

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 11/21/2025

Document Title:

UTILITY EASEMENT

Reference Number :

Grantor(s):

additional grantor names on page ___.

1. Tye B and J LLC

2.

Grantee(s):

additional grantee names on page___.

1. City of Anacortes

2.

Abbreviated legal description:

full legal on page(s) ___.

P31944: TAX 3CAAA BAT INT OF S LI 32ND ST. PROD WI E LI SEC 25 TH W 227 FT S 253
FT E 227 FT TH N TPB LESS TAX 3CAB 3 CAAB, 32234 ACRES
P31945: TAX 3CAAB BAAP ON S LI 32ND ST WH IS 60 FT W OF E LI SD NE 1/4 NE1/4 TH W
ALG S LI 32 ND ST 97FT TH S 108FT E 97FT N 108FT TPB, 10454 ACRES

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___.

P31944/350125-0-007-0002, P31945/350125-0-008-0001

WHEN RECORDED RETURN TO:

City of Anacortes Engineering Department
 904 6th Street
 Anacortes, WA 98221

DOCUMENT TITLE: UTILITY EASEMENT
GRANTOR(S): Tyee B and J LLC, a Washington limited liability corporation
GRANTEE(S): City of Anacortes, a Washington municipal corporation.
ABBREVIATED LEGAL: P31944: TAX 3CAAA BAT INT OF S LI 32ND ST. PROD WI
 E LI SEC 25 TH W 227 FT S 253 FT E 227 FT TH N TPB
 LESS TAX 3CAB 3 CAAB, 32234 ACRES
 P31945: TAX 3CAAB BAAP ON S LI 32ND ST WH IS 60 FT
 W OF E LI SD NE ¼ NE ¼ TH W ALG S LI 32 ND ST 97FT
 TH S 108FT E 97FT N 108FT TPB, 10454 ACRES
ASSESSOR PARCEL / TAX ID NUMBER: P31944/350125-0-007-0002, P31945/
 350125-0-008-0001

EASEMENT

THIS EASEMENT is made by and between Tyee B and J LLC, a Washington Limited Liability Company (Grantor), and the City of Anacortes, a Washington Municipal Corporation (Grantee), for good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, for the construction, maintenance, inspection, and repair of public utility infrastructure and appurtenances, over, under and across that portion of Grantor's property legally described and depicted in Exhibit A, which is hereby incorporated by reference, together with all after acquired title of Grantor, together with the right of ingress and egress to, from, and across the Property for the purpose, but not limited to, vehicular access for equipment, materials, and personnel.

This easement and each of the terms, provisions, conditions and covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Any covenant granted herein shall be a covenant running with the land.

Dated this 2 day of Oct, 2025.

By: Robert W. Evans
MANAGER
For Tye B and J, LLC

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 2nd day of October, 2025, before, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert W. Evans, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto given my hand and official seal this 2nd day of October, 2025.

Elizabeth A. Svoboda
Notary Public in and for the State of WA
Residing at Anacortes, WA
My appointment expires 3/27/2026

NOTARY PUBLIC
STATE OF WASHINGTON
ELIZABETH A. SVOBODA
Lic. No. 13433
My Appointment Expires
MARCH 27, 2026

EXHIBIT A

THAT PORTION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., THE CENTERLINE OF THE 20.00 FOOT WIDE STORMWATER EASEMENT BEING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MONUMENTED NORTHEAST CORNER OF SAID SECTION 25; FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION BEARS SOUTH $0^{\circ}55'31''$ WEST; THENCE SOUTH $0^{\circ}55'31''$ WEST ALONG SAID EAST SECTION LINE TO THE SOUTH RIGHT OF WAY MARGIN OF 32ND STREET A DISTANCE OF 931.36 FEET; THENCE ALONG SAID 32ND STREET RIGHT OF WAY NORTH $88^{\circ}07'28''$ WEST A DISTANCE OF 86.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE EASEMENT DESCRIPTION; THENCE SOUTH $1^{\circ}54'51''$ WEST A DISTANCE OF 117.51 FEET; THENCE SOUTH $00^{\circ}14'40.8''$ EAST A DISTANCE OF 57.37 FEET; THENCE SOUTH $00^{\circ}01'38''$ EAST A DISTANCE OF 67.60 FEET; THENCE SOUTH $00^{\circ}58'34''$ WEST A DISTANCE OF 10.03 FEET; THENCE SOUTH $11^{\circ}01'01''$ EAST A DISTANCE OF 40.76 FEET; THENCE SOUTH $01^{\circ}28'29''$ WEST A DISTANCE OF 107.80 FEET TO THE NORTH LINE OF AN EXISTING CITY OF ANACORTES RIGHT OF WAY AND ALSO TO A POINT KNOWN AS POINT "A" AND THE TERMINUS OF THIS CENTERLINE;

TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE:

