



202312190036

12/19/2023 12:00 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

RETURN TO:
Public Utility District No. 1 of Skagit County
1415 Freeway Drive
Mount Vernon, WA 98273-1436

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Lena Thompson*
DATE 12.19.23

PUD UTILITY EASEMENT

THIS AGREEMENT is made this 12th day of December, 2023, between **PORT OF SKAGIT COUNTY**, a Washington Public Port District formed pursuant to Title 53 RCW hereinafter referred to as "Grantor(s)", and **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON**, a Municipal Corporation, hereinafter referred to as "District". Witnesseth:

WHEREAS, Grantor(s) are the owners of certain lands and premises situated in the County of Skagit, and

WHEREAS, the District wishes to acquire certain rights and privileges along, within, across, under, and upon the said lands and premises.

NOW, THEREFORE, Grantor(s), for and in consideration of mutual benefits and other valuable consideration, receipt of which is hereby acknowledged, conveys and grants to the District, its successors or assigns, the perpetual right, privilege, and authority to do all things necessary or proper in the construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical, and electronic information on facilities over, across, along, in and under the following described lands and premises in the County of Skagit, State of Washington, to wit:

Tax Parcel Number: P35352, P120194, P120193, P120191, P120188, P120187, P120186, P120182, P120179, P120178, P115640

A portion of Lots J, 73, 74, 81, 82, 83, 86, Parking Tract (N), Parking Tract (S), and private roads abutting, Amended Skagit Regional Airport Binding Site Plan, Phase1, according to the map thereof, recorded under Skagit County Auditor's File No. 200303040030, and a portion of Lots 77, 87, and private roads abutting, Alteration to Amended Skagit Regional Airport Binding Site Plan, Phase 1 According to the map thereof, recorded under Skagit County Auditor's File No. 202112100111.

on the easement described as follows: See Exhibit A – Legal Description, Exhibit B – Easement Map

Grantor(s) authorizes the District the right of ingress and egress from said lands of the Grantor(s). The Grantor(s) also gives the District permission to cut, trim and/or remove all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor(s) in the described easement for the purposes of the activities listed above, as well as the right to cut, trim and/or remove vegetation which, in the opinion of the District, constitutes a menace or danger to said pipe(s), line(s) or related facilities, and/or to persons or property by reason of proximity to the line. The Grantor(s) agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor(s), their heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor(s) shall conduct their activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other

facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

The Grantor(s) also agree to and with the District and warrant that the Grantor(s) lawfully own the land aforesaid, has a good and lawful right and power to sell and convey same, that same is free and clear of encumbrances except as indicated in the above legal description, and that Grantor(s) will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Any mortgage on said land held by a mortgagee is hereby subordinated to the rights herein granted to the District; but in all other respects the mortgage shall remain unimpaired.

In Witness Whereof, the Grantor(s) hereunto sets his hand and seal this 12 day of December, 2023.

[Signature]
Signature

Executive Director
Print Title

Sara Young
Print Name

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sara Young is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Executive Director of the Port of Skagit County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: December 12, 2023

[Signature]
(Signature)
Notary Public in and for the State of Washington
(Printed Name) Sarah M G Hastings
My appointment expires: 9/09/2026



Exhibit 'A'



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squalicum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT 'A'

