



201705250060

Skagit County Auditor

\$80.00

5/25/2017 Page

1 of

8 11:21AM

When Recorded Return to:

Burlington One Inc
PO Box 2231
Everett, WA 98213

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 24 2017

Amount Paid \$
Skagit Co. Treasurer
By *hmm* Deputy

EASEMENT

THIS EASEMENT made this 15 day of May, 2017, between DONOVAN M. ROSS, a single person hereinafter referred to as Grantor; and BURLINGTON ONE, INC., a Washington Corporation, hereinafter referred to as Grantee, Witnesseth;

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Skagit, State of Washington, described on Exhibit "A" attached hereto, also known as Lot 1 of City of Burlington Preliminary Plat of Helgeson Long Plat

Tax Parcel number: P128586

AND WHEREAS, Grantee wishes use of a portion of Grantor's property described herein to install a six foot cedar fence and landscaping;

AND WHEREAS, Grantor is willing to convey to Grantee an easement for exclusive use of a portion of Grantor's property described herein, in exchange for the consideration described herein;

NOW, THEREFORE, Grantor hereby grants and conveys an exclusive easement on Grantor's real property to Grantee, and Grantee's successors on interest, described as follows:

The easterly four feet of Grantor's property described herein, as measured from the existing sidewalk East of said property, beginning at the most Northeasterly corner of said property and continuing south to the radius of the most Southeasterly corner of said property; thence Southwesterly along said radius terminating at the Southwesterly end of said radius.

(A map indicating the area of the easement is attached hereto as Exhibit "B" and incorporated herein by this reference)

The easement property shall be for the sole and exclusive use of Grantee and its successors in interest, to the exclusion of Grantor and his successors in interest.

Grantee, for and in consideration of the granting of this easement, shall install a three foot high fence of matching detail to the six foot fence to be installed by Grantee on the easement at no expense to Grantor. Said three foot fence shall extend from the termination of six foot fence to be installed by Grantor on the easement to the East edge of Grantor's existing driveway. Said three foot fence shall be installed three feet north of the existing sidewalk.

Said easement shall benefit not only the Grantee herein, but shall be an appurtenant easement which runs with the land and shall inure to the benefit of all Successors and assigns of Grantee.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

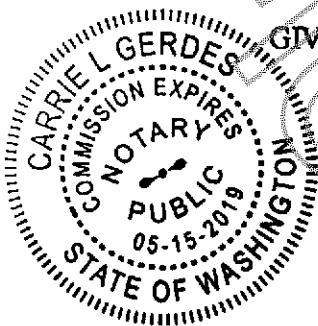
BURLINGTON ONE, INC., Grantee

 5/15/2017
DONOVAN M. ROSS, Grantor

 5/19/17
By:

STATE OF WASHINGTON)
) ss.
County of Skegitt)

On this day personally appeared before me DONOVAN M. ROSS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



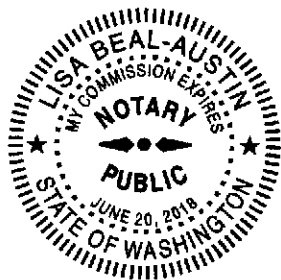
GIVEN under my hand official seal this 15th day of May, 2017.

[Signature]
Notary Public in and for the
State of Washington,
Residing at: Burlington
My Commission Expires: 5-15-19

STATE OF WASHINGTON)
) ss.
County of Snohomish)

Before me personally appeared H. Lee Johnson, to me known to be the President of Burlington One, Inc., the corporation that executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand official seal this 19 day of May, 2017.



