

366041 DECLARATION AND RESERVATION OF NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES

366041

THIS DECLARATION, made this 24th day of August, 1979, by JACK G. BATY, realtor, and his wife, SHIRLEY BATY, and DANIEL BATY and PAMELA BATY, husband and wife, H. E. ANDERSON and VIVIAN ANDERSON, husband and wife, owners, and hereinafter called "Developer".

WHEREAS, Developer is the owner of real property described on attached Exhibit 1., and desires to sell tracts and provide non-exclusive easements for ingress, egress and utilities to these tracts by private roads for the mutual benefit of all owners of the tracts,

DEVELOPERS HEREBY grant, convey and establish non-exclusive easements for ingress, egress and utilities for the benefit of property described in attached Exhibit 1 and such additional property which the Developers include at a later date, access and utilities easements as set forth the attached Exhibit 2, consisting of legal descriptions for access and utility easement prepared by Irwin Engineering.

These easements of way are non-exclusive and shall be for the joint use and benefit of persons owning or having an interest in the real estate described on attached Exhibit 1, and such additional real estate added by Developer in the future. These non-exclusive easements of way shall run with the property described herein and be binding upon the Grantor, (Developer), their heirs, and any person who shall hereinafter acquire title to said real estate.

Jack G. Baty
JACK G. BATY
Individually and as attorney in fact.
Daniel Baty
DANIEL BATY

Shirley Baty
SHIRLEY BATY
Pamela Baty
PAMELA BATY

H. E. Anderson
H. E. ANDERSON

Vivian Anderson
VIVIAN ANDERSON

STATE OF WASHINGTON)
COUNTY OF PIERCE) ss

On this 24th day of August, 1979, before me personally appeared, JACK G. BATY, to me known to be the individual described in and who executed the foregoing instrument for himself and also as attorney-in-fact for SHIRLEY T. BATY, his wife, DANIEL R. BATY and PAMELA D. BATY, H. E. ANDERSON and VIVIAN ANDERSON, and acknowledged that he signed and sealed the same as his free and voluntary act and deed as attorney-in-fact for said principals for the uses and purposes therein mentioned, and on oath state that the power of attorney authorizing the execution of this instrument has not been revoked and that the said principals are now living and legally competent.

Rebecca A. Alexander
NOTARY PUBLIC in and for the State of Washington, residing at Tacoma

950 FILED
REEL 222 FRAMES 578-583
AUGUST 27 1979
PIERCE COUNTY
REG. CLERK

79 AUG 27 AM 11:10

August 27, 1979

REQUEST OF *Jack Baty*
1057 *Manning*
Tacoma Wa AF#

EXHIBIT 1.

LEGAL DESCRIPTION OF PROPERTY NOW INCLUDED IN BELFAIR
ACREAGE TRACTS.

Real estate located in the State of Washington, County of Mason described as follows:

The Northwest quarter of the Northwest quarter of Section 7, Township 22 North, Range 1 West, W. M.

The Southwest quarter of the Northwest quarter of Section 7, Township 22 North, Range 1 West, W. M.

The Southeast quarter of the Northwest quarter of Section 7, Township 22 North, Range 1 West, W. M.

The Northwest quarter of the Southwest quarter of Section 7, Township 22 North, Range 1 West, W. M.

The Northeast quarter of the Southwest quarter of Section 7, Township 22 North, Range 1 West, W. M.

The North half of the Southeast quarter of the Southwest quarter of Section 7, Township 22 North, Range 1 West, W. M.

The East one-half of the Northwest quarter Section 18, Township 22 North, W. M.

The following 40 acre parcel is owned by Developers and may be supplemented to the BELFAIR ACREAGE TRACTS at a later time:

The Southwest quarter of the Southeast quarter of Section 6, Township 22 North, Range 1 West, W. M.

August 27, 1979

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IRWIN ENGINEERING

Reel 222 Fr 580

874 SOUTH 28th STREET, TACOMA, WA 98409

272-7831

CIVIL ENGINEERING AND LAND SURVEYING

366 041

Legal Description

Access and Utilities Easement - Jack Katy Belfair Acreage Tracts, Belfair, Wa.

Parcel A.

