

Return Address:  
City Clerk  
City of Edmonds  
121 - 5th Ave. N.  
Edmonds, WA 98020

**NO EXCISE TAX  
REQUIRED**

DEC 21 2010

**UTILITY EASEMENT**

KIRKE SIEVERS, Snohomish County Treasurer

Property Address: 10718 229<sup>th</sup> Place SW, Edmonds, Washington 98020

By KIRKE SIEVERS

Assessor's Property Tax Parcel No.: 00610500001000

IN CONSIDERATION of benefits to accrue herein to the undersigned, Keith and Chelea Kent (Grantor), hereby grant to the CITY OF EDMONDS, a Municipal Corporation (Grantee), a permanent easement for the installation, construction, operation, maintenance, repair, reconstruction or replacement of a storm conveyance pipe and necessary appurtenances, over, across, through, and below the following described property, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, operation, maintenance, repair, reconstruction or replacement of said storm conveyance pipe and necessary appurtenances, together with the right of access to the easement at any time for the stated purpose.

The easement hereby granted is located in the COUNTY OF SNOHOMISH, STATE OF WASHINGTON, and is more particularly described as follows:

A strip of land lying within that portion of Lot 10, Westgate Manor, according to the plat thereof recorded in Volume 23 of Plats, Page 86, in Snohomish County Washington, described as follows:

Commencing at the northeasterly corner of Tract 3; Richmond Beach Garden Tracts, lying westerly of the Plat of Holiday Hill, according to the Plat thereof recorded in Volume 8 of Plats, page 54, records of Snohomish County, Washington, Thence S45°08'04"W a distance of 144.36 feet along the northwesterly line of Lot 15, Plat of Holiday Hills; thence N44°13'19"W, a distance of 93.00 feet; thence N05°14'11"W, a distance of 15.00 feet; thence N33°24'43"E a distance of 15.00 feet; thence N00°42'14"W, a distance of 11.81 feet to the south line of said Lot 10 and the true point of beginning; thence N88°32'36"W, along the south line of said Lot 10, a distance of 5.00 feet; thence N00°42'14"W, a distance of 88.56' to the south margin of 229<sup>th</sup> Place Southwest, said point being a point on a curve to the left whence the center bears north 08°21'39" west, a distance of 238.89 feet; thence along said curve through a central angle of 02°25'39", an arc length of 10.12 feet; thence S03°58'11"W, a distance of 42.79 feet; thence S04°52'14"E, a distance of 47.98 feet to the south line of said Lot 10; thence N88°32'36"W, along said line, a distance of 5.00 feet to the true point of beginning.

The easement area is depicted in the drawing attached as Exhibit A.

THE CITY agrees to restore to substantially the original condition such improvements as are disturbed during the construction, maintenance, and repair of said utility or utilities, provided the grantors, their heirs, or assigns shall not construct any permanent structure over, upon, or within the permanent easement.

DATED THIS 4<sup>th</sup> DAY OF December 2010

Keith Kent  
Keith Kent

Chelea Kent  
Chelea Kent

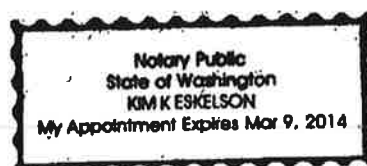
STATE OF WASHINGTON )

) ss

COUNTY OF SNOHOMISH)

On this day personally appeared before me Keith & Chelea Kent to me known to be the individual 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 therein mentioned.

UNDER MY HAND AND OFFICIAL SEAL THIS 4<sup>th</sup> DAY OF December, 2010



Kim K. Eskelson  
NOTARY PUBLIC in and for the  
State of Washington, residing at

Edmonds WASHINGTON

PORTION OF THE NORTHWEST QUARTER OF  
SECTION 36, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M.  
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

1"=50'

