



202402230011

Filed for Record at Request of:

02/23/2024 08:59 AM Pages: 1 of 51 Fees: \$353.50  
Skagit County Auditor

Port of Skagit  
15400 Airport Dr.  
Burlington, WA  
98233

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Kayle Oudman  
DATE 2/23/2024

DOCUMENT TITLE(S):

**SECOND AMENDMENT TO CONVEYANCE/EASEMENT AGREEMENT**

REFERENCE NUMBER(S) OF DOCUMENTS AMENDED, ASSIGNED AND/OR RELEASED:

200209300008; 202108250106

GRANTOR(S):

**PORT OF SKAGIT COUNTY, a Washington Port District**

GRANTEE(S):

**CITY OF BURLINGTON, a Washington Municipal Corporation**

ABBREVIATED LEGAL DESCRIPTION (Lot, block, plat or section, township, range):

PTN W 1/2/NE & SE/NW SEC. 3, T 34N, R 3E, W.M.  
PTN NE, SE, SW AND NW OF SEC. 33, T 35N, R 3E, W.M.  
PTN AMENDED SKAGIT REGIONAL AIRPORT BSP PH 1  
PTN SKAGIT REGIONAL AIRPORT BSP PH 2, DIV. 1

Additional legal is on Pages 1-46 of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S):

P35352, 21081, 21086, 21091, 21098, 21099, 21101, 21102, 21105, 21333, 21336, 21340,  
35302, 35303, 120177, 120178, 120192, 119751, 118888, 118887, 118880, 119540, 118889,  
119541, 118890, 119542, 118891, 119543, 120182, 115640, 120189, 120190, 120191, 120194,  
120179, 115562, 115561, 120165, 115559, 115562, 115561

SECOND AMENDMENT TO CONVEYANCE/EASEMENT AGREEMENT- 1

**SECOND AMENDMENT TO CONVEYANCE/EASEMENT AGREEMENT**

**THIS SECOND AMENDMENT TO CONVEYANCE/EASEMENT AGREEMENT** (the "Amendment") is made this 22<sup>nd</sup> day of February, 2024, by and between **PORT OF SKAGIT COUNTY**, a Washington Port District (hereinafter "Grantor") and the **CITY OF BURLINGTON**, a Washington municipal corporation (hereinafter "Grantee") (Grantor and Grantee are referred to collectively as the "Parties" or individually as a "Party").

**WHEREAS**, the Parties executed a Conveyance/Easement Agreement on or about September 24, 2002, which was recorded on September 30, 2002 under Skagit County Auditor File No. 2002-00300008 (the "Easement");

**WHEREAS**, the Parties executed an Amendment of Conveyance/Easement Agreement on or about August 13, 2021, which was recorded on August 25, 2021 under Skagit County Auditor File No. 2021-08250106 (the "First Amendment");

**WHEREAS**, the Easement also included the Grantor's conveyance of a perpetual, non-exclusive easement right, privilege and authority enabling Grantee to do all things necessary or proper in the construction, repair and maintenance of said Sewer Facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter pipeline or lines or related facilities along with necessary appurtenances for transportation of sanitary sewer under Grantor's property;

**WHEREAS**, due to anticipated development on Grantor's property, it was necessary to relocate a portion of Grantee's Sewer Facilities subject to the Easement;

**WHEREAS**, pursuant to the First Amendment, the Parties agreed that Grantor may, at its expense, relocate segments of the Sewer Facilities to an agreed location and it so did;

**WHEREAS**, the sewer line location reflected in the First Amendment is no longer accurate; and

**WHEREAS**, the Parties have agreed to extinguish the First Amendment and amend the Easement as follows to reflect the new location of the sewer lines.

**NOW, THEREFORE**, in consideration of the promises and conditions contained herein, the Parties agree to amend the Easement as follows:

- 1. Termination of First Amendment.** The First Amendment is hereby extinguished.
- 2. Amending Easement Conveyances.** Paragraph 2, Section I. Conveyances of Easement is hereinafter amended to read as follows:

Further, Grantor does hereby grant, convey and quit claim a perpetual, non-exclusive easement right, privilege and authority enabling the Grantee to do all things necessary or proper in the construction, repair and maintenance of the underground sanitary sewer line or lines, or related underground facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, pipes, line or lines or related facilities along with necessary appurtenances for the transportation of sanitary sewer under Grantor's property

legally described and depicted in Exhibits "B" through "S" attached hereto and incorporated as though fully set forth herein, for Grantee's benefit, together with the right of ingress to and egress from said property for the above stated purposes.