A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Commencing at the northeast corner of Government Lot 1, Section 7, Township 22 North, Range 1 West, W.M., thence North $87^{\circ}46'11''$ West along the north line of said Government Lot 1, 37.87 feet to the centerline of a 60.00 foot wide private access and utility easement as shown on survey recorded September 19, 1977, in Book 3 of Surveys, Page 8h, records of Mason County, Washington, and the True Point of Beginning of this centerline description; thence along the centerline of said easement, North $16^{\circ}53'11''$ East 112.45 feet, North $05^{\circ}57'47''$ West 224.76 feet, North $01^{\circ}37'27''$ East 410.50 feet, North $11^{\circ}22'51''$ East 138.13 feet, North $39^{\circ}47'27''$ East 207.90 feet, North $22^{\circ}24'17''$ East 107.63 feet, North $78^{\circ}36'57''$ West 127.85 feet, South $70^{\circ}44'30''$ West 139.46 feet, and North $64^{\circ}13'19''$ West 32.51 feet to the centerline of Alderwood County Road, at its terminous, as shown on the plat of Alderwood Villa, recorded in Volume 6 of Plats, Page 5, records of Mason County, Washington, and the Terminous Point of this centerline description.

Parcel B.

A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Commencing at the northeast corner of Government Lot 1, Section 7, Township 22 North, Range 1 West, W.M., thence North $87^{\circ}42'45''$ West along the north line of said Government Lot 1, 37.87 feet to the True Point of Beginning of this centerline description; thence South $44^{\circ}38'36''$ West 75.74 feet; thence South $29^{\circ}57'38''$ West 150.28 feet; thence South $18^{\circ}12'30''$ West 148.57 feet; thence South $28^{\circ}03'32''$ West 190.13 feet; thence South $47^{\circ}48'19''$ West 331.85 feet; thence South $35^{\circ}57'25''$ West 165.13 feet; thence South $45^{\circ}21'28''$ West 252.20 feet to a point hereafter referred to as Point "A"; thence South $31^{\circ}39'06''$ West 522.92 feet; thence South $14^{\circ}28'58''$ West 164.86 feet; thence South $05^{\circ}27'18''$ West 165.80 feet; thence South $39^{\circ}53'29''$ West 143.69 feet; thence South $51^{\circ}53'56''$ West 260.00 feet; thence South $45^{\circ}21'05''$ East 98.85 feet; thence North $45^{\circ}57'31''$ East 208.08 feet; thence South $47^{\circ}45'32''$ East 122.27 feet to a point hereafter referred to as Point "B"; thence South $33^{\circ}50'43''$ West 431.71 feet; thence South $42^{\circ}09'46''$ West 196.14 feet; thence South $01^{\circ}47'03''$ West 298.64 feet; thence South $21^{\circ}15'40''$ East 260.16 feet; thence South $48^{\circ}48'41''$ East 501.34 feet; thence South $88^{\circ}34'14''$ East 533.86 feet; thence North $72^{\circ}27'47''$ East 267.89 feet to a point hereafter referred to as Point "C"; thence North $13^{\circ}26'49''$ East 198.49 feet; thence North $24^{\circ}40'17''$ East 140.53 feet; thence North $34^{\circ}35'50''$ East 237.10 feet to a point hereafter referred to as Point "D"; thence North $21^{\circ}47'51''$ East 1034.00 feet; thence North $30^{\circ}48'20''$ East 437.53 feet; thence North $27^{\circ}19'21''$ East 236.67 feet to a point hereafter referred to Point "E", said point being on the north line of the southeast quarter of the northwest quarter of Section 7, Township 22 North, Range 1 West, W.M., and the terminous point of this centerline description.

Exhibit 2

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August 27, 1979

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IRWIN ENGINEERING

Reel 222 Fr 581

824 SOUTH 28th STREET, TACOMA, WA 98409

272-7831

CIVIL ENGINEERING AND LAND SURVEYING

Legal Description
Access and Utilities Easement - Jack Baty Belfair Acreage Tracts, Belfair, Wa.

Parcel C.
A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "A" as described in Parcel B above, thence North $22^{\circ}51'01''$ East 430.27 feet; thence North $18^{\circ}14'06''$ East 285.82 feet; thence North $40^{\circ}15'16''$ East 134.32 feet to the center of a 50.00 foot radius turnaround and utilities easement included herewith and the Terminus Point of this centerline description.

