



Skagit County Auditor
4/15/2016 Page

1 of 7 \$79.00
4:11PM

After Recording Return to:
City of Mount Vernon
PO Box 809
Mount Vernon, WA 98273

Document Title:	Surface Water Easement
Grantor(s):	PW CREEK, INC.
Grantee:	City of Mount Vernon, a Municipal Corporation
Abbreviated Legal Description:	TRACT A, TWIN BROOKS PHASE 2, AF# 201503180026
Full Legal Description:	EXHIBIT "A" [p. 4]
Assessor's Tax Parcel No:	201604150158 P132811

1. Recitals.

- A. Grantor is the owner of that certain real property legally described on Exhibit "A" attached hereto and incorporated herein by this reference
- B. This instrument sets forth the terms and conditions under which the Grantor shall grant the Grantee an easement over the subject property.

2. Grant of Easement.

In consideration of ten dollars (\$10.00), in hand paid and other valuable consideration which is hereby acknowledged, Grantor, PW CREEK, INC., does hereby grant and convey to Grantee, The City of Mount Vernon, Washington, a Municipal Corporation located in the County of Skagit, its successors, heirs, and assigns, a permanent easement for Surface Water Utility Facilities and other appurtenances in, over, on under, across and through the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART
HEREOF

Except as may be otherwise set forth herein Grantee's Easement and all rights thereto shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

SEE EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE
PART HEREOF

3. Purpose and scope Easement.

The easement is granted for the purpose of inspecting, repairing, replacing, operating and maintaining Surface Water Utility Facilities and related utility facilities. Grantee may construct, or cause to be constructed, maintain, replace, reconstruct, and remove Surface Water Utility Facilities, with all appurtenances incident thereto or necessary therewith, in and across the said Easement Area and the right of ingress and egress over, and under and across the described Easement Area at any and all times for the purposes of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges.

4. Obstructions.

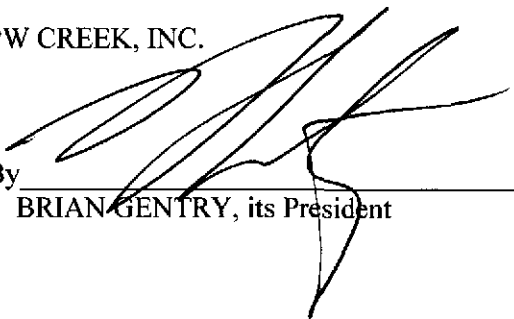
Grantee may from time to time need to remove and dispose of vegetation, trees, or other obstructions within the Easement Area in order to carry out the purposes of the Easement set forth in Section 3 hereof. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.

5. Grantor's Use of Easement Area.

Grantor, their heirs and assigns, reserve the right and privilege to use the above described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the Grantee, its successors and assigns, of the rights and privilege therein granted. Grantor, their heirs and assigns shall refrain from construction or placing any buildings or improvements or fencing upon the above-described premises. Grantee shall under no circumstances be held responsible for the restoration of any buildings or improvements upon the above-described premises, if said improvements are in any way disturbed during the exercise of the above-described easement privileges.


Dated this 11th day of April 2016.

PW CREEK, INC.

By 
BRIAN GENTRY, its President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

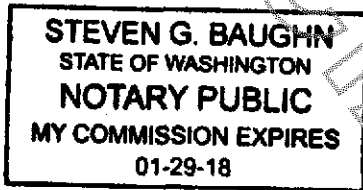
APR 15 2016

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that BRIAN GENTRY is the person who appeared before me, and said person acknowledged that ~~(s)~~he signed this instrument, on oath stated that ~~(s)~~he was authorized to execute the instrument and acknowledged it as the President of the Grantor, PW CREEK, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: APRIL 11TH, 2016



NOTARY PUBLIC, in and for the State of
Washington,
Residing at: MT. VERNON, WA
My Commission Expires: 01-29-2018

EXHIBIT A

Legal Description of Grantor's Parcel

Tracts A, C, and G, "Plat of Twin Brooks Phase 2, LU-050-024", approved February 27, 2015, and recorded March 18, 2015, under Auditor's File No. 2 01503180026, records of Skagit County, Washington.

