



201204180054

Skagit County Auditor

4/18/2012 Page

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6 12:11PM

*Accommodation Only,
hand to the Co.*

RETURN TO:

MR. JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: DRAINAGE SYSTEM EASEMENT ^{67.00}

GRANTORS: SAUNDERS, LARRY L. and
SAUNDERS, PAMELA A.

GRANTEE: SKAGIT COUNTY DRAINAGE AND IRRIGATION IMPROVEMENT
DISTRICT NO. 19

ABBREVIATED LEGAL DESCRIPTION: PTN SE1/4 SE1/4 S11, T34N R3E,
W.M.

ADDITIONAL LEGAL DESCRIPTION ON EX A and EX B OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P21380/340311-0-006-0008

DRAINAGE SYSTEM EASEMENT

The Grantors, LARRY L. SAUNDERS and PAMELA A. SAUNDERS, husband and wife, for and in consideration of the benefits to be derived from the construction, installation and maintenance of a drainage system, grant to SKAGIT COUNTY DRAINAGE AND IRRIGATION IMPROVEMENT DISTRICT NO. 19, a Washington Corporation, or its successors, hereinafter Grantee, a perpetual Easement, as described herein for the purpose of the construction, installation and maintenance of a drainage system.

Grantors own the real property described in Exhibit A. The Easement is described in Exhibit B.

Grantee shall construct, install and maintain the drainage easement at no expense to Grantors utilizing, in part, a storm pipe as depicted on Exhibit C.

EXHIBIT "A"

PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 384 feet North of the Southeast corner of said Section 11;
Thence North to a point 32 rods (520 feet) North of the Southeast corner of said Section 11;
Thence West 10 rods (165 feet);
Thence North 8 rods (132 feet);
Thence West 40 rods (660 feet);
Thence South 17 rods (280.5 feet);
Thence East 493 feet, more or less, to the West line of that certain tract conveyed to Lawrence H. Hall, Jr., a bachelor, by deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;
Thence North along the West line of said Lawrence Hall, Jr., Tract 4.5 feet, more or less, to the Northwest corner thereof;
Thence South 89°10' East along the North line of said Lawrence Hall, Jr. Tract, a distance of 331.4 feet to the point of beginning;

EXCEPT the following described tract:

Beginning at a point 384 feet North of the Southeast corner of said Section 11;
Thence North to a point 528 feet North of the Southeast corner of said Section 11;
Thence West 165 feet;
Thence South 144 feet, more or less, to the North line of a tract conveyed to Lawrence H. Hall, Jr. by deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;
Thence East along the North line of said Hall Tract and said line extended East to the point of beginning.

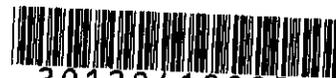
AND EXCEPT from all the above described property, the East 186 feet thereof.

AND ALSO EXCEPT that portion lying within the following described tract:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

continued.....

EXHIBIT "A"



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PARCEL B:

The West 7.5 feet of the East 20 feet of the following described property:

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;
Thence North 354.38 feet;
Thence West 163.6 feet;
Thence South 354.57 feet;
Thence East to the point of beginning.

EXHIBIT "A" Continued



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EASEMENT #3 - SAUNDERS
Parcel P#21380

A strip of land 25 feet wide across a portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East, W.M., of which the centerline is more particularly described as follows:

Commencing at the Southwest corner of the said Southeast Quarter of the Southeast Quarter; thence North 1 Degree 39'41" East along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 438.87 feet; thence South 82 Degrees 59'10" East a distance of 503.80 feet to the West line of the East 50 rods (825 feet) of said Southeast Quarter of the Southeast Quarter; thence South 1 Degree 33'40" West along the West line of said East 50 rods, a distance of 5.38 feet to a point lying 12.5 feet North of the Southwest corner of that tract conveyed to Larry and Pamela Saunders on December 15, 1992 under Auditor's File No. 9212150026, records of Skagit County, Washington, being the TRUE POINT OF BEGINNING; thence south 87 Degrees 42'30" East, parallel to and 12.5 feet northerly from the South line of said Saunder's tract, a distance of 175.51 feet; thence North 46 Degrees 31'20" East a distance of 97.50 feet; thence North 84 Degrees 13'29" East a distance of 231.47 feet to the East line of said Saunder's tract, being the terminus of said centerline description. The side lines of said easement are shortened or extended to terminate at the adjacent property boundaries.

