

Name: Olympic Peninsula Surveying & Drafting, Inc.

Address: PO Box 3234

City, State, Zip: Sequim, WA 98382

Creation of Easement

Grantor(s): Sunland Division 17 Owners Association.

Grantee(s): Sequim Prairie Tri-irrigation Association

For and in consideration of: WATER LINE EASEMENT

Legal Description (abbreviated): Tracts "A" and "B" of Sunland Division 17; Phase 6, a Planned Unit Development, as delineated on Plat recorded in Volume 15, Page 46

Assessors Tax Parcel ID# 033008-760004 and 033008-760002

The undersigned grantor hereby grant and convey to Sequim Prairie Tri-Irrigation Association, a Washington nonprofit corporation, (Grantee) c/o Gary A. Smith, 373 Schmuck Road, Sequim, WA 98382, Grantee, its successors and assigns a perpetual agricultural irrigation water line easement for ingress, egress, installation, repair and maintenance of said waterline over, under and across an easement, 10-20 feet in width described as follows: (Shown in EXHIBIT "C" as a continuous red or blue line:

That portion of Tracts "A" and "B" of Sunland Division No. 17, Tracts "A" and "B" of Sunland Division 17; Phase 6, a Planned Unit Development, as delineated on Plat recorded in Volume 15, Page 46, being a survey of a portion of the North Half of Section 8, T.30N., R.3W., W.M., Clallam County, Washington

See Legal Description Exhibit "A" and detail Exhibit "B" and "C"

EXHIBIT "A"

THE EAST 10 FEET, OF THE WEST 70.00 FEET, OF THE SOUTH 985.69 FEET, OF THE NORTH 1245.95 FEET, OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON:

AND

AN EASEMENT 20 FEET IN WIDTH LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, T.30N., R.3W., W.M., CLALLAM COUNTY, WASHINGTON; THENCE S1° 53'41"W ALONG THE WEST LINE OF THE NORTH HALF OF SAID SECTION 8, A DISTANCE OF 260.26 FEET; THENCE S88° 06'19"E, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED CENTERLINE; THENCE N50°10'13E, A DISTANCE OF 90.97 FEET; THENCE N57° 57'01"E, A DISTANCES OF 28.58 FEET; THENCE N68° 46'01"E, A DISTANCE OF 26.24 FEET; THENCE N83° 57'30"E, A DISTANCE OF 201.15 FEET; THENCE N85° 00'02"E, A DISTANCE OF 14.76 FEET; THENCE N76° 08'14"E, A DISTANCE OF 199.85 FEET; THENCE N87° 24'16"E, A DISTANCE OF 7.44 FEET THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING IN OF S2° 35'44"E, A DELTA OF 3° 34'00", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 62.25 FEET AND A RADIAL BEARING OUT OF N0° 58'16"E; THENCE S89° 01'43"E, A DISTANCE OF 233.91 FEET; THENCE S88° 29'11"E, A DISTANCE OF 281.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING IN OF N2° 00'49"E, A DELTA OF 4° 42'35", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 82.20 FEET AND A RADIAL BEARING OUT OF S2°41'46"E TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIAL BEARING IN OF S2° 41'36"E, A DELTA OF 5° 58'14", A RADIUS OF 600.94 FEET, AN ARC LENGTH OF 62.62 FEET AND A RADIAL BEARING OUT OF N3° 16'38"E; THENCE N48° 07'06"E, A DISTANCE OF 20.00 FEET; THENCE N3° 07'06"E, A DISTANCE OF 30.01 FEET TO THE SOUTH RIGHT OF WOODCOCK ROAD AND THE TERMINUS OF SAID DESCRIBED LINE.

THE SIDELINES OF SAID DESCRIBED EASEMENT SHALL BE EXTENDED OR TRIMMED AT SEQUIM-DUNGENESS WAY AT THE BEGINNING AND AT WOODCOCK ROAD AT THE TERMINUS THEREOF.

Dated this 23rd day of February, 2022

[Signature]
President

[Signature]
Secretary

State of Washington }

ss:

