

04/16/1984

Mail to: 23204-58 Ave. W.
Mountlake Terrace, Wa. 98043

FORM "A"

SEWER EASEMENT

The Undersigned Grantors,

JOHN L. and MARIE STRATTON, his wife,

NO SALES TAX
REQUIRED

APR 16 1984

THOMAS J. JEWERS, Snohomish County Treasurer
De Cenderson
Deputy

Having title or interest of record in lands within the below described easement right-of-way, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant, convey, bargain, sell and transfer unto THE CITY OF MOUNTLAKE TERRACE, a Municipal Corporation, a permanent easement and right-of-way, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may seem fit, and construct, maintain and repair underground pipelines and/or mains for the purpose of conveying sanitary sewerage over, across, through and under the lands hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said pipelines and/or mains, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, and maintenance of said pipelines and/or mains.

The easement and right-of-way hereby granted covers a strip of land 10 feet in width, 5 feet on either side of the following described sewer centerline, as located on the ground, together with an easement for construction purposes 20 feet in width on either side of the 10-foot permanent easement, said construction easement to terminate on date of acceptance of work within said easement. Said easements are situated in the County of Snohomish, State of Washington, more particularly described as follows:

PARCEL "A"

BEGINNING AT A POINT ON NORTHERLY LINE OF TRACT 25, HANBURY'S NORTH RACE TRACK ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, AT PAGE 6, RECORDS OF SAID COUNTY, DISTANCE THEREON S 88°50' 04" E. 319.93 FEET FROM THE NORTHWESTERLY CORNER OF SAID TRACT 25; THENCE N 13°33'25" W. 4.87 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. DISTANCE THEREON 981.54 FEET FROM THE NORTHEASTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33; THENCE CONTINUING IN A NORTHERLY DIRECTION THROUGH TRACTS 24, 23 AND 22 OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES:

N. 13°33'25" W. 9.74 FEET; THENCE N. 31°16'19"E. 182.97 FEET; THENCE N. 40°43'41"W. 202.32 FEET TO A POINT OF CURVATURE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400 FEET AND A CENTRAL ANGLE OF 25°53'34" A DISTANCE OF 180.77 FEET TO A POINT OF TANGENCY; THENCE N. 66°37'15"W. 22.17 FEET; THENCE N. 4°15'01"E. 191.57 FEET; THENCE N. 23°19'59"W. 319.06 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF SAID TRACT 22 DISTANCE THEREON N. 0°09'01"E. 296.13 FEET AND S 89°50'59"E. 30.00 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF LAPIERRE DRIVE AND 48TH AVE. W.

PARCEL "B"

BEGINNING AT THE POINT OF INTERSECTION OF THESE CERTAIN COURSES DESCRIBED AS "N. 66°37'15"W. 22.17 FEET" AND "N. 4°15'01"E. 191.57 FEET" IN THE ABOVE DESCRIBED PARCEL "A"; THENCE N. 71°10'29"W. 119.94 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF SAID TRACT 23 IN PARCEL "A" ABOVE-DESCRIBED DISTANCE THEREON S. 0°09'01"W. 149.58 FEET AND S. 89°50'59"E. 30.00 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF LAPIERRE DRIVE AND 48TH AVE. W.

8404160267

VOL 1838 PAGE 2277

8404160267

RECORDED

1984 APR 16 PM 3:13

DEAN V. WILLIAMS, AUDITOR
SNOHOMISH COUNTY, WASH.

recorded
in book
already

Recorded by SHOMISM COUNTY AUDITOR SWAN V. WILLIAMS, County Auditor.

IN WITNESS WHEREOF, these presents are hereby signed this 26th day of

October, 1959.

John L. Stratton
Marie L. Stratton

CITY OF MOUNTLAKE TERRACE:

By

Lucille Foard
City Manager

STATE OF WASHINGTON)

COUNTY OF King)

ss

On this day personally appeared before me JOHN L. STRATTON and
MARIE STRATTON, his wife,

to me known to be the individuals 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.

GIVEN under my hand and official seal this 26th day of

October, 1959.



Mary J. Diggle
NOTARY PUBLIC in and for the State
of Washington, residing at Seattle

8404160267

VOL 1838 PAGE 2278

SEWER EASEMENT AGREEMENT

In consideration of the granting of an easement by the undersigned owner to the City of Mountlake Terrace, a municipal corporation, the city agrees and promises as follows:

1. Subject to the terms and conditions hereinafter more fully described, to provide a sanitary sewer service for the following described real estate:

Tract 23, Hanbury's North Race Tract Addition, Snohomish County, according to plat thereof recorded in volume 78 of plats, page 6, records of Snohomish County, Washington.

This promise is conditioned upon the following terms:

a, That the owner shall provide the necessary side sewer connections to hook up to the sewer as the city then maintains it across and above described property.

b, That the owner pay when due the regular sewer service charge as levied by the City of Mountlake Terrace in the case of resident customers of its municipal sewer system. Any such unpaid charge shall be subject to the same penalties and interest charges as are levied by the said city on resident customers, which may be enforced by lien against the property served in the same manner as if the property were within the said city. The owner further agrees to be bound by any ordinance of the said municipal sanitary sewer system.

c, Provided, however, that there shall be no sewer service charge due unless and until the owner actually hooks up to and commences to use the sewer facilities.

2. The city agrees that they will raise or lower the manholes to be installed on the above-described property so that the surface level of the manholes will conform to the grade level of the land when improved by the owner. Said raising and lowering of the manholes shall be at the sole expense of the city.

3. This agreement shall bind the respective parties, their heirs, administrators, executors and assigns.

In Witness Whereof we have set our hands and seals this 26 day of Oct, 1959.

Attest:

[Signature]

8404160267

City of Mountlake Terrace

by *[Signature]*

Owners :

John L. Stratton
Maria L. Stratton

STATE OF WASHINGTON)
COUNTY OF KING)) SS.

On this day personally appeared before me _____
and _____, his wife to me known to be the individuals des-
cribed 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.

GIVEN under my hand and seal this ____ day of July, 1959.

Notary Public in and for the State
of Washington, residing at Seattle.

8404160267