3. **Unaffected Exhibits.** There is no change to the easement areas depicted and legally described in Exhibits "A", "C", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "P", and "Q" from the Easement, which for clarity purposes are attached hereto.

4. **Replacing Exhibit B.** The legal description and depiction of the sanitary sewer easement set forth in Exhibit "B" of the Easement is replaced in its entirety by Exhibit "B" attached hereto, which legally describes and depicts Revised Easement Area B.

5. **Replacing Exhibit D.** The legal description and depiction of the sanitary sewer easement set forth in Exhibit "D" of the Easement is replaced in its entirety by Exhibit "D" attached hereto, which legally describes and depicts Revised Easement Area D.

6. **Replacing Exhibit I.** The legal description and depiction of the sanitary sewer easement set forth in Exhibit "I" of the Easement is replaced in its entirety by Exhibit "I" attached hereto, which legally describes and depicts Revised Easement Area I.

7. **Adding Exhibit I-2.** The Easement is amended to include the sanitary sewer easement set forth in Exhibit "I-2" attached hereto, which legally describes and depicts Easement Area I-2.

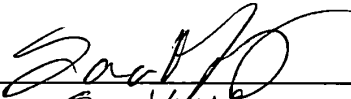
8. **Adding Exhibit R.** The Easement is amended to include the sanitary sewer easement set forth in Exhibit "R" attached hereto, which legally describes and depicts Easement Area R.

9. **Adding Exhibit S.** The Easement is amended to include the sanitary sewer easement set forth in Exhibit "S" attached hereto, which legally describes and depicts Easement Area S.


10. **Other Terms.** Except as otherwise provided herein, all other terms and conditions of the Easement not addressed in this Amendment are hereby ratified and shall remain in full force and effect. In the event that any provision of the Easement and this Amendment are in conflict, this Amendment shall control.

**IN WITNESS WHEREOF**, the Parties have caused this Amendment to be duly executed as of the date set forth above.

**GRANTOR:  
PORT OF SKAGIT COUNTY**

By:   
Its: Sara Yang  
Executive Director

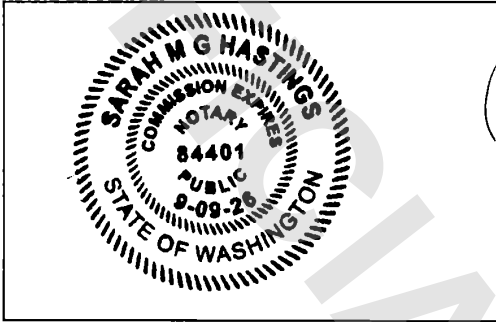
**GRANTEE:  
CITY OF BURLINGTON**

By:   
Its: Greg Sexton  
Mayor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Sara K Young, to me known to be the Executive Director of the **PORT OF SKAGIT**, 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 they were authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this 22<sup>nd</sup> day of February, 2024.



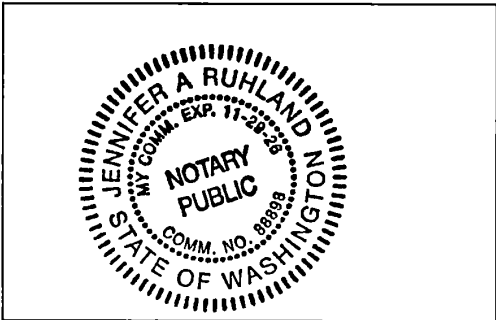
[NOTARY SEAL]

Sarah M G Hastings  
Print Name: Sarah M G Hastings  
NOTARY PUBLIC in and for the  
State of Washington, Residing at Burlington  
My Commission Expires: 9/9/2026

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Steve Sexton, to me known to be the Mayor of the **CITY OF BURLINGTON**, and acknowledged the said instrument to be the free and voluntary act and deed of said City, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of the City of Burlington.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of February, 2024.