[Signature]
Notary Public in and for the
State of Washington,
Residing at: Snohomish, WA
My Commission Expires: 6/20/18

DESCRIPTION:

That portion of Lots 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;
thence North $0^{\circ}12'44''$ West along the West line of said Lot 6, also being the Easterly right-of-way margin of Regent Street for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South $89^{\circ}40'47''$ East along said North line of the South 4.00 feet of Lot 6, or said line extended into Lots 7, 8 and 9 of said Block 125 for a distance of 427.38 feet to the TRUE POINT OF BEGINNING;
thence continue South $89^{\circ}40'47''$ East along said North line for a distance of 83.02 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northwest, having a radius of 25.00 feet, through a central angle of $90^{\circ}31'57''$ an arc distance of 39.50 feet, more or less, to a point of tangency on the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street;
thence North $0^{\circ}12'44''$ West along said East line for a distance of 51.77 feet;
thence North $89^{\circ}40'47''$ West for a distance of 126.54 feet, to a point that will be the Easterly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;
thence along said proposed margin as follows:

South $0^{\circ}19'13''$ West for a distance of 58.00 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on said North line of the South 4.00 feet of Lot 9, Block 125 and being the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities (to be future road right-of-way to the City of Burlington dedicated on the future Helgeson 32 Lot Long Plat No. 1-07) over, under and across portions of Lots 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, said easement area being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, Block 125;
thence North $0^{\circ}12'44''$ West along the West line of said Lot 6 also being the Easterly right-of-way margin of Regent Street, for a distance of 4.00 feet, more or less, to the North line of the South 4.00 feet (as measured perpendicular to the South line) of said Lot 6;
thence South $89^{\circ}40'47''$ East along said North line, or line extended into Lot 7, 8 and 9 said Block 125, for a distance of 339.38 feet to a point of curvature on the Westerly margin of a future road to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07 and being the TRUE POINT OF BEGINNING;
thence along said proposed road margin as follows:

DESCRIPTION CONTINUED:

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$ an arc distance of 29.84 feet, to a point of tangency;

thence North $0^{\circ}19'13''$ East for a distance of 58.00;

thence South $89^{\circ}40'47''$ East for a distance of 50.00 feet to a point that will be on the Easterly right-of-way margin to the City of Burlington per the Helgeson 32 Lot Long Plat No. 1-07;

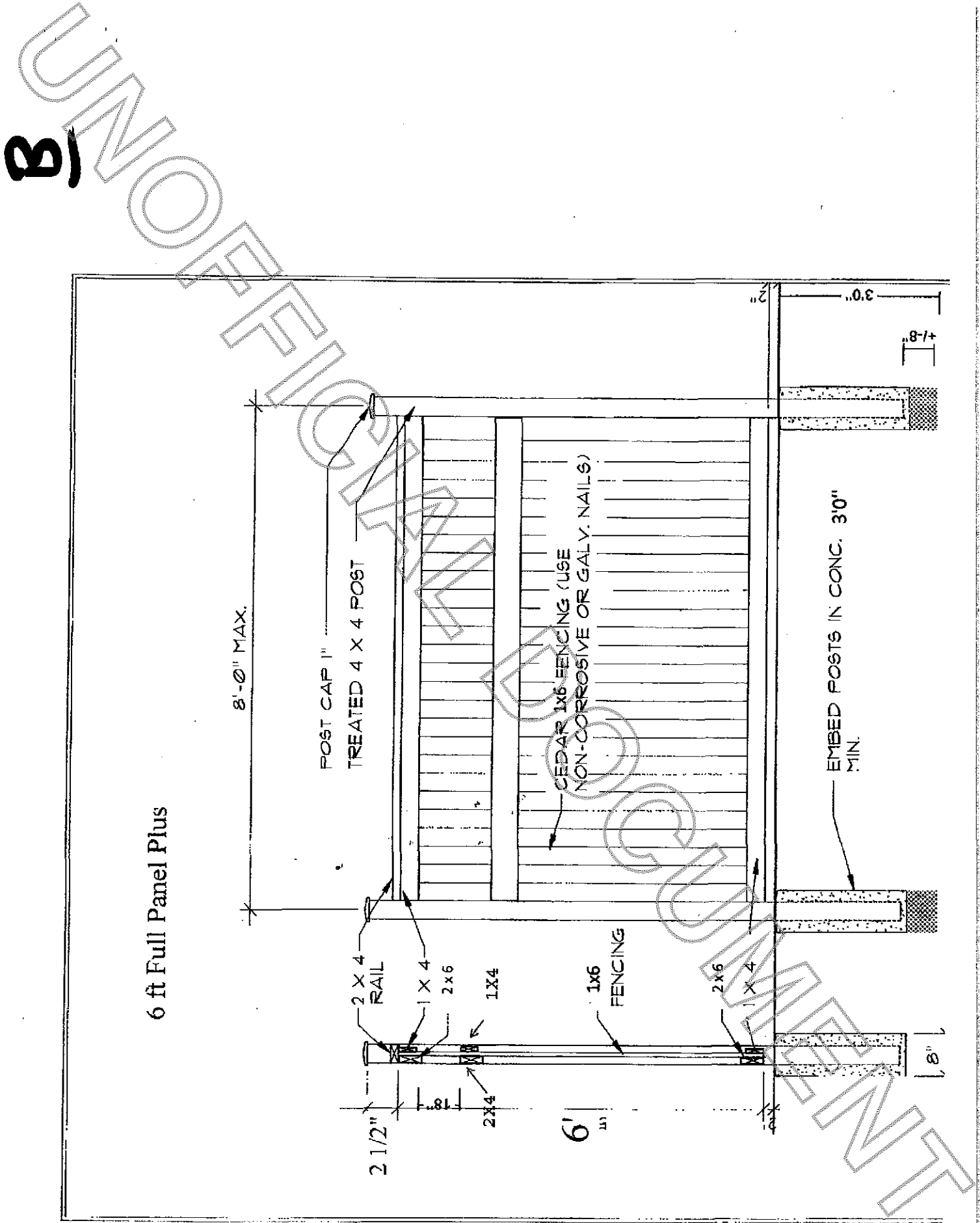
thence along said proposed margin as follows:

