

**202012100135**12/10/2020 02:31 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

AFTER RECORDING, RETURN TO:

Ryan Gaither and Brittany Gaither

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**REVIEWED BY  
SKAGIT COUNTY TREASURER**DEPUTY [Signature]DATE 12-10-2020

Document Title:	Protected Easement / Full Dispersion Area / Stormwater Easement
Grantor:	Ryan Gaither and Brittany Gaither
Grantees:	Skagit County
Legal Description:	PTN of Section 1, T 33, N, R 4E. W.M.
Tax Parcel Number(s):	P-16163

**PROTECTED EASEMENT / FULL DISPERSION AREA / STORMWATER EASEMENT**

This **PROTECTED EASEMENT / FULL DISPERSION AREA / STORMWATER EASEMENT** (the "Easement") is made this 8<sup>th</sup> day of December, 2020 by and between Ryan Gaither and Brittany Gaither, husband and wife, as "Grantors" and Skagit County, as "Grantee".

**WHEREAS**, Grantors are the owners of certain real property located in Skagit County that is to have reserved upon, over, under and across the area described in **Exhibit A**, and depicted in **Exhibit B** as required by the Skagit County approved Stormwater Plan for the proposed improvements for the Majestic Ridge development (County Permit Number BP-19-0293).

**NOW THEREFORE**, the Grantors do grant, subject to the terms and conditions herein, the following Easement:

1. **Stormwater Easement.** Grantors hereby grant to Grantee an exclusive not for public use easement for purposes of dispersing stormwater runoff from developed or to be developed portions of the site into native vegetation areas in accordance with Skagit County Permit No. BP-19-0293, provided that the area that is identified in Exhibits A and as the homesite development or Homesite Development Area Exception are not subject to this Easement or the Protection Easement/Full Dispersion Area Trac reservation. The underlying owner may add additional property or areas to the above Homesite Development Exception to allow further development including additional homesites.

PROTECTED EASEMENT / FULL DISPERSION AREA / STORMWATER EASEMENT - 1

2. **Perpetual in Duration**. Except as expressly provided herein, this Easement shall be perpetual in duration, appurtenant to and run with the land, and shall be binding on the successors, heirs, and assigns of the Grantors and Grantees. This easement shall be solely for the benefit and purposes set forth herein.
3. **Amendment**. In the event that an alternative method of stormwater conveyance is developed and approved by Skagit County, this Easement shall be relinquished and terminated without further action required.
4. **Effective Date**. This Easement shall commence upon the recording of this document with the Skagit County Auditor's Office.
5. **Exhibits**. All exhibits attached hereto are incorporated by reference as if fully set forth herein.

## GRANTORS:

  
Ryan Gaither

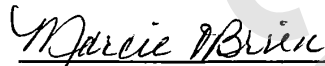
  
Brittany Gaither

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **RYAN GAITHER AND BRITTANY GAITHER**, Grantors, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 8<sup>th</sup> day of December, 2020.



  
NOTARY PUBLIC for the State of  
Washington, residing at Sedro Woolley  
My commission expires: 01-01-21

**Exhibit "A"**  
**Protected Easement/Full Dispersion Area Tract**  
**Ryan and Brittany Gaither Parcel**  
**Portion Skagit County Assessor's Parcel No. P-16163**

Pursuant to 2019 Storm Water Management Manual for Western Washington, Volume V, Chapter 3, page 695 and as directed by the project engineer to satisfy Skagit County Storm Water requirements, a Protected Easement/Full Dispersion Area Tract, representing 65% of the gross property area, is hereby reserved over, under and across a portion of Section 1, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

The Northeast 1/4 of the Southwest 1/4 of Section 1, Township 33 North, Range 4 East, W.M.

TOGETHER WITH the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 33 North, Range 4 East, W.M.

AND ALSO TOGETHER WITH Government Lot 3 in Section 1, Township 33 North, Range 4 East, W.M.,

EXCEPT those portions thereof platted as "Big Lake Water Front Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington and "First Addition Big Lake Water Front Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington,

AND EXCEPT that portion of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., lying Southerly of the Southerly line of "First Addition Big Lake Water Front Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington and lying Southeasterly of the Southeasterly line of "Big Lake Water Front Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington

AND ALSO TOGETHER WITH the East 60.0 feet thereof lying Southerly of Majestic Ridge Road and the plat of Big Lake Water Front Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

EXCEPT from all of the above, the following described area reserved for homesite development:

Commencing at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 33 North, Range 4 East, W.M.  
 thence South 89°36'54" East along the North line of said subdivision for a distance of 140.00 feet to the TRUE POINT OF BEGINNING;  
 thence South 0°48'01" East parallel with the West line of said subdivision for a distance of 900.00 feet;  
 thence South 65°14'22" East for a distance of 1,000.44 feet, more or less, to the West line of the East 900 feet (as measured perpendicular to the East line) of the Northeast 1/4 of the Southwest 1/4 of said Section 1, Township 33 North, Range 4 East, W.M.;  
 thence North 1°18'35" West along said West line for a distance of 705.00 feet;  
 thence North 14°49'45" West for a distance of 630.10 feet, more or less, to the North line of said Northeast 1/4 of the Southwest 1/4 of Section 1 at a point bearing South 89°36'54" east from the TRUE POINT OF BEGINNING;  
 thence North 89°36'54" West along said North line, also being the East-West centerline of said Section 1, for a distance of 743.67 feet, more or less, to the TRUE POINT OF BEGINNING.