ONE INCH

AT FULL SCALE, IF NOT ONE INCH  
SCALE ACCORDINGLY

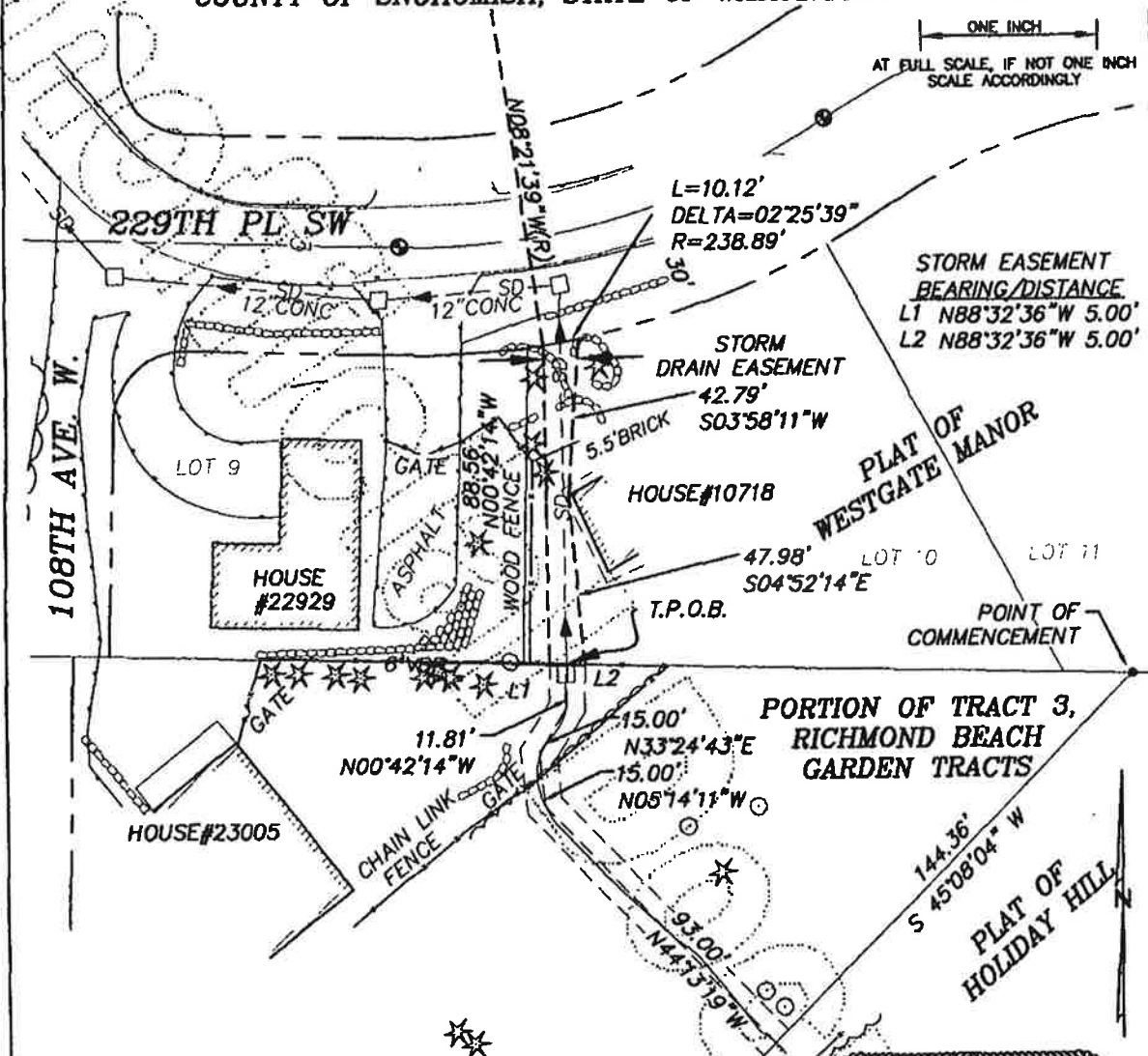
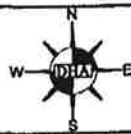


EXHIBIT A

DUANE HARTMAN & ASSOCIATES, INC.  
Surveyors

10828 WOODHILL-REDMOND ROAD, B-107  
WOODHILL, WASHINGTON 98072

(425) 483-5355  
FAX (425) 483-4850



DRAWING NAME: 10-1678EamL.dwg

LOT 10, WESTGATE MANOR

DRAWN BY: AAC

CHECKED: DAH

PROJECT NO.: 10-1678

DATE: 09.20.2010

DATE: 09.20.2010

PAGE 1 OF 2



PORTION OF THE NORTHWEST QUARTER OF  
SECTION 36, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M.  
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

LEGAL DESCRIPTION FOR STORM DRAIN EASEMENT:

A STRIP OF LAND LYING WITHIN THAT PORTION OF LOT 10,  
WESTGATE MANOR, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 23 OF PLATS, PAGE 86, IN  
SNOHOMISH COUNTY WASHINGTON, DESCRIBED AS  
FOLLOWS:

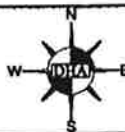
COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 3;  
RICHMOND BEACH GARDEN TRACTS, LYING WESTERLY OF THE PLAT OF  
HOLIDAY HILL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8  
OF PLATS, PAGE 54, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,  
THENCE S45°08'04"W A DISTANCE OF 144.36 FEET ALONG THE  
NORTHWESTERLY LINE OF LOT 15, PLAT OF HOLIDAY HILLS; THENCE  
N44°13'19"W, A DISTANCE OF 93.00 FEET; THENCE N05°14'11"W, A DISTANCE  
OF 15.00 FEET; THENCE N33°24'43"E, A DISTANCE OF 15.00 FEET; THENCE  
N00°42'14"W, A DISTANCE OF 11.81 FEET TO THE SOUTH LINE OF SAID LOT  
10 AND THE TRUE POINT OF BEGINNING; THENCE N88°32'36"W, ALONG THE  
SOUTH LINE OF SAID LOT 10, A DISTANCE OF 5.00 FEET; THENCE  
N00°42'14"W, A DISTANCE OF 88.56 FEET TO THE SOUTH MARGIN OF  
229TH PLACE SOUTHWEST, SAID POINT BEING A POINT ON A CURVE TO THE  
LEFT WHENCE THE CENTER BEARS NORTH 08°21'39" WEST, A DISTANCE OF  
238.89 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
02°25'39", AN ARC LENGTH OF 10.12 FEET; THENCE S03°58'11"W, A  
DISTANCE OF 42.79 FEET; THENCE S04°52'14"E, A DISTANCE OF 47.98  
FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE N88°32'36"W, ALONG  
SAID LINE, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 737 SQUARE FEET.



DUANE HARTMAN & ASSOCIATES, INC.  
— Surveyors —

16028 WOODMILLE-REDMOND ROAD, B-107 (425) 463-5365  
WOODMILLE, WASHINGTON 98072 FAX (425) 463-4850



LOT 10, WESTGATE MANOR

DRAWN BY: AAC

DATE: 09.20.2010

CHECKED: DAH

DATE: 09.20.2010

PROJECT NO.: 10-1678

PAGE 1 OF 2

DRAWING NAME: 10-1678E.smt.dwg