



201405200480 6 PGS  
05/20/2014 2:03pm \$77.00  
SNOHOMISH COUNTY, WASHINGTON

NO EXCISE TAX  
REQUIRED

MAY 20 2014

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

Return Address:

Chad Schulhauser, City Engineer  
6100 219<sup>th</sup> Street SW, Suite 200  
Mountlake Terrace, WA 98043

Document Title(s): Water Easement

Assessor's Property Tax Parcel / Account Number: 27042800100400

Reference Number(s):

Grantor(s): Terrace Heights Garden, LLC

Grantee(s): City of Mountlake Terrace, Washington

Legal Description:

Portion of the N ½, of SW ¼, of NE ¼, of NE ¼, Sec. 28, Twp. 27N R. 4E W.M.

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### DECLARATION OF WATER UTILITY EASEMENT

THIS AGREEMENT is made this 19<sup>th</sup> day of May, 2014, between Terrace Heights Garden, LLC, hereinafter referred to as "Grantor" and The City of Mountlake Terrace, a municipal corporation under the laws of the State of Washington, hereinafter referred to as "City".

The Grantor, for and in consideration of mutual benefits to be derived, hereby grants and conveys unto the City the following easement:

A non exclusive perpetual WATER UTILITY EASEMENT over, under and across the Grantor's property for the purpose of constructing, reconstructing, operating, maintaining, and repairing the water utility line(s) and appurtenances attached thereto, but specifically excluding fire lines, check valves, and other fire line appurtenances, and specifically excluding water service lines between City meter and structure being served, together with the right of ingress and egress from said property and across adjacent property of the Grantor for the purpose of piling dirt and providing

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MAY 21 2014

MOUNTLAKE TERRACE

6. The Grantor covenants to and with the City that the Grantor is lawfully seized and possessed of the land aforesaid; has a good and lawful right and power to sell and convey same.
7. The Grantor agrees that the rights and obligations of the Grantor and City shall inure to the benefit of and be binding upon their respective heirs, successors and assigns.

Grantor: AJIT SUKESAN, Manager, Menda & Terrace Heights Garden LLC  
By: Ajit Sukesan

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SNOHOMISH )

Dated: May 19, 2014  
Signature:   
(print name) Susan K. Read



MY APPOINTMENT EXPIRES 11-09-17

**EXHIBIT A**  
(10' WIDE WATER EASEMENT)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF MOUNTLAKE TERRACE FOR 48<sup>TH</sup> AVENUE WEST;

AND EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF 216<sup>TH</sup> STREET SOUTHWEST.

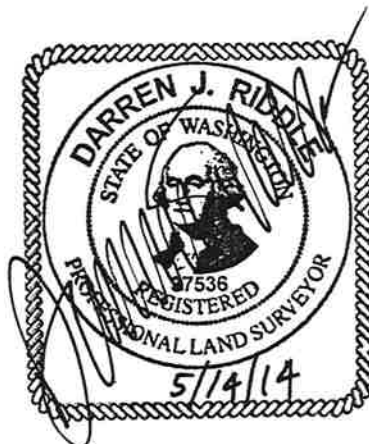
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DESCRIBED AS FOLLOWS;

