



201205090084

Skagit County Auditor

5/9/2012 Page 1 of 5 3:40PM

RETURN TO:

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

DOCUMENT TITLE: DRAINAGE SYSTEM EASEMENT #66.02

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR: GAU, MICHAEL E.

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

ABBREVIATED LEGAL DESCRIPTION: TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 24-85, VOL. 7, PG. 31, PTN SE SE, SEC 11, T34N, R3E W.M.

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

ASSESSOR'S TAX PARCEL NUMBER: P21382/340311-4-006-0306  
P21384/340311-0-006-0404

**DRAINAGE SYSTEM EASEMENT**

The Grantor, MICHAEL E. GAU, a single man, for and in consideration of the benefits to be derived from the construction, installation and maintenance of a drainage system, grants 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.

Grantor owns the real property described in Exhibit A. The Easement is described in Exhibit B.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DRAINAGE SYSTEM EASEMENT - 1

MAY 09 2012

Amount Paid \$  
Skagit Co. Treasurer  
By *Y.M.M.* Deputy



PARCEL A:

Tract 3 of SKAGIT COUNTY SHORT PLAT NO. 24-85, approved July 15, 1985, recorded July 15, 1985, under Auditor's File No. 8507150030, in Volume 7 of Short Plats, page 31, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian.

PARCEL B:

The East 121.00 feet of the following described property:

The 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 384.00 feet North of the Southeast corner of said Section 11;  
thence North to a point 32 rods North of the Southeast corner of said Section 11;  
thence West a distance of 165.00 feet;  
thence North 8 rods;  
thence West 40 rods;  
thence South 17 rods;  
thence East a distance of 493.00 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 a distance of 4.50 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 331.40 feet to the point of beginning;

EXCEPT that portion lying within Tract 3 of Short Plat 24-85, approved July 15, 1985, recorded July 15, 1985, under Auditor's File No. 8507150030, in Volume 7 of Short Plats, page 31, records of Skagit County, Washington;

ALSO EXCEPT road along East line thereof;

AND ALSO EXCEPT the following described tract:

Beginning at a point 384.00 feet North of the Southeast corner of said Section 11;  
thence North to a point 328.00 feet North of the Southeast corner of said Section 11;  
thence West a distance of 165.00 feet;  
thence South a distance of 144.00 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 a point of beginning;

EXCEPT road along the East line thereof.

**EXHIBIT "A"**



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UNOFFICIAL DOCUMENT

A strip of land 25 feet in width, across a portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East, W.M., lying 12.5 feet on each side of the following described centerline:

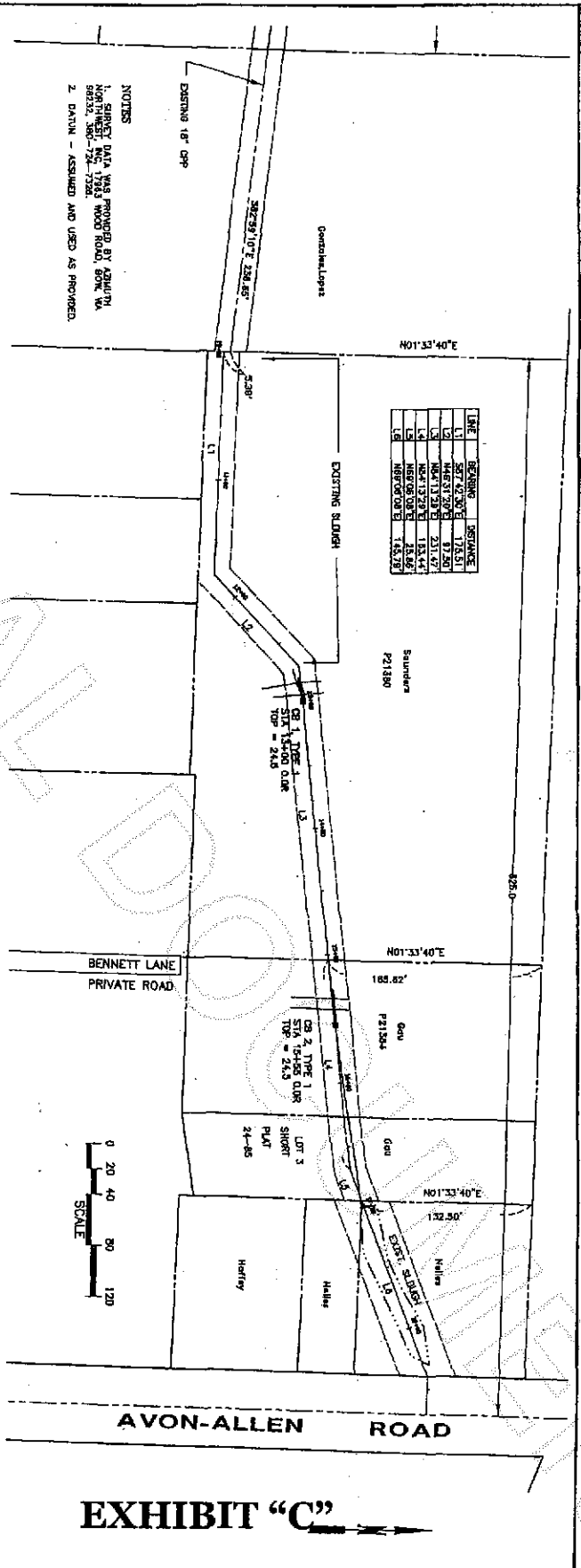
Commencing at the Southwest corner of the said Southeast Quarter of the Southeast Quarter; thence North 1 Degree 39'41" East along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 438.87 feet;  
thence South 82 Degrees 59'10" East a distance of 503.80 feet;  
thence North 82 Degrees 05'19" East a distance of 114.35 feet;  
thence South 70 Degrees 52'40" East a distance of 66.39 feet;  
thence North 61 Degrees 51'10" East a distance of 40.48 feet;  
thence North 39 Degrees 29'58" East a distance of 53.92 feet;  
thence North 84 Degrees 13'29" East a distance of 231.47 feet to the East line of that parcel conveyed to Larry and Pamela Saunders on December 15, 1992 under Auditor's File No. 9212150026, being the Point of Beginning of said centerline description; thence North 84 Degrees 13'29" East a distance of 163.44 feet; thence North 69 Degrees 06'08" East a distance of 25.86 feet, more or less, to the East line of Lot 3 of Skagit County Short Plat No. 24-85, approved July 15, 1985 and recorded July 15, 1985 under Auditor's File No. 8507150030, records of Skagit County, Washington, being the terminus of said centerline description. The side lines of said 25-foot strip are shortened or extended to terminate at the adjoining property boundaries.