County of Clallam }

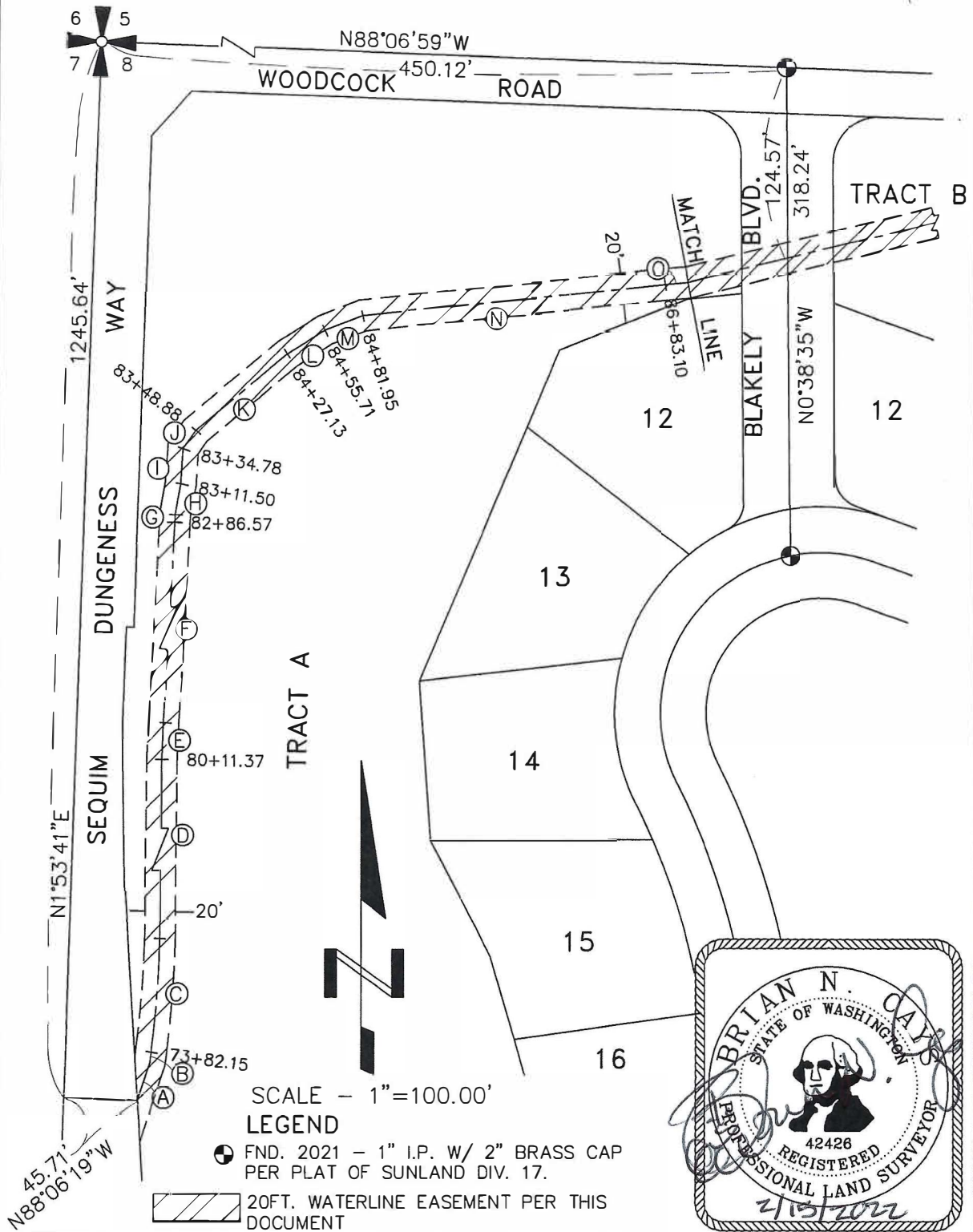
I certify that I know or have satisfactory evidence that Gerald O. Hatler, Lawrence F. [unclear] are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be of their free and voluntary act for the uses and purposed mentioned in this instrument.