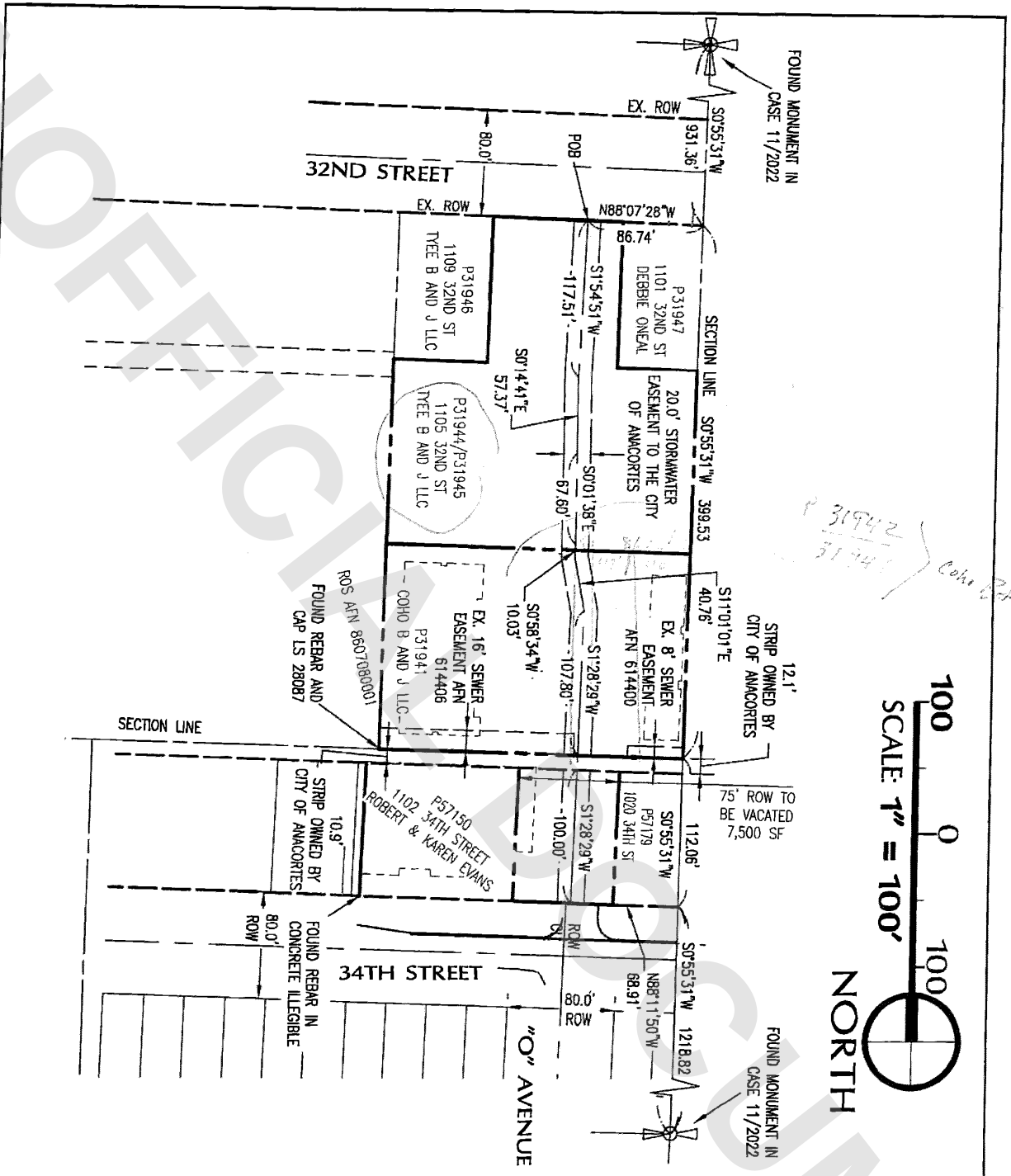
COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH $01^{\circ}28'29.0''$ WEST A DISTANCE OF 11.66 FEET TO SOUTH LINE OF AN EXISTING CITY OF ANACORTES RIGHT OF WAY AND THE BEGINNING OF THIS PORTION OF THE DESCRIPTION OF THE CENTERLINE OF A 20.00 FOOT WIDE STORMWATER EASEMENT, BEING 10.00 FEET EACH SIDE OF THE CENTERLINE DESCRIPTION;

THENCE, SOUTH $01^{\circ}28'29''$ WEST TO THE NORTH MARGIN OF 34TH STREET RIGHT OF WAY FOR A DISTANCE OF 100.00 FEET, AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE SIDELINES OF THE EASEMENT TO BE TRIMMED OR EXTENDED TO THE CITY OF ANACORTES RIGHT OF WAY.

CONTAINING 10,022 SQ.FT +/-



P 31942
31941
Coho B&J LLC

<p>Sound Development Group ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box 1705 • 11111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013</p>	<p>SHEET DESCRIPTION PROPOSED STORMWATER EASEMENT BOB EVANS</p>	<p>SCALE: 1" = 100' DRAWN BY: JSTANDISH JOB NUMBER: 24043 DATE: 08.06.24</p>
	<p>PROJECT "O" AVENUE ROW VACATION FOR BOB EVANS</p>	<p>DRAWING NAME: 24043-2PLN SHEET: 1 OF 1</p>