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EMMAN SWANNAG
AUDITOR PIERCE CO. WASH

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that RONALD L. BEKKEN and MARILYN E. BEKKEN, husband and wife, herein called the "Grantors," for good and valuable consideration, receipt of which is hereby acknowledged, paid to us by NOVASTAR ENTERPRISES INC., herein called the "Grantee," do hereby make this agreement.

WITNESSETH:

The Grantors are owners of the real property described as follows, which said property is hereinafter referred to as "Grantors' property":

The South half of the South half of the Southeast quarter of the Northeast quarter of Section 35, Township 20 North, Range 4 East of the Willamette Meridian.

EXCEPT portion lying West of Shaw Road.

AND EXCEPT Shaw County Road.

TOGETHER WITH the South 14 feet of Lot 1 of Pierce County Short Plat No. 78-359, according to the map thereof recorded May 8, 1978, in Pierce County, Washington.

SITUATE in the county of Pierce, state of Washington. (Also known as the plat of Janelle Estates)

That NOVASTAR ENTERPRISES INC. desires a legal right for ingress, egress and utilities upon the Grantors' aforementioned real property to permit access and utilities to real property they intend to subdivide in the proximity of the Grantors' real property. That the Grantors do hereby grant and convey unto the Grantee, and to their heirs, assigns and successors in interest as long as deemed necessary for ingress, egress and utilities a non-exclusive easement for road and utility purposes over, under, across and upon that portion of the aforementioned real property described as follows, together with the right to construct road improvements and install utilities consistent with City of Puyallup and Pierce County standards, and subject to the terms and conditions as further set forth herein:

A strip of land, 50 feet in width, being in the South half of the South half of the Southeast quarter of the Northeast quarter of Section 35, Township 20 North, Range 4 East of the Willamette Meridian in Pierce County, Washington, lying 25 feet on each side of the following described line:

BEGINNING at the intersection of a line 30 feet East of, as measured perpendicular to, the centerline of Shaw Road and a line 25 feet North of, as measured perpendicular to, the South line of said South half of the South half of the Southeast quarter of the Northeast quarter;
THENCE South 88° 40' 34" East, along said parallel line being 25 North of said subdivision line, a distance of 179.94 feet to a curve concave to the North;
THENCE Easterly and Northeasterly along said curve, having a radius of 75.00 feet, through a central angle of 64° 14' 54", an arc distance of 84.10 feet;
THENCE North 27° 04' 32" East, 130.73 feet to a curve concave to the South;
THENCE Northeasterly and Easterly along said curve, having a radius of 75.00 feet, through a central angle of 64° 20' 34", an arc distance of 84.22 feet;
THENCE South 88° 34' 54" East, parallel with the North line of said South half of the South half of the Southeast quarter of the Northeast quarter, a distance of 54.25 feet to a curve concave to the North;

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EXCISE TAX EXEMPT: DATE _____
Pierce County

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THENCE Easterly and Northeasterly along said curve, having a radius of 75.00 feet, through a central angle of 43° 52' 40", an arc distance of 57.44 feet;
 THENCE North 47° 32' 26" East, 64.58 feet to a curve concave to the South;
 THENCE Northeasterly and Easterly along said curve, having a radius of 75.00 feet, through a central angle of 43° 52' 40", an arc distance of 57.44 feet to a line parallel with and 25 feet Southerly of, as measured perpendicular to, said North line of the South half of the South half of the S.E. quarter of the N.E. quarter;
 THENCE South 88° 34' 54" East, along said parallel line, a distance of 343.79 feet to a curve concave to the Southwest;
 THENCE Easterly, Southeasterly, and Southerly along said curve, having a radius of 50.00 feet, through a central angle of 90° 00' 00", an arc distance of 78.54 feet;
 THENCE South 01° 25' 06" West, 159.95 feet to a curve concave to the East;
 THENCE Southerly along said curve, having a radius of 300.00 feet, through a central angle of 20° 07' 49", an arc distance of 105.40 feet to said South line of the South half of the South half of the Southeast quarter of the Northeast quarter and the terminus of this described line.

The sidelines of said strip shall be shortened or lengthened to intersect each other and to terminate on said parallel line with Shaw Road and said South line of the South half of the South half of the Southeast quarter of the Northeast quarter.

Said easement shall run with and is for the benefit of the following described property:

PARCEL "A"

COMMENCING at the intersection of the East line of Shaw County Road and the North line of the Northeast quarter of the Southeast quarter of Section 35, Township 20 North, Range 4 East of the Willamette Meridian;
 THENCE East along the North line of said subdivision 681.15 feet to the TRUE POINT OF BEGINNING;
 THENCE South at right angles, 312.17 feet;
 THENCE West parallel with the North line of said subdivision to the East line of Shaw County Road;
 THENCE Southeasterly along the East line of said road to the South line of the North half of the Northeast quarter of the Southeast quarter of said Section 35;
 THENCE East along said South line to the East line of the North half of the North half of the Northeast quarter of Southeast quarter of said Section 35;
 THENCE North to the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 35;
 THENCE West to the TRUE POINT OF BEGINNING.

PARCEL "B"

The Southwest quarter of the Southwest quarter of Section 36, Township 20 North, Range 4 East, Willamette Meridian;
 EXCEPT that portion platted as "Rodesco Estates, Second Addition," according to the plat thereof recorded in Volume 54 of plats at pages 35 to 38, inclusive, in Pierce County, Washington.

PARCEL "C"

The Northwest quarter of the Southwest quarter of Section 36, Township 20 North, Range 4 East, Willamette Meridian, in Pierce County, Washington.