UTILITY EASEMENT DESCRIPTION

AN EASEMENT FOR UTILITY PURPOSES LOCATED WITHIN A PORTION OF LOTS J, 73, 74, 81, 82, 83, 86, PARKING TRACT (N), PARKING TRACT (S) AND PRIVATE ROADS ABUTTING, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, AND A PORTION OF LOTS 77, 87 AND PRIVATE ROADS ABUTTING, ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202112100111, BEING 20.00 FEET WIDE AND 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 87; THENCE ALONG THE NORTH LINE OF SAID LOT 87 AND THE SOUTHWEST MARGIN OF HIGGINS AIRPORT WAY SOUTH 52°21'58" EAST, 42.90 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID MARGIN AT RIGHT ANGLES SOUTH 37°38'02" WEST, 270.84 FEET; THENCE AT RIGHT ANGLES SOUTH 52°21'58" EAST, 399.80 FEET; THENCE SOUTH 74°56'12" EAST, 9.70 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'; THENCE CONTINUING SOUTH 74°56'12" EAST, 35.04 FEET; THENCE SOUTH 52°21'58" EAST, 168.17 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'B'; THENCE CONTINUING SOUTH 52°21'58" EAST 160.25 FEET; THENCE AT RIGHT ANGLES SOUTH 37°38'02" WEST, 51.30 FEET; THENCE AT RIGHT ANGLES SOUTH 52°21'58" EAST, 252.95 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'C'; THENCE CONTINUING SOUTH 52°21'58" EAST, 43.85 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'D'; THENCE CONTINUING SOUTH 52°21'58" EAST, 74.88 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'E'; THENCE CONTINUING SOUTH 52°21'58" EAST, 303.24 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'F'; THENCE CONTINUING SOUTH 52°21'58" EAST, 166.55 FEET; THENCE SOUTH 34°54'13" EAST, 97.42 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'G'; THENCE CONTINUING SOUTH 34°54'13" EAST, 59.37 FEET; THENCE SOUTH 06°12'45" EAST, 113.36 FEET; THENCE SOUTH 73°48'17" EAST, 12.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'H'; THENCE CONTINUING SOUTH 73°48'17" EAST, 125.85 FEET; THENCE SOUTH 85°57'32" EAST, 118.62 FEET; THENCE NORTH 65°00'37" EAST, 21.22 FEET; THENCE NORTH 45°05'36" EAST, 22.27 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'I'; THENCE NORTH 38°50'57" EAST, 49.47 FEET; THENCE PARALLEL WITH THE CENTERLINE OF AIRPORT DRIVE, NORTH 35°00'00" EAST, 149.90 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF HIGGINS AIRPORT WAY AND THE TERMINUS OF THIS EASEMENT DESCRIPTION.

TOGETHER WITH THE FOLLOWING 10-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT A"; THENCE NORTH 15°03'48" EAST, 25.00 FEET TO THE TERMINUS OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT B"; THENCE SOUTH 37°38'02" WEST, 19.34 FEET TO THE TERMINUS OF THIS SEGMENT.

Exhibit 'A'

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT C"; THENCE SOUTH 37°38'02" WEST, 29.38 FEET TO THE **TERMINUS** OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT D"; THENCE NORTH 37°38'02" EAST, 143.20 FEET TO THE **TERMINUS** OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT E"; THENCE SOUTH 37°38'02" WEST, 34.53 FEET TO THE **TERMINUS** OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT F"; THENCE SOUTH 37°38'02" WEST, 36.66 FEET TO THE **TERMINUS** OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT G"; THENCE NORTH 55°05'47" EAST, 23.65 FEET TO THE **TERMINUS** OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT H"; THENCE SOUTH 32°53'11" WEST, 38.89 FEET TO THE **TERMINUS** OF THIS SEGMENT.

TOGETHER WITH THE FOLLOWING 20-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT I"; THENCE SOUTH 46°21'17" EAST, 32.09 FEET; THENCE SOUTH 42°24'50" WEST, 81.65 FEET TO THE **TERMINUS** OF THIS SEGMENT.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



