing in this right-of-way shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantors shall retain the right to use the surface of said easement, so long as said use does not interfere with the installation and maintenance of the sewer main and so long as no permanent buildings or structures are erected on said easement.

This easement shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

By: Ken Andrews Member

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Ken Andrews is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 4, 2010

Rebecca Andrews
State of Washington
Notary Public
Commission Expires
04-12-2014

Rebecca Andrews
Signature
Notary - Whatcom County
Title
My appointment expires 4-12-2014

3 Perm. Acc & Utility Esmt. No. 10-36-02



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