South $0^{\circ}19'13''$ West for a distance of 58.00 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having a radius of 19.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 29.84 feet, more or less, to a point of tangency on the North line of the South 4.00 feet (as measured perpendicular to the South line) of Lot 9, said Block 125 at a point bearing South $89^{\circ}40'47''$ East from the TRUE POINT OF BEGINNING;

thence North $89^{\circ}40'47''$ West along said North line for a distance of 88.00 feet, more or less, to the TRUE POINT OF BEGINNING

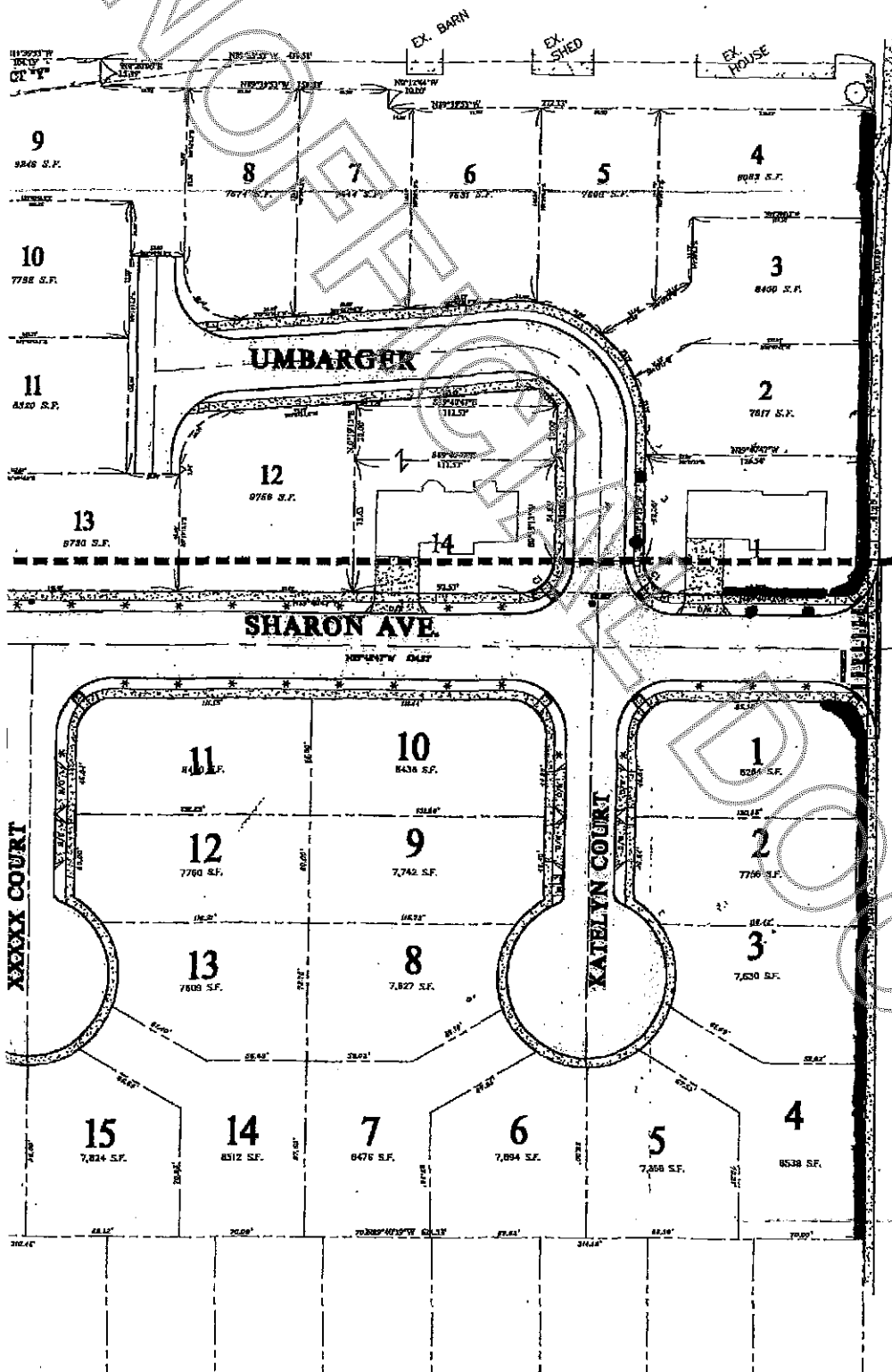