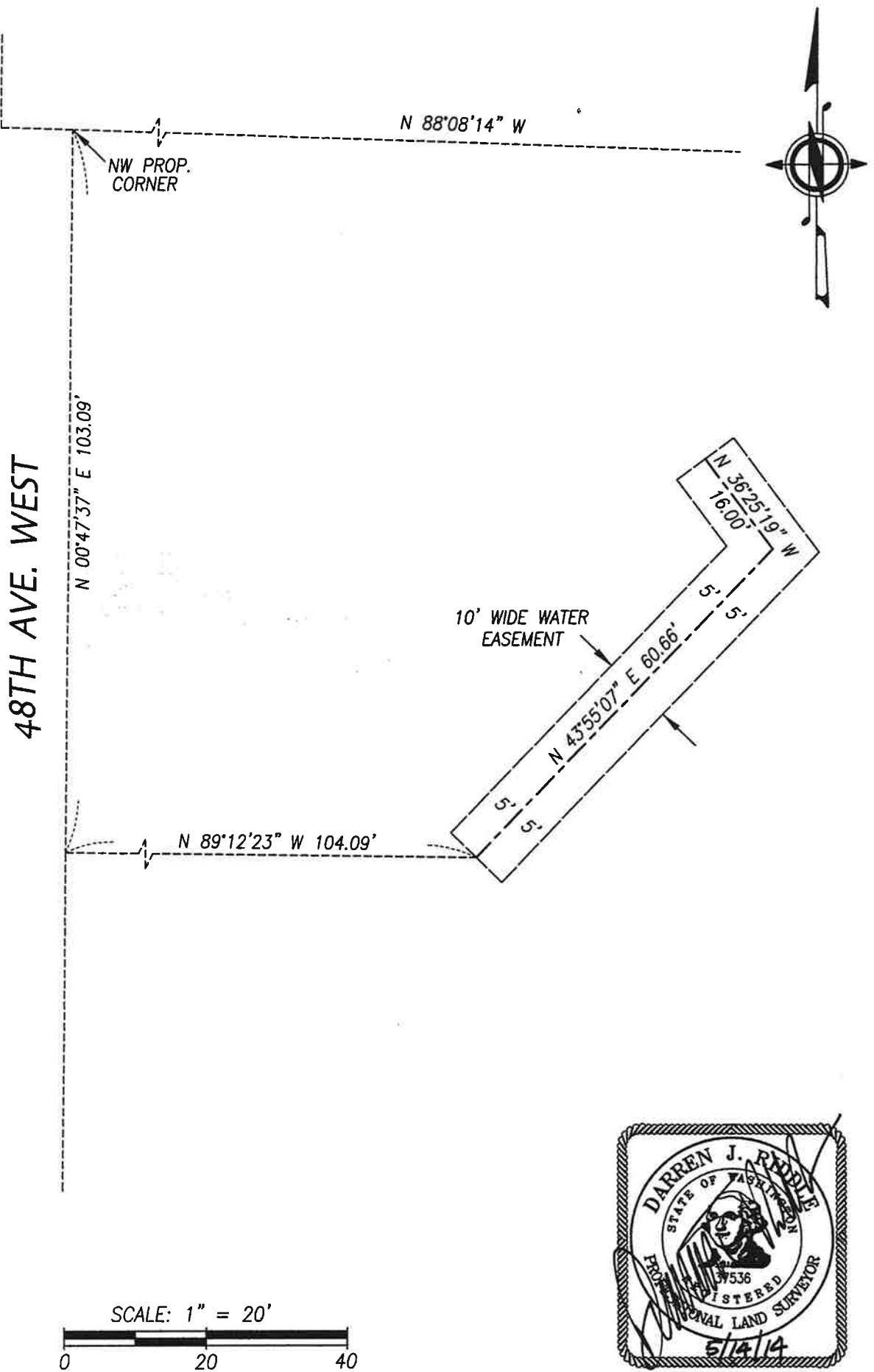
A 10 FOOT WIDE EASEMENT LYING 5.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;  
THENCE SOUTH  $00^{\circ}47'37''$  WEST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 103.09 FEET;  
THENCE SOUTH  $89^{\circ}12'23''$  EAST A DISTANCE OF 104.09 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH  $43^{\circ}55'07''$  EAST A DISTANCE OF 60.66 FEET;  
THENCE NORTH  $36^{\circ}25'19''$  WEST A DISTANCE OF 16.00 FEET TO THE TERMINUS OF SAID CENTERLINE AND DESCRIPTION.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



# EXHIBIT "B"



**Pacific Coast Surveys, Inc.**

LAND SURVEYING & MAPPING

P.O. BOX 13619  
MILL CREEK, WA 98082

PH. 425.508.4951 FAX 425.357.3577  
www.PCSurveys.net

EXHIBIT MAP FOR:  
**TERRACE HEIGHTS  
GARDEN, LLC**

NE 1/4, NE 1/4, SEC.28, T.27N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
DJR	5.14.14	10480EXB.DWG	1" = 20'	10-480