Parcel D.
A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "A" as described in Parcel B above, thence South $82^{\circ}59'46''$ West 77.92 feet; thence South $68^{\circ}42'59''$ West 200.00 feet; thence South $43^{\circ}08'17''$ West 455.78 feet; ~~thence South $60^{\circ}45'43''$ East 64.18 feet~~ to the terminous point of this centerline description.

Parcel E.
A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "B" as described in Parcel B above, thence North $35^{\circ}56'13''$ East 200.11 feet; thence North $55^{\circ}15'03''$ East 250.31 feet; thence North $26^{\circ}52'33''$ East 371.11 feet; thence North $66^{\circ}45'43''$ East 64.18 feet to the terminous point of this centerline description.

Parcel F.
A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "C" as described in Parcel B above, thence South $27^{\circ}47'00''$ West 146.08 feet; thence South $18^{\circ}52'40''$ West 963.91 feet to a point hereafter referred to as Point "F"; thence South $18^{\circ}52'40''$ West 71.09 feet; thence South $01^{\circ}45'10''$ West 417.79 feet; thence South $17^{\circ}24'25''$ East 315.83 feet; thence South $87^{\circ}48'52''$ East 409.67 feet; thence South $36^{\circ}58'20''$ East 189.36 feet; thence South $10^{\circ}51'46''$ East 137.81 feet; thence South $68^{\circ}22'33''$ East 237.56 feet; thence South $52^{\circ}49'34''$ East 366.39 feet to a point hereafter referred to as Point "G"; thence South $01^{\circ}30'37''$ West 1759.77 feet to the center of a 50.00 foot radius turnaround and utilities easement included herewith and the terminous point of this centerline description.

Parcel G.
A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "F" as described in Parcel F above, thence South $83^{\circ}51'55''$ West 287.79 feet; thence South $42^{\circ}47'35''$ West 177.65 feet; thence South $71^{\circ}21'47''$ West 158.93 feet to the center of a 50.00 foot radius turnaround and utilities easement included herewith and the terminous point of this centerline description.

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IRWIN ENGINEERING

874 SOUTH 28th STREET, TACOMA, WA 98409

272-7831

CIVIL ENGINEERING AND LAND SURVEYING

Recd. 222 Feb 582

366041

Legal Description

Access and Utilities Easement - Jack Baty Belfair Acreage Tracts, Belfair, Wa.

Parcel H.

A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "G" as described in Parcel F above, thence South $52^{\circ}49'34''$ East 169.28 feet; thence South $89^{\circ}48'07''$ East 139.59 feet; thence South $09^{\circ}45'49''$ West 428.15 feet; thence South $05^{\circ}15'20''$ West 314.34 feet; thence South $13^{\circ}02'24''$ East 304.94 feet; thence South $27^{\circ}03'51''$ East 254.31 feet; thence South $15^{\circ}26'19''$ West 325.51 feet to the center of a 50.00 foot radius turnaround and utilities easement included herewith and the terminous point of this centerline description.

Parcel I.

A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "D" as described in Parcel B above, thence South $20^{\circ}36'36''$ East 263.15 feet; thence South $08^{\circ}25'43''$ West 78.15 feet; thence South $07^{\circ}26'02''$ East 179.09 feet; thence South $41^{\circ}35'12''$ East 97.37 feet to a point hereafter referred to as Point "H"; thence South $41^{\circ}35'12''$ East 95.60 feet; thence South $29^{\circ}40'05''$ East 810.83 feet to the center of a 50.00 foot radius turnaround and utilities easement included herewith and the terminous point of this centerline description.

Parcel J.

A strip of land 60.00 feet in width, 30.00 feet on each side of the following described centerline: Beginning at Point "H" as described in Parcel I above, thence North $47^{\circ}56'10''$ East 1426.07 feet to a point hereafter referred to as Point I, and the terminous point of this centerline description.

Parcel K.

A strip of land 30.00 feet in width, the east line of said 30.00 foot strip being described as follows: Beginning at Point "I" as described in Parcel J above, thence North $01^{\circ}55'41''$ East 105.54 feet to the terminous point of this described line.

