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Skagit County Auditor

\$76.00

6/3/2016 Page

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4 1:51PM

After recording return document to:

Loyd Frazier
11745 Sunrise Lane
Burlington, WA 98233

Document Title: Sanitary Sewer Easement

Reference No. of Related Document: P-102867 & P-102868

Grantors: Loyd and Joan Frazier

Grantee: Owners, Successors & Assigns of Lot 2 & 3 of Short Plat 91-044

Abbreviated Legal Description: SE ¼ SECTION 2, T. 34 N., R. 3 E., W.M.

NON-EXCLUSIVE EASEMENT AND
MAINTENANCE DECLARATION FOR
SANITARY SEWER

THIS DECLARATION, made and entered into this 3rd day of June, 2016 by
Loyd and Joan Frazier, Owner of the following described Sanitary Sewer Easement:

SEE EXHIBIT "A"
Sanitary Sewer Easement

THE DECLARANTS under this declaration do hereby establish of record a Non-Exclusive 10 foot wide sanitary sewer easement over, under and across portions of Lots 2 and 3 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Skagit County Auditor's File No. 9111040047. Said 10 foot wide sanitary sewer easement is for the benefit of those certain Parcels A and B described on Quit Claim Deed for Boundary Line Adjustment recorded under Skagit county Auditor's File No. 200606050208 and mapped on Record of Survey recorded under Skagit County Auditor's file No. 200606140093.

MAINTENANCE of the above described easement (including labor and expenses) shall be shared equally among the owners of Lots 2 & 3 of Skagit County Short Plat No. 91-044.

FURTHER, THE DECLARANTS, under this declaration acknowledge and grant a perpetual easement for maintenance and servicing of said sewer line, including the right to enter in, cross under, through and over the described easement to provide sewer service to each owner of the property within Skagit county Short Plat #91-044.

DATED THIS 3rd day of June, 2016.

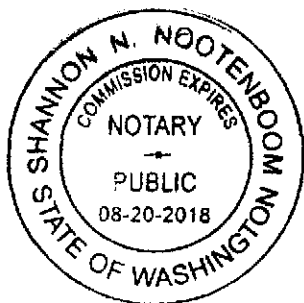
LOYD & JOAN FRAZIER

By: Joan Frazier Joan Frazier

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON this 3rd day of June, 2016, before me, a Notary Public, personally appeared LOYD FRAZIER AND JOAN FRAZIER, know to be the person whose name is subscribed to on this instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal as of the date above written.



Shannon Nootenboom
NOTARY PUBLIC in and for the State of
Washington residing at Sedro Woolley

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

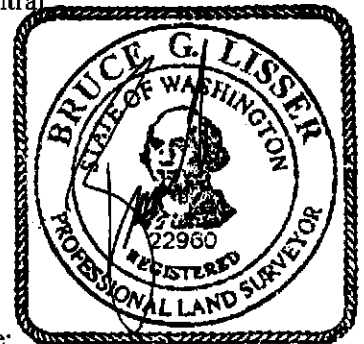
JUN 03 2016

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

Exhibit "A"
Sanitary Sewer Easement

A 10.00 foot wide sanitary sewer easement over, under and across portions of Lots 2 and 3 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Skagit County Auditor's File No. 9111040047, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M., said 10.00 foot wide sanitary sewer easement is for the benefit of those certain Parcels A and B described on Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200606050208 and mapped on Record of Survey recorded under Skagit County Auditor's File No. 200606140093, said 10.00 foot wide sanitary sewer easement being described as follows:

BEGINNING at the Northwest corner of said Lot 3, Skagit County Short Plat No. 91-044;
thence South 88°59'14" East along the North line of said Lot 3 for a distance of 547.17 feet to the TRUE POINT OF BEGINNING;
thence continue South 88°59'14" East along said North line for a distance of 485.00 feet to a point of non-tangent curvature;
thence along said curve to the right, concave to the Southwest having an initial tangent bearing of South 63°31'41" East, a radius of 30.00 feet, through a central angle of 63°31'41", an arc distance of 33.26 feet, to a point of tangency;
thence South 0°00'00" West for a distance of 59.21 feet;
thence South 41°26'23" West for a distance of 106.07 feet;
thence South 28°16'49" East for a distance of 158.75 feet;
thence South 61°43'11" West for a distance of 100.00 feet;
thence North 28°16'49" West for a distance of 10.00 feet;
thence North 61°43'11" East for a distance of 90.00 feet;
thence North 28°16'49" West for a distance of 155.72 feet;
thence North 41°26'23" East for a distance of 109.25 feet;
thence North 0°00'00" East for a distance of 55.43 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Southwest, having a radius of 20.00 feet, through a central angle of 57°40'26" an arc distance of 20.13 feet, more or less, to a point on the South line of the North 10.00 feet (as measured perpendicular to the North line) of said Lot 3, Skagit County Short Plat No. 91-044;
thence North 88°59'14" West parallel with said North line for a distance of 482.50 feet, more or less, to a point bearing South 1°00'46" West from the TRUE POINT OF BEGINNING;
thence North 1°00'46" East for a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.



SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

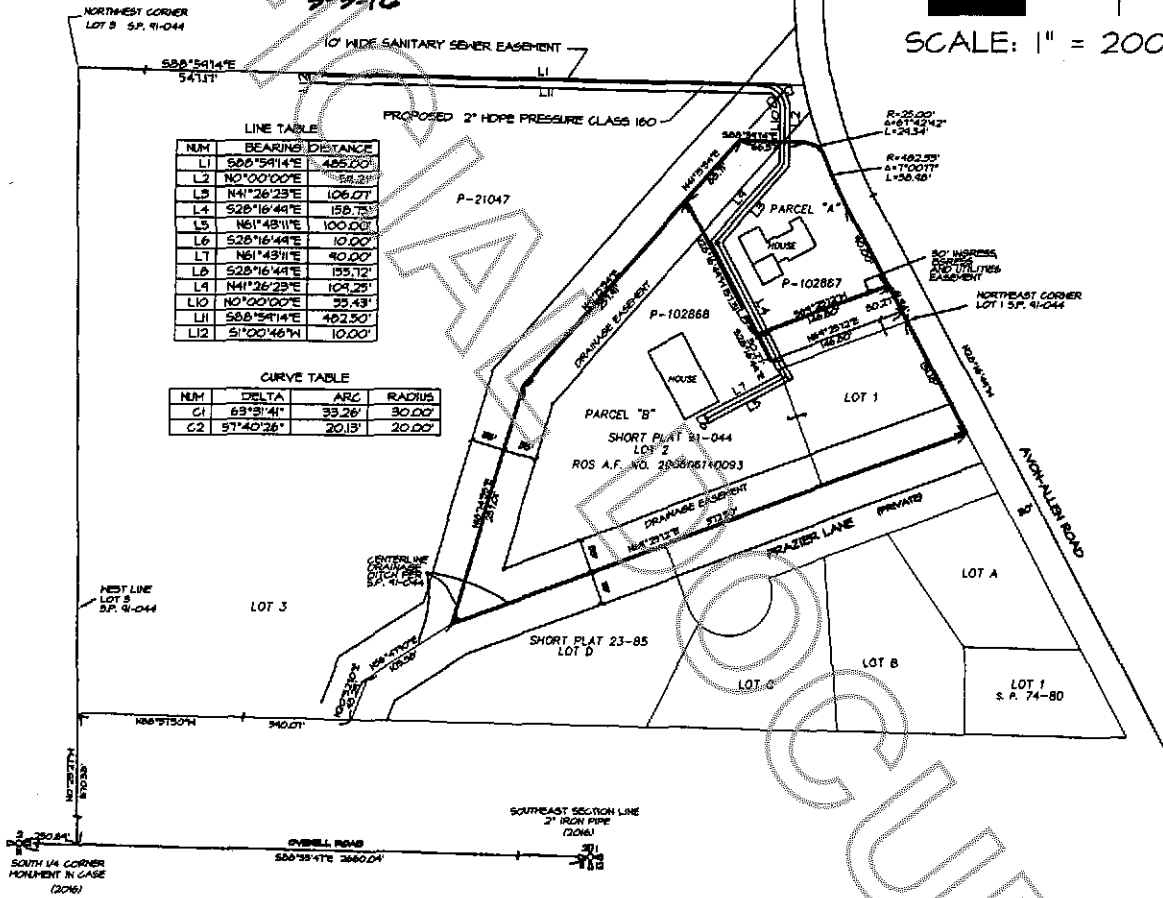
Situate in the County of Skagit, State of Washington

EXHIBIT "B"



0 100 200

SCALE: 1" = 200'



JOB NO. 02-104

SANITARY SEWER EASEMENT EXHIBIT MAP
SE 1/4 SECTION 2, T. 34 N., R. 3 E., W.M.
FRAZIER PROPERTY
MAY 2016

LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION
320 MILWAUKEE STREET MOUNT VERNON, WA 98273 (360) 419-7442