Parcel No. 132815 - TRACT A

132821 - TRACT C

132814 - TRACT G

EXHIBIT B

Legal Description of Grantee's Parcel

Tract S. "Twin Brooks Phase 3, LU-05-024", approved APRIL 15, 2016 and recorded APRIL 15, 2016, at Auditor's File No 20160450158, Records of Skagit County, Washington.

Parcel No. P132811

EXHIBIT C

Legal Description of Easement Areas

Affecting Tract A:

A private drainage easement over Tract A, "Plat of Twin Brooks Phase 2, LU-05-024", approved February 27, 2015, and recorded March 18, 2015, under Auditor's File No. 2 0 1503180026, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Tract A, Plat of Twin Brooks Phase 2, LU-05-024;
Thence North $1^{\circ} 20' 17''$ East, 112.55 feet along the common line between said Tract A and the West line of Lot 12, "Plat of Parkwood Estates of Mount Vernon"; approved April 29, 1991, and recorded May 7, 1991, under Auditor's File No. 9105070019, records of Skagit County, Washington, to a Northeast corner of said Lot 12;
Thence South $88^{\circ} 39' 43''$ East perpendicular to said common line, 25.18 feet;
Thence South $44^{\circ} 20' 18''$ East, 76.22 feet to the South line of said Tract A;
Thence South $45^{\circ} 04' 29''$ West, along said South line, 50.37 feet to the beginning of a tangent curve to the right, having a central angle of $38^{\circ} 27' 15''$, a radius of 76.50 feet, and an arc length of 51.34 feet to the Point of Beginning

Situate in the County of Skagit, State of Washington.

Affecting Tract C:

A 20 foot wide private drainage easement over Tract C, "Plat of Twin Brooks Phase 2, LU-05-024", approved February 27, 2015, and recorded March 18, 2015, under Auditor's File No. 2 0 1503180026, records of Skagit County, Washington, more particularly described as follows:

Beginning at the common corner between Tract C, Tract D and Tract G, Plat of Twin Brooks Phase 2, LU-05-024;
Thence North $45^{\circ} 04' 29''$ East, 79.48 feet along the common line between Tract C and Tract D;
Thence continuing along the said common line South $33^{\circ} 52' 09''$ West, 20.38 feet;
Thence South $45^{\circ} 04' 29''$ West, 96.49 feet, course being 20 feet from and parallel with the first course;
Thence North $1^{\circ} 21' 39''$ East, 28.94 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

See next page

Affecting Tract G:

A drainage easement over Tract G, "Plat of Twin Brooks Phase 2, LU-05-024", approved February 27, 2015, and recorded March 18, 2015, under Auditor's File No. 201503180026, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Tract G, Plat of Twin Brooks Phase 2, LU-05-024; Thence South $1^{\circ}20'17''$ West, 24.91 feet along the common line between said Tract G and the West line of "Plat of Parkwood Estates of Mount Vernon"; approved April 29, 1991, and recorded May 7, 1991, under Auditor's File No. 9105070019, records of Skagit County, Washington;

Thence South $88^{\circ}39'43''$ East perpendicular to said common line, 47.89 feet;

Thence South $1^{\circ}20'17''$ West, 56.66 feet;

Thence South $88^{\circ}29'49''$ East, 47.90 feet to a point of the East line of said Tract G;

Thence North $1^{\circ}21'39''$ East along said East line a distance of 139.26 feet to the North line of said Tract G;

Thence South $45^{\circ}04'29''$ West along said North line, 27.49 feet, to the beginning of a tangent curve to the right, having a central angle of $41^{\circ}26'07''$, a radius of 123.50 feet, and an arc length of 89.31 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.