Dated: 2.23.2022



[Signature]
Notary Public in and for the State of Washington
Residing at: Sequim

My appointment expires: 6/2/25

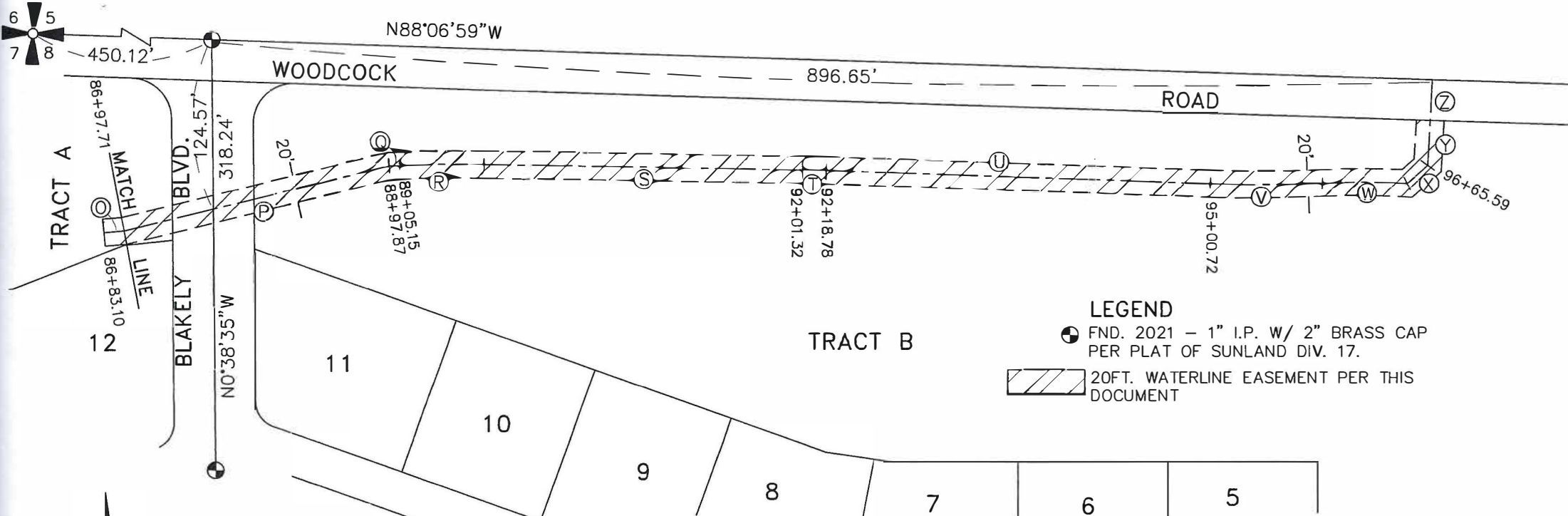


EASEMENT COURSE TABLE

LET	BEARING	DISTANCE	RAD BRG IN	DELTA	RADIUS	LENGTH	RAD BRG OUT
(A)	N18°18'29"E	25.99'					
(B)	N7°04'37"E	6.53'					
(C)			N82°55'23"W	Δ=5°18'56"	R=800.64'	L=74.28'	S88°14'19"E
(D)	N1°38'59"E	554.91'					
(E)			S88°21'01"E	Δ=1°22'16"	R=1000.00'	L=23.93'	N86°58'45"W
(F)	N3°01'14"E	251.27'					
(G)			N86°58'46"W	Δ=0°17'42"	R=1000.00'	L=5.15'	S87°16'28"E
(H)	N10°05'59"E	19.78'					
(I)	N3°55'42"E	23.28'					
(J)	N34°53'46"E	14.10'					
(K)	N50°10'13"E	78.25'					
(L)	N57°57'01"E	28.58'					
(M)	N68°46'01"E	26.24'					
(N)	N83°57'30"E	201.15'					
(O)	N85°00'02"E	14.76'					

FOUND 2020 CLALLAM COUNTY
BRASS CAP PER SURVEY VOL.
40, PG. 21

EXHIBIT "B"



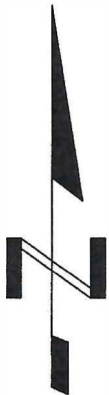
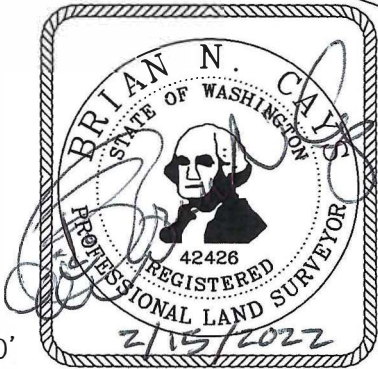
LEGEND

● FND. 2021 - 1" I.P. W/ 2" BRASS CAP
PER PLAT OF SUNLAND DIV. 17.