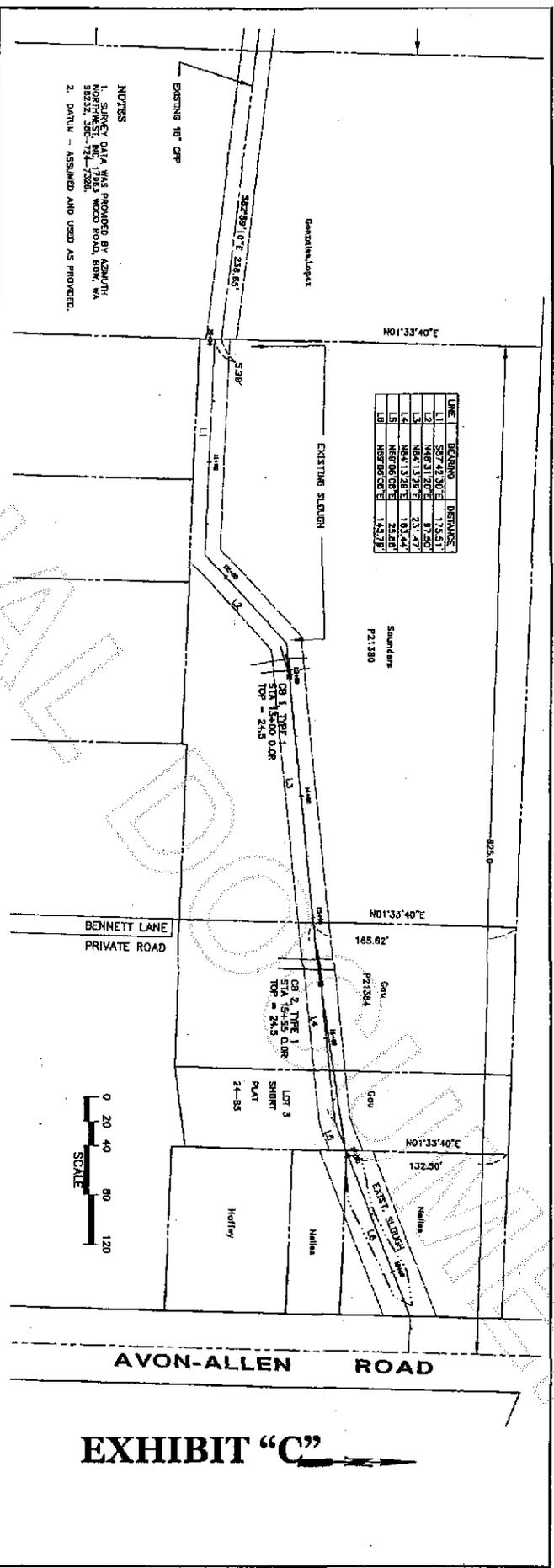
EXHIBIT B



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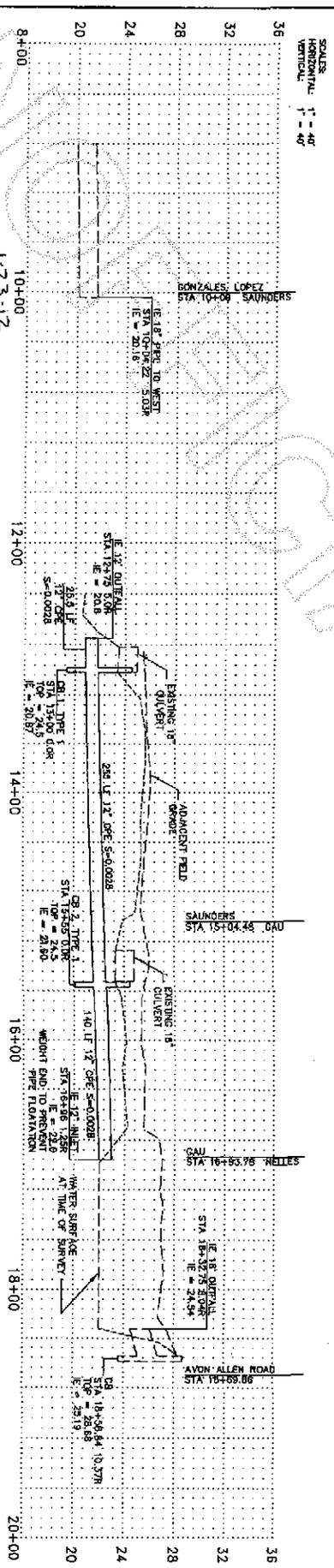


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LINE	BEARING	DISTANCE
L1	N61°33'40"E	143.79
L2	N61°33'40"E	82.20
L3	N61°33'40"E	231.47
L4	N61°33'40"E	103.44
L5	N61°33'40"E	24.86
L6	N61°33'40"E	143.79

NOTES
1. SURVEY DATA WAS PROVIDED BY ADRIAN NORTHWEST, INC., 17883 WOOD ROAD, BUNK, WA 98232, 360-724-7388.
2. DATA - ASSUMED AND USED AS PROVIDED.



OPERATION 2012
REDACTED PROJECT INFORMATION, BLDG. NO., CHANGING NO., LAND SURVEYING, PROJECT NO., 2012 2012 PROJECT NAME - STATION 12+75 TO 16+96
PROJECT LOCATION: WA 98122
360-724-7388

PRELIMINARY STORM PIPE
STATION 12+75 TO 16+96

SCHOOL HOUSE SLOUGH
DRAINAGE DISTRICT NO. 19
SECTIONS 11, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BOOK/DATE: 12/2/12
DRAWING: SCDR/DJC
JOB NO.: 0049
SHEET: 1 OF 1

EXHIBIT "C"