[NOTARY SEAL]

Jennifer A Ruhlard  
Print Name: Jennifer Ruhlard  
NOTARY PUBLIC in and for the  
State of Washington, Residing at Burlington  
My Commission Expires: 11/29/2026

**EXHIBITS**

UNOFFICIAL DOCUMENT

SECOND AMENDMENT TO CONVEYANCE/EASEMENT AGREEMENT- 5

PORT OF SKAGIT COUNTY TO CITY OF BURLINGTON SEWER SYSTEM EASEMENT  
EXHIBIT A

Color	Date	Location	Engineer	Description	Cost
GREEN	1976	FROM CITY LINE END TO NORTH END OF FLIGHTLINE ROAD	RADER & LEONARD	2968 FEET OF 8" PVC / 12 MANHOLES	
GREEN	1978	FROM AIRPORT DRIVE TO NORTH END OF LOT 63 ON WATERTANK ROAD	RADER & LEONARD	1256 FEET OF 8" PVC / 4 MANHOLES	
GREEN	1980	FROM LOT 63 ON WATERTANK ROAD TO PACCAR NORTH PROPERTY LINE	B E & C	3673 FEET OF 8" PVC / 4 MANHOLES / APPROX. 5200 FEET 4" PVC	
BLUE	1983	FROM NORTH END OF FLIGHTLINE ROAD TO T-HANGAR BLDG C.	LEONARD & BOUDINOT INC.	277 FEET OF 8" PVC / 1 MANHOLE	
BLUE	1987	FROM INTERSECTION PETERSON ROAD TO LOT 20 ON WESTAR LANE	LEONARD & BOUDINOT INC.	885 FEET OF 8" PVC / 2 MANHOLES	
BLUE	1987	FROM PETERSON ROAD TO LOT 12 ON HIGGINS AIRPORT WAY	LEONARD & BOUDINOT INC.	565 FEET OF 8" PVC / 1 MANHOLE	
BLUE	1987	FROM INTERSECTION WATERTANK ROAD TO LOT 15 ON ASHTEN ROAD.	LEONARD & BOUDINOT INC.	812 FEET OF 8" PVC / 2 MANHOLES	

Color	Date	Location	Engineer	Description	Cost
BLUE	1988	FROM INTERSECTION WATER TANK ROAD TO LOT 54 ON KNUDSON ROAD	STURDY ENGINEERING	1355 FEET OF 8" PVC / 4 MANHOLES	
BLUE	1988	FROM FLIGHTLINE ROAD TO LOT 52 ON HIGGINS AIRPORT WAY	LEONARD & BOUDINOT INC.	2172 FEET OF 8" PVC / 7 MANHOLES	
BLUE	1989	FROM HIGGINS AIRPORT WAY LOT 52 TO LOTS 53 & 90 ON HIGGINS AIRPORT WAY	LEONARD & BOUDINOT INC.	567 FEET OF 8" PVC / 3 MANHOLES	
BLUE	1989	FROM INTERSECTION STEELE ROAD TO LOT 95 ON HIGGINS AIRPORT WAY	LEONARD & BOUDINOT INC.	909 FEET OF 8" PVC / 3 MANHOLES	
ORANGE	1990	FROM HIGGINS AIRPORT WAY LOT 95 TO START OF PORT LINE AT WILSON ROAD	LEONARD & BOUDINOT INC.	1495 FEET OF 8" PVC / 4 MANHOLES	
ORANGE	1990	AT PORT LINE END SOUTH OF PETERSON ROAD		SEWER FLOW METER STATION INSTALLATION AND 1 MANHOLE	

Color	Date	Location	Engineer	Description	Cost	
ORANGE	1991	FROM WESTAR LANE LOT 20 TO LOT 24 ON WESTAR LANE	LEONARD & BOUNDNOT INC.	1190 FEET OF 8" PVC/ 4 MANHOLES		
ORANGE	1994	FROM WESTAR LANE LOT 24 TO LOTS 26 & 36 ON WESTAR LANE	LEONARD & BOUNDNOT INC.	518 FEET OF 8" PVC/ 2 MANHOLES		
ORANGE	1994	FROM INTERSECTION HIGGINS AIRPORT WAY TO LOTS 102 & 113 ON WATER TANK ROAD EXTENSION SPUR	LEONARD BOUNDNOT & SKODJE	630 FEET OF 8" PVC/ 2 MANHOLES		
PINK	1999	FROM SEWER MANHOLE 5A TO RUNWAY 4-22 FLIGHTLINE	W & H PACIFIC	400 FEET OF 8" PVC/ 2370 FEET OF 3" PVC/ PUMP STATION INSTALLATION 2 MANHOLES		
		NOTE: DESCRIPTION DOES NOT INCLUDE APPROXIMATELY 3200 FEET OF 6" PVC SIDE SEWERS, WHICH MANY ARE UNDER ROADWAYS.				