Exhibit 'B'
 NOT TO SCALE

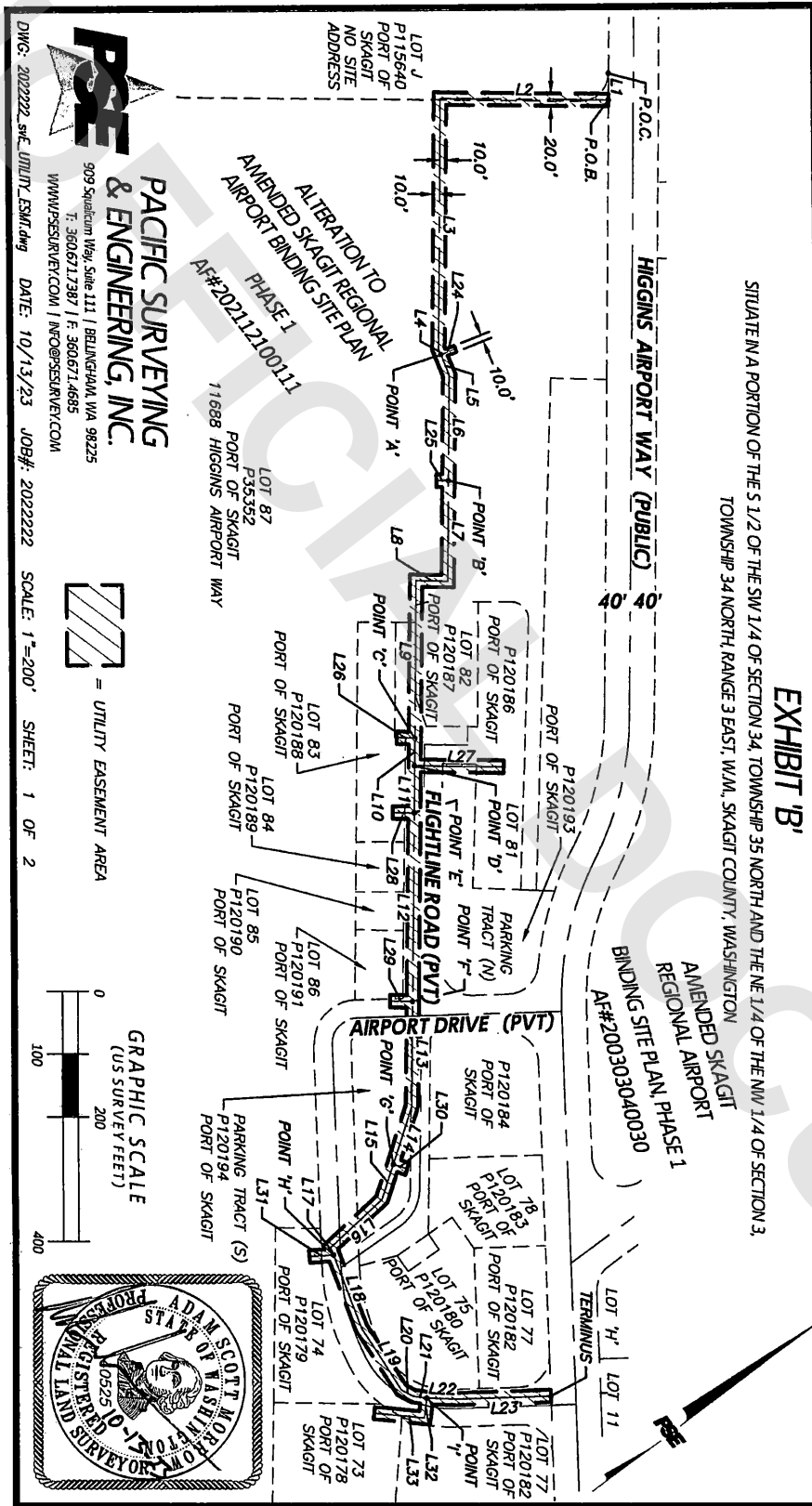


EXHIBIT 'B'

SITUATE IN A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 NORTH AND THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 34 NORTH RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON

DWG: 20222222.svc UTILTY_ESM1.dwg DATE: 10/13/23 JOB#: 20222222 SCALE: 1"=200' SHEET: 1 OF 2



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= UTILITY EASEMENT AREA

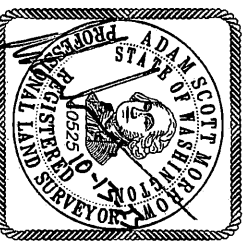
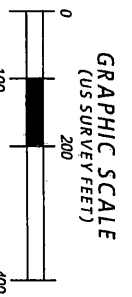


Exhibit 'B'

EXHIBIT 'B'

PRIMARY EASEMENT		
LINE TABLE		
LINE	BEARING	LENGTH
L1	S52°21'58"E	42.90
L2	S37°38'02"W	270.84
L3	S52°21'58"E	399.80
L4	S74°56'12"E	9.70
L5	S74°56'12"E	35.04
L6	S52°21'58"E	168.17
L7	S52°21'58"E	160.25
L8	S37°38'02"W	51.30
L9	S52°21'58"E	252.95
L10	S52°21'58"E	43.85
L11	S52°21'58"E	74.88
L12	S52°21'58"E	303.24
L13	S52°21'58"E	166.55
L14	S34°54'13"E	97.42
L15	S34°54'13"E	59.37
L16	S06°12'45"E	113.36
L17	S73°48'17"E	12.84
L18	S73°48'17"E	125.85
L19	S85°57'32"E	118.62
L20	N65°00'37"E	21.22
L21	N45°05'36"E	22.27
L22	N38°50'57"E	49.47
L23	N35°00'00"E	149.90

EASEMENT SEGMENTS		
LINE TABLE		
LINE	BEARING	LENGTH
L24	N15°03'48"E	25.00
L25	S37°38'02"W	19.34
L26	S37°38'02"W	29.38
L27	N37°38'02"E	143.20
L28	S37°38'02"W	34.53
L29	S37°38'02"W	36.66
L30	N55°05'47"E	23.65
L31	S32°53'11"W	38.89
L32	S46°21'17"E	32.09
L33	S42°24'50"W	81.65



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DWG: 2022222_svE_UTILITY_ESMT.dwg DATE: 10/13/23 JOB#: 2022222 SCALE: N/A SHEET: 2 OF 2