**EXHIBIT "B"**



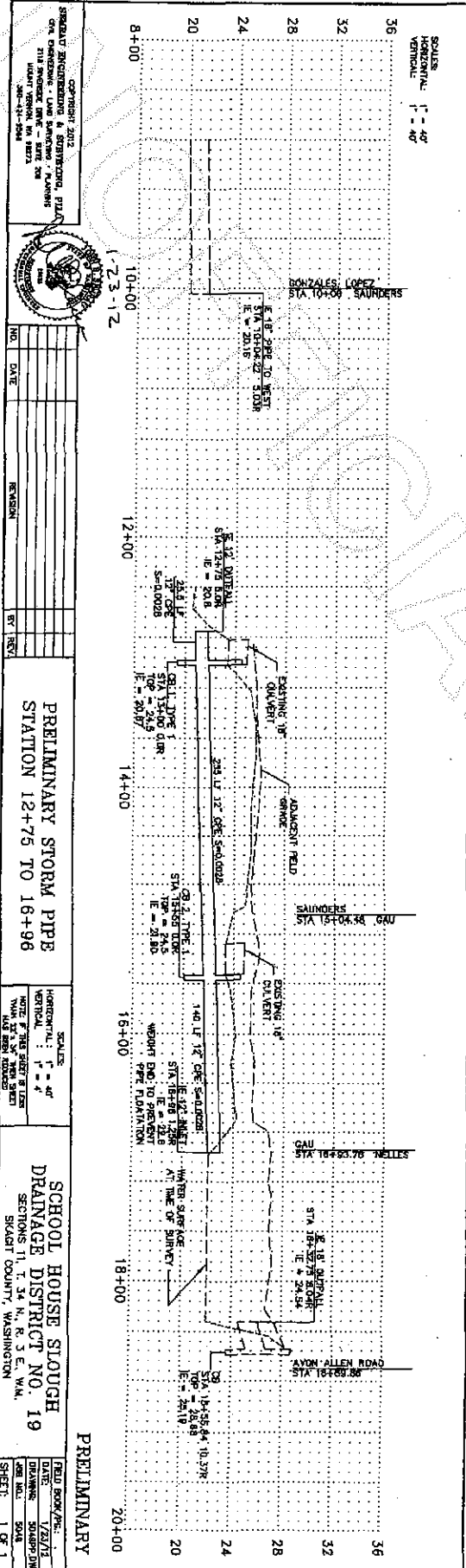
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LINE	BEARING	DISTANCE
L1	S 72° 42' 00" E	178.51
L2	N 60° 13' 27" E	231.27
L3	N 62° 13' 27" E	153.44
L4	N 62° 08' 03" E	23.66
L5	N 62° 08' 03" E	145.73

NOTES  
 1. SURVEY DATA WAS PROVIDED BY JAMALUTH NORTHWEST, INC., 17334 WOOD ROAD, BOWEN, WA 98232, 360-726-7224.  
 2. DATA - ASSUMED AND USED AS PROVIDED.



SCALE:  
 HORIZONTAL: 1" = 40'  
 VERTICAL: 1" = 4'

PRELIMINARY STORM PIPE STATION 12+75 TO 16+96

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

PRELIMINARY

NO.	DATE	REVISION	BY	CHK

FIELD BOOK/DATE: 1/23/12  
 DRAWING: S04897203  
 SHEET: 1 OF 1

EXHIBIT "C"



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