20FT. WATERLINE EASEMENT PER THIS DOCUMENT

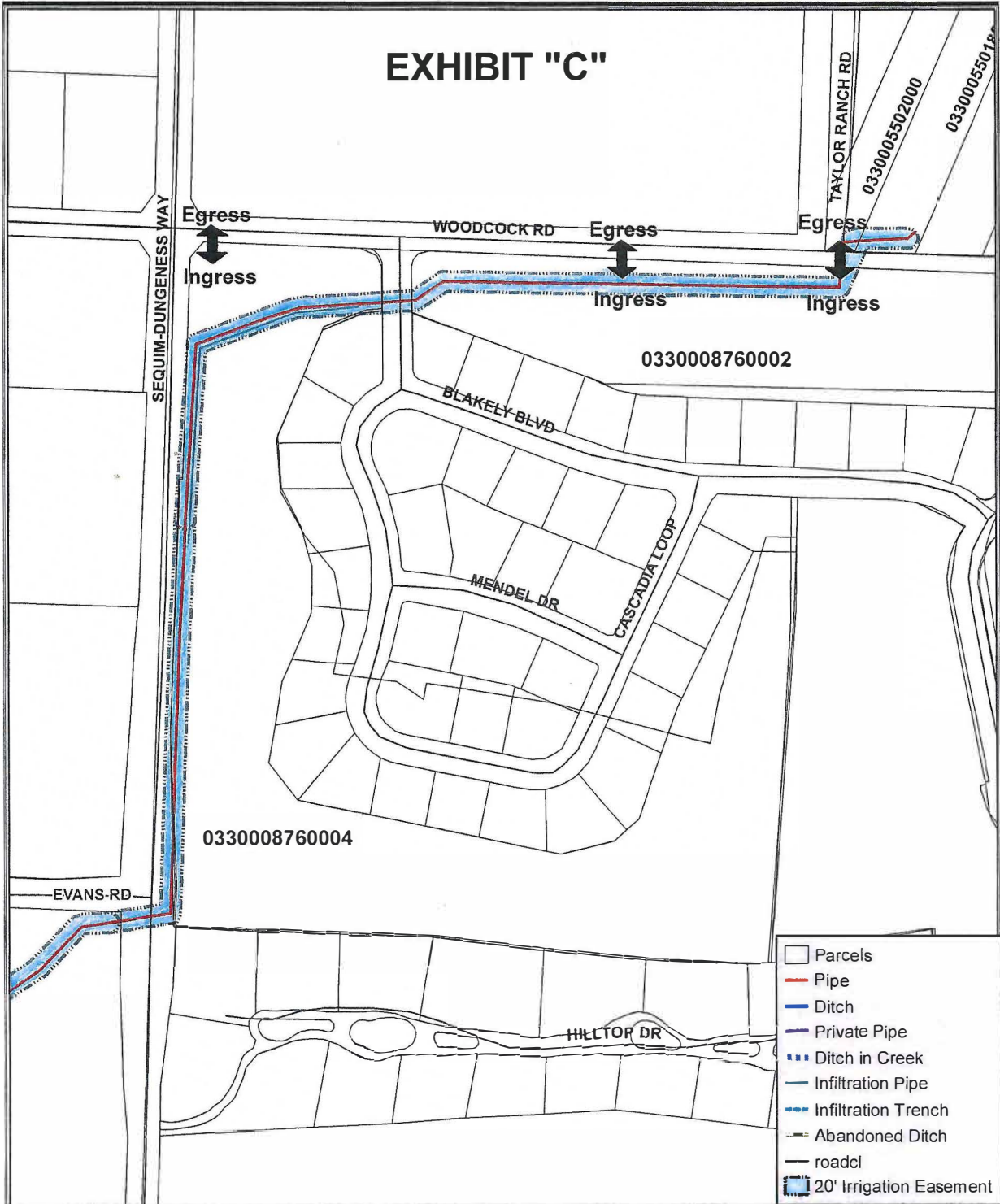
EASEMENT COURSE TABLE

LET	BEARING	DISTANCE	RAD BRG IN	DELTA	RADIUS	LENGTH	RAD BRG OUT
P	N76°08'14"E	199.85'					
Q	N87°24'16"E	7.44'					
R			S2°35'44"E	Δ=3°34'00"	R=1000.00'	L=62.25'	N0°58'16"E
S	N89°01'43"W	233.91'					
T	N88°29'11"W	17.45'					
U	N87°59'11"W	281.94'					
V			N2°00'49"E	Δ=4°42'35"	R=1000.00'	L=82.20'	S2°41'46"E
W			S2°41'36"E	Δ=5°58'14"	R=600.94'	L=62.62'	N3°16'38"E
X	N48°07'06"E	20.00'					
Y	N3°07'06"E	30.01'					
Z	N3°07'06"E	32.95'					



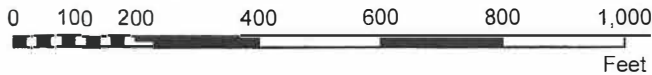
SCALE - 1"=100.00'

EXHIBIT "C"



- Parcels
- Pipe
- Ditch
- Private Pipe
- Ditch in Creek
- Infiltration Pipe
- Infiltration Trench
- Abandoned Ditch
- road
- 20' Irrigation Easement

Sequim Prairie-Tri Irrigation Association Pipeline Easements



DISCLAIMER: While every precaution was taken in preparing this map, the publisher disclaims any warranty of fitness or accuracy of the data. The map is approximate in nature, based on compilation of data from multiple sources, and should not be relied upon or interpreted in legal documents, and other property deeds, title reports, and contract documents, nor substituted for appropriate survey and/or engineering analysis. The user of the map acknowledges its limitations, assumes all responsibility for its use, and agrees to hold the publisher harmless for any damages that may result from the use of this map. This map is subject to change without notice.



6/9/2021
Cartographer: Joe