## 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](mailto:info@psurvey.com)

### EXHIBIT 'B'

#### SANITARY SEWER EASEMENT DESCRIPTION REVISED EASEMENT AREA 'B'

A 20.00 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES LOCATED WITHIN A PORTION OF LOT 73 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, AND LOT 72 OF SAID BINDING SITE PLAN, AS MODIFIED BY BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202309270200, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

#### EASEMENT AREA 'B'

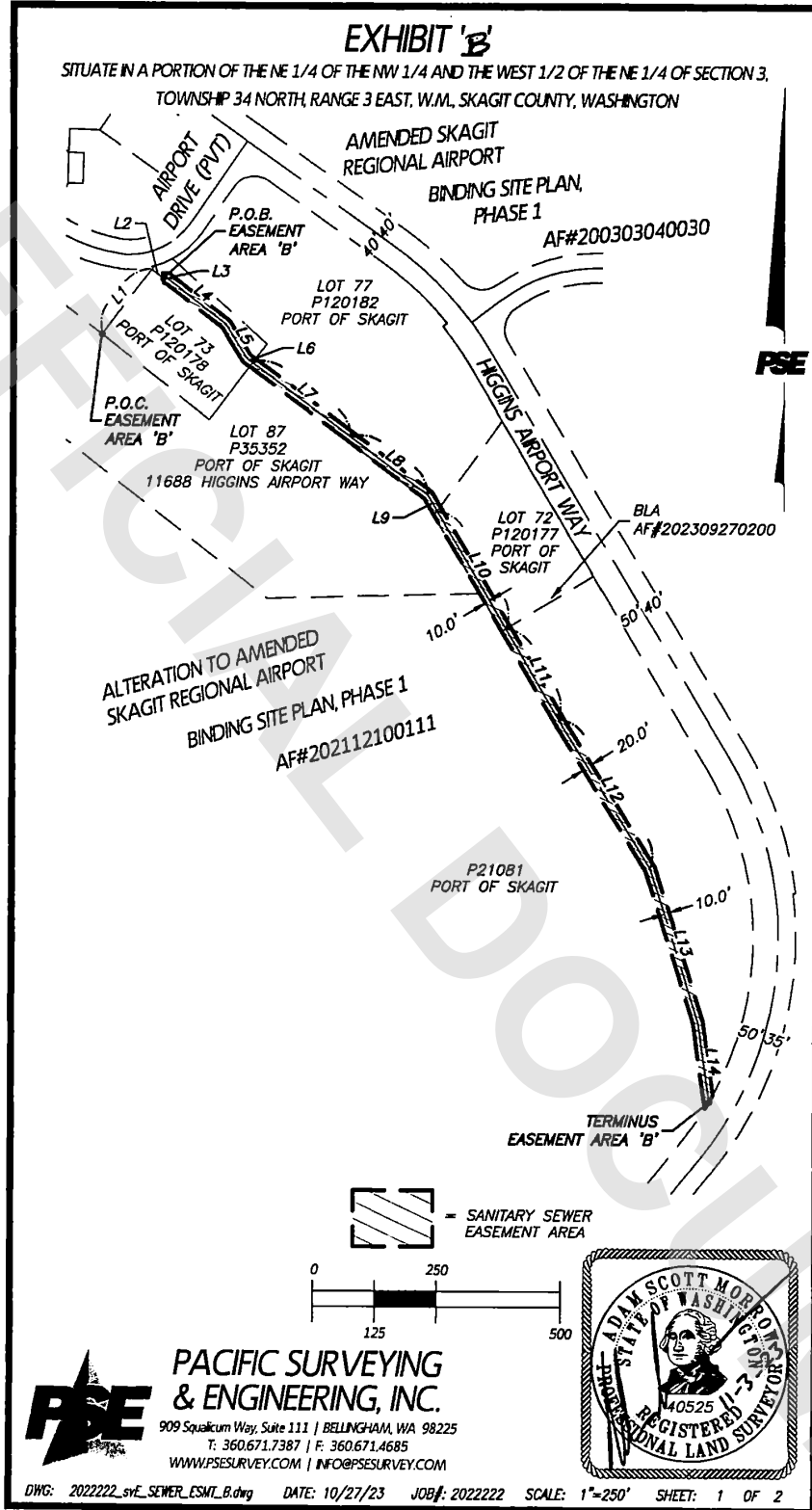
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 73; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 37°36'00" EAST, 164.43 FEET; THENCE DEPARTING SAID LINE AND AT RIGHT ANGLES THERETO, SOUTH 52°24'00" EAST, 29.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°32'43" EAST, 9.13 FEET; THENCE SOUTH 52°29'02" EAST, 147.84 FEET; THENCE SOUTH 32°08'30" EAST, 79.96 FEET; THENCE SOUTH 54°43'54" EAST, 14.97 FEET TO A POINT ON THE SOUTHEAST BOUNDARY OF SAID LOT 73; THENCE PARALLEL WITH AND 10.00 FEET NORTHEAST OF THE SOUTHWESTERLY BOUNDARY OF SAID LOT 77 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 53°48'49" EAST, 245.96 FEET;  
 SOUTH 53°48'49" EAST, 193.03 FEET;  
 SOUTH 30°39'05" EAST, 37.06 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 77; THENCE PARALLEL WITH AND 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF SAID LOT 72, SOUTH 30°39'05" EAST, 273.55 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 72; THENCE SOUTH 30°42'43" EAST, 208.60 FEET; THENCE SOUTH 32°15'17" EAST, 351.18 FEET; THENCE SOUTH 17°35'00" EAST, 323.26 FEET; THENCE SOUTH 08°05'20" EAST, 158.53 FEET TO THE WESTERLY MARGIN OF HIGGINS AIRPORT WAY AND THE TERMINUS OF SAID CENTERLINE.