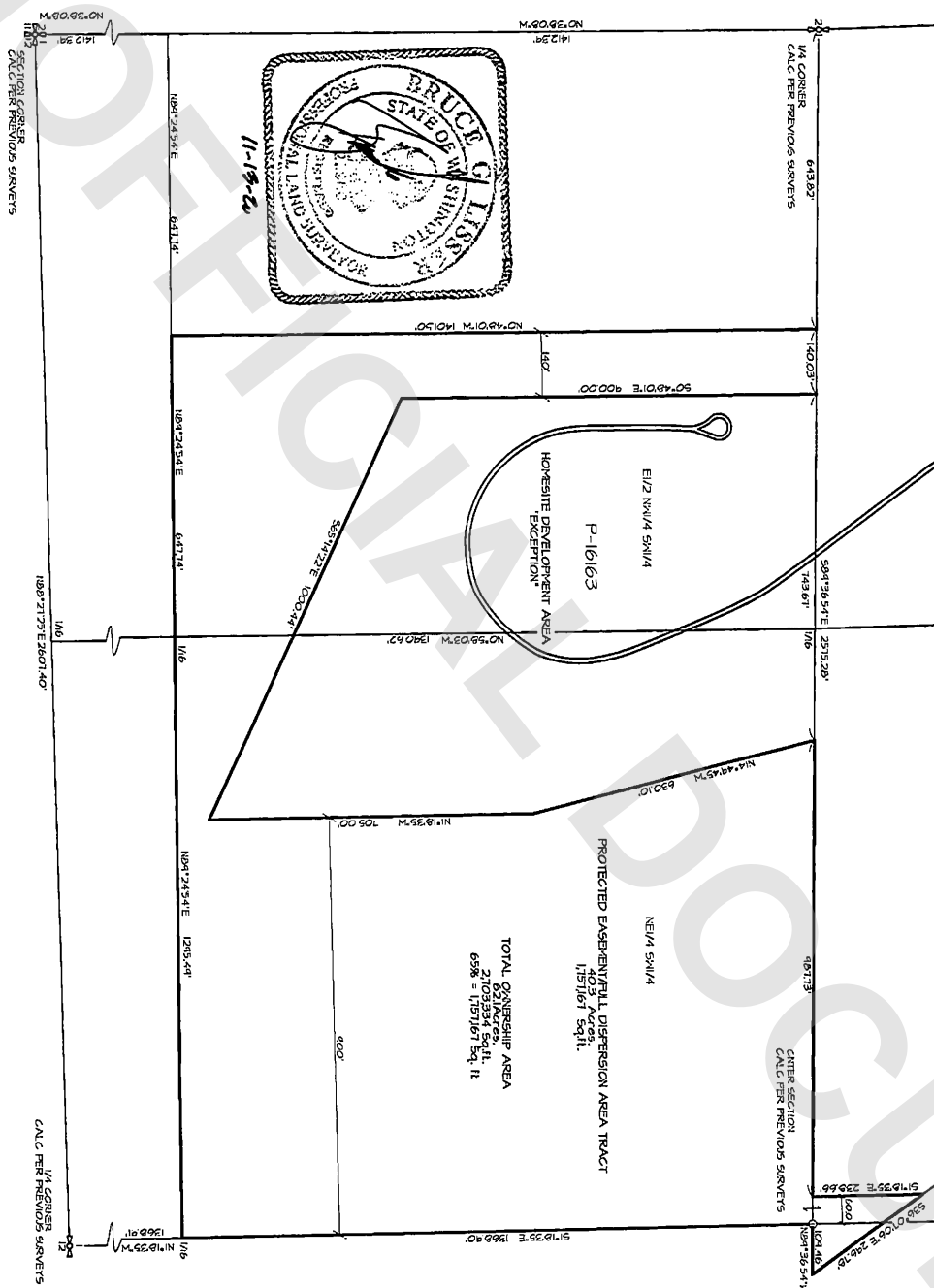
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



11-13-24

11-19-62



PROTECTED EASEMENT/FULL DISPERSION AREA EXHIBIT  
MAP IN A PORTION OF THE  
SECTION 1, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: RYAN AND BRITTANY GAITHER



SCALE: 1"=300'  
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

DATE: 11/13/20  
DWG: 19-036 CONS EASMT