

## DECLARATION OF EASEMENT

RETURN TO:

STEVE ANDERSON  
GROUP FOUR, INC.  
19502 56TH AVE W  
LYNNWOOD, WA. 98036

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Sundquist Homes, Inc. as owner in fee simple of the following described parcels:

Parcel A

That portion of Tract 29, Hanbury's North Race Track Addition, according to the plat thereof recorded in Volume 7 of Plats, Page 6, Records of Snohomish County, Washington, described as follows:

COMMENCING at a cased monument at the intersection of the South line of Section 33, Township 27 North, Range 4 East, W.M., and the centerline of 48th Avenue West (Main Street); thence N 0°10'46" E along said centerline 1334.05 feet to the centerline of 240th Street Southwest; thence S 88°50'23" E along said centerline 558.08 feet to the East line of the West 528.00 feet of said tract; thence S 0°10'46" W along said East line 20.00 feet to the South line of the North 20.00 feet of said tract and the POINT OF BEGINNING; thence continuing S 0°10'46" W along said East line 305.87 feet to the South line of said tract and the North boundary of Fields Addition, according to the plat thereof recorded in Volume 22 of Plats, Page 103, Records of said County; thence N 88°51'15" W along said South line and North boundary 294.04 feet to the West line of the East 132.00 feet of the West 366.00 feet of said Tract 29; thence N 0°10'46" E along said West line 165.92 feet to the South line of the North 160.00 feet of said tract; thence S 88°50'23" E along said South line 70.01 feet to the East line of the West 70.00 feet of the East 132.00 feet of the West 366.00 feet of said tract; thence N 0°10'46" E along said East line 140.02 feet to the South line of the North 20.00 feet of said tract and the South margin of 240th Street Southwest; thence S 88°50'23" E along said South line and South road margin 224.03 feet to the POINT OF BEGINNING.

Parcel B

The East 132.00 feet of the West 660.00 feet of Tract 29, Hanbury's North Race Track Addition, according to the plat recorded in Volume 7 of Plats, Page 6, Records of Snohomish County, Washington;

EXCEPT the East 100.00 feet of the North 120.00 feet thereof; and

EXCEPT the North 20.00 feet of the remainder as conveyed to Snohomish County for road by deed recorded under Auditor's File No. 635640.

SUBJECT TO easement as recorded under Auditor's File No. 8805030090.

Does hereby declare an easement for drainage retention purposes over that portion of the above described parcels lying below an elevation of 314.00. This elevation is based on an elevation of 309.0 at the invert of the intake pipe located near the Southwest corner of the above described Parcel B. Additional elevation details can be found on the construction improvement plans for the plat of "Northern Forest" on file with the City of Mountlake Terrace Public Works Department. The attached map shows the approximate limits of the area to be flooded.

No clearing, grading, or filling shall be allowed within the limits of this easement without authorization from the City of Mountlake Terrace Department of Public Works.

The easement herein granted shall run with the land and inure to the benefit of Sundquist Homes, Inc., as owner of the parcels described above, their heirs, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto declared this easement on the 7 day of June, 1988.

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By Larry J. Sundquist  
Larry J. Sundquist, President

On this 7 day of June, 1988, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry J. Sundquist, to me known to be the President of Sundquist Homes, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of  
Washington, residing at Box 20

NO EXCISE TAX  
REQUIRED

By Robert J. Wells Sheriff

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RECORDED BY SNOHOMISH COUNTY AUDITOR. DEAN V. WILLIAMS, COUNTY AUDITOR.

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88 JUN -7 PM 4:42

DEAN V. WILLIAMS, AUDITOR  
SNOHOMISH COUNTY, WASH.

DEPUTY

Betty Hummelon

**G4 GROUP FOUR, Inc.**

JOB NO. 87-8031

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