SAID EASEMENT MARGINS SHALL BE LENGTHENED OR SHORTENED TO MEET THE WESTERLY MARGIN OF SAID HIGGINS AIRPORT WAY.

SITUATE IN SKAGIT COUNTY, WASHINGTON.





UNOFFICIAL DOCUMENT



**PACIFIC SURVEYING & ENGINEERING, INC.**  
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 WWW.PSESURVEY.COM | INFO@PSESURVEY.COM



### EXHIBIT 'B'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°36'00"E	164.43
L2	S52°24'00"E	29.78
L3	S85°32'43"E	9.13
L4	S52°29'02"E	147.84
L5	S32°08'30"E	79.96
L6	S54°43'54"E	14.97
L7	S53°48'49"E	245.96
L8	S53°48'49"E	193.03
L9	S30°39'05"E	37.06
L10	S30°39'05"E	273.55
L11	S30°42'43"E	208.60
L12	S32°15'17"E	351.18
L13	S17°35'00"E	323.26
L14	S08°05'20"E	158.53



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Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit C

Sanitary Sewer Easement C:

A 20-foot wide strip of land in Lots 9 through 12 of the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded under Auditor's File No. 860825002, records of Skagit County, Washington, in Government Lot 2 of Section 3, Township 34 North, Range 3 East, W.M. and in the southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of Section 34, Township 35 North, Range 3 East, W.M., lying 10 feet each side of the following described centerline:

Commencing at the westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; **thence** along the centerline of said Higgins Airport Way, South 55°00'00" East, 402.27 feet to the intersection of said Higgins Airport Way and Watertank Road; **thence** South 69°19'51" East, 285.35 feet to a point on the Northwesterly extension of an existing sanitary sewer pipeline and the **POINT OF BEGINNING**; **thence** along said extension and said sanitary sewer pipeline, South 55°02'27" East, 564.00 feet to an existing sanitary sewer manhole in Peterson Road and the **TERMINUS** of said described centerline.

Situate in the County of Skagit, State of Washington.

DATE: 7/03/02

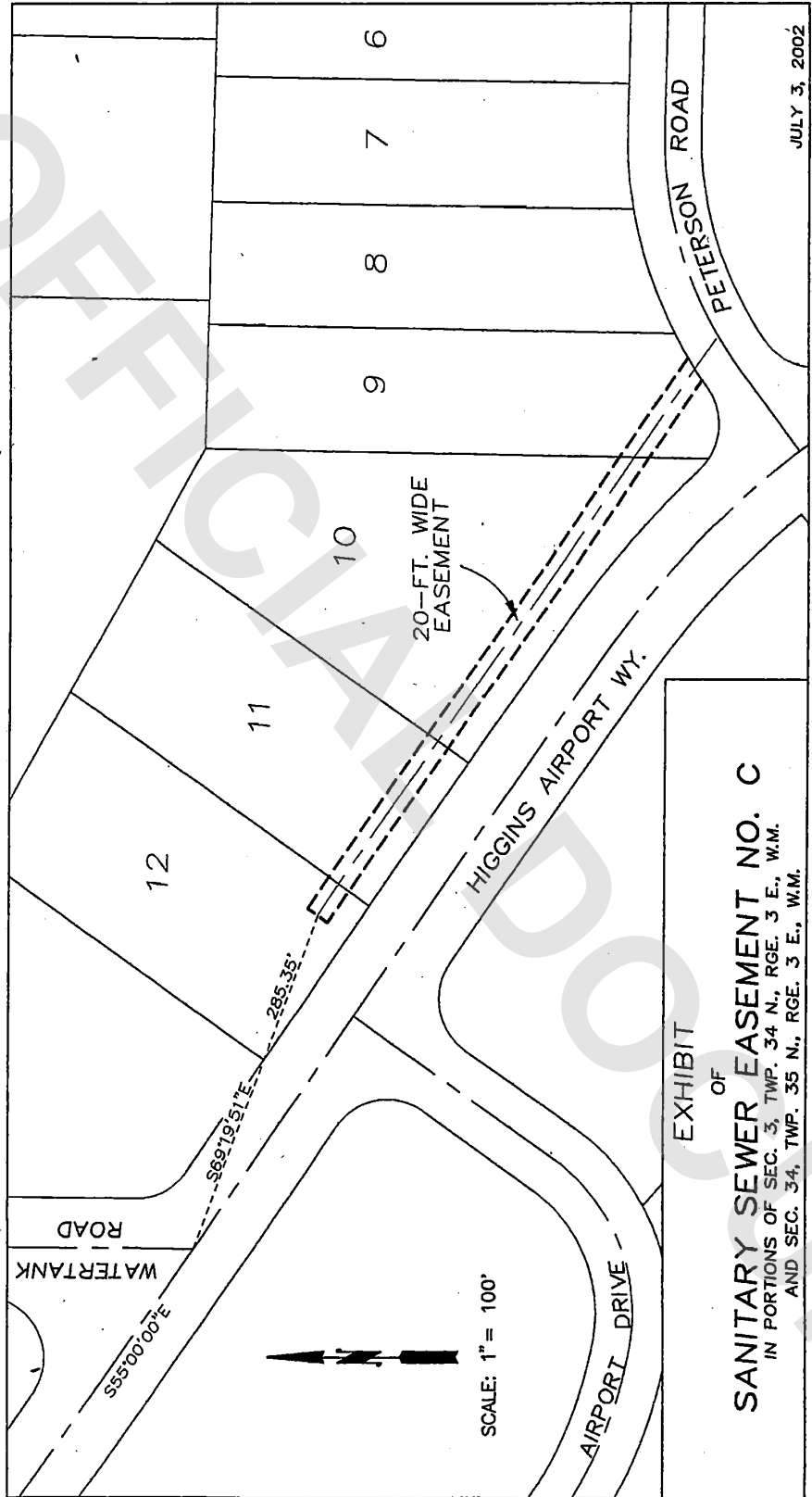


EXHIBIT  
OF  
**SANITARY SEWER EASEMENT NO. C**  
IN PORTIONS OF SEC. 3, TWP. 34 N., RGE. 3 E., W.M.  
AND SEC. 34, TWP. 35 N., RGE. 3 E., W.M.



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EXHIBIT 'D'

**SANITARY SEWER EASEMENT DESCRIPTION  
 REVISED EASEMENT AREA 'D'**