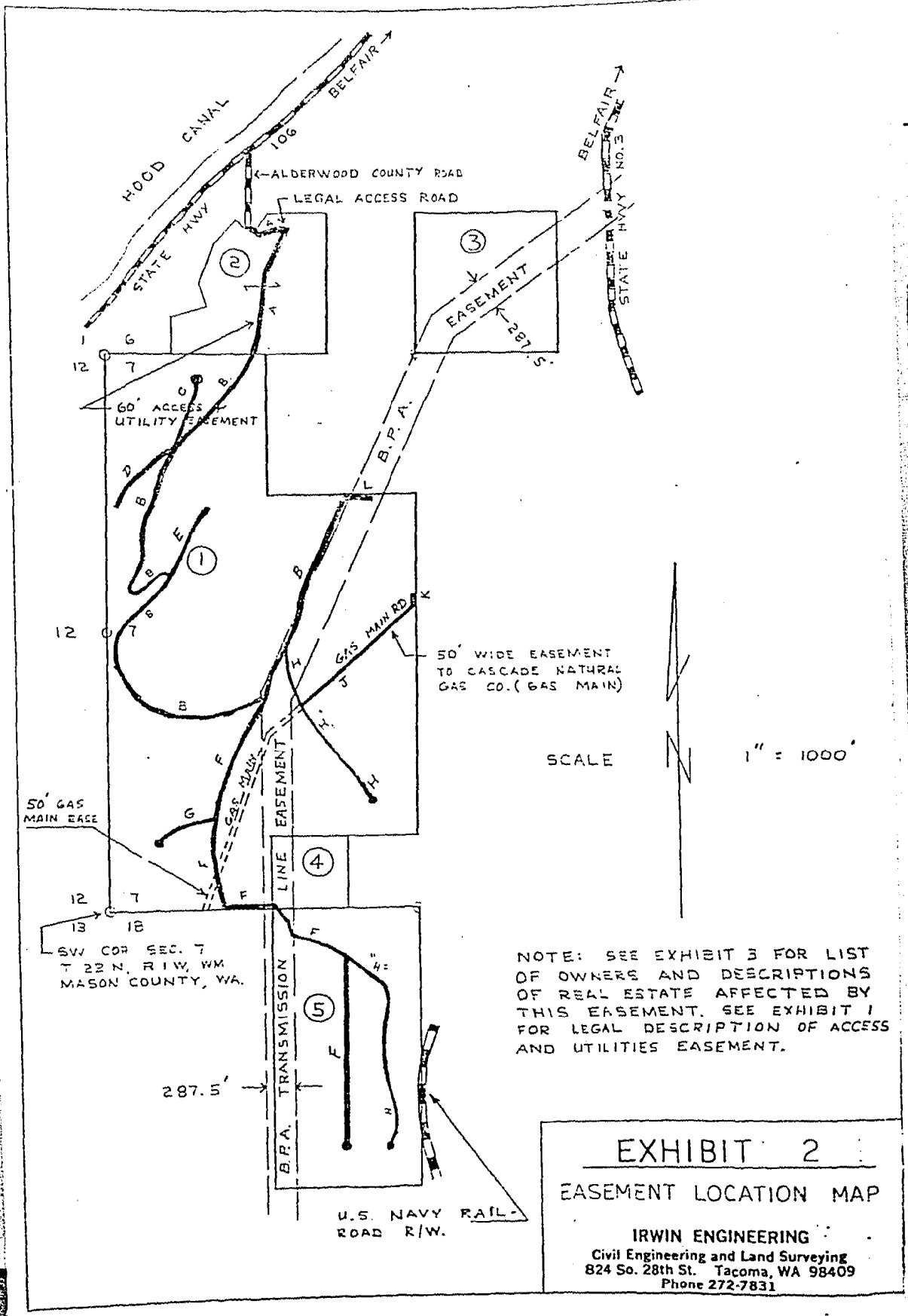
Parcel L.

A strip of land 30.00 feet in width, the north line of said 30.00 foot strip being described as follows: Beginning at Point "E" as described in Parcel B above, thence South $87^{\circ}52'09''$ East 148.48 feet to the terminous point of this described line.

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