Situate in the City of Burlington, County of Skagit, State of Washington.



[illegible]

INTERSECTION EXHIBIT

PLAT OF MAIDEN GLEN, 33 LOTS
PHASES I & II
FOR
RDH PROPERTIES, LLC
NE 1/4 OF SECTION 3, T. 34 N., E. 4 E., WM

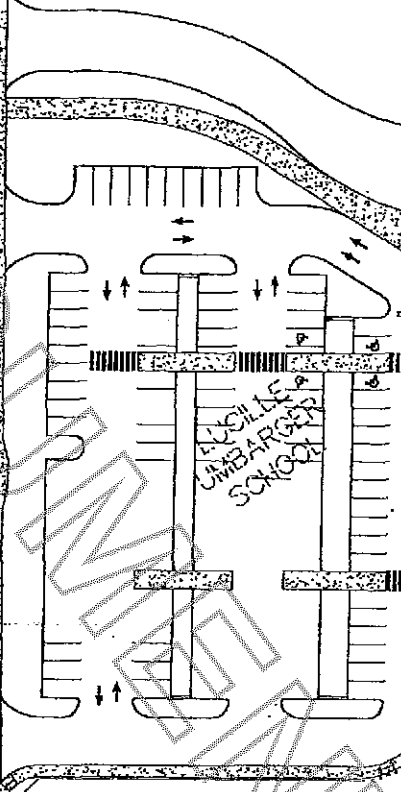


SKAGIT ST.

545'
w/o corners

PHASE III
PHASE I & II

IN CASE



ik & Associates, Inc.
ENGINEERING & LAND-USE PLANNING
1639 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

LOT LAYOUT EXHIBIT

SCALE: 1" = 40'

DRAWN BY: D. REMSEN

CHECKED BY: J. RAWNIK

DATE: 04.17.17

SHEET TITLE:

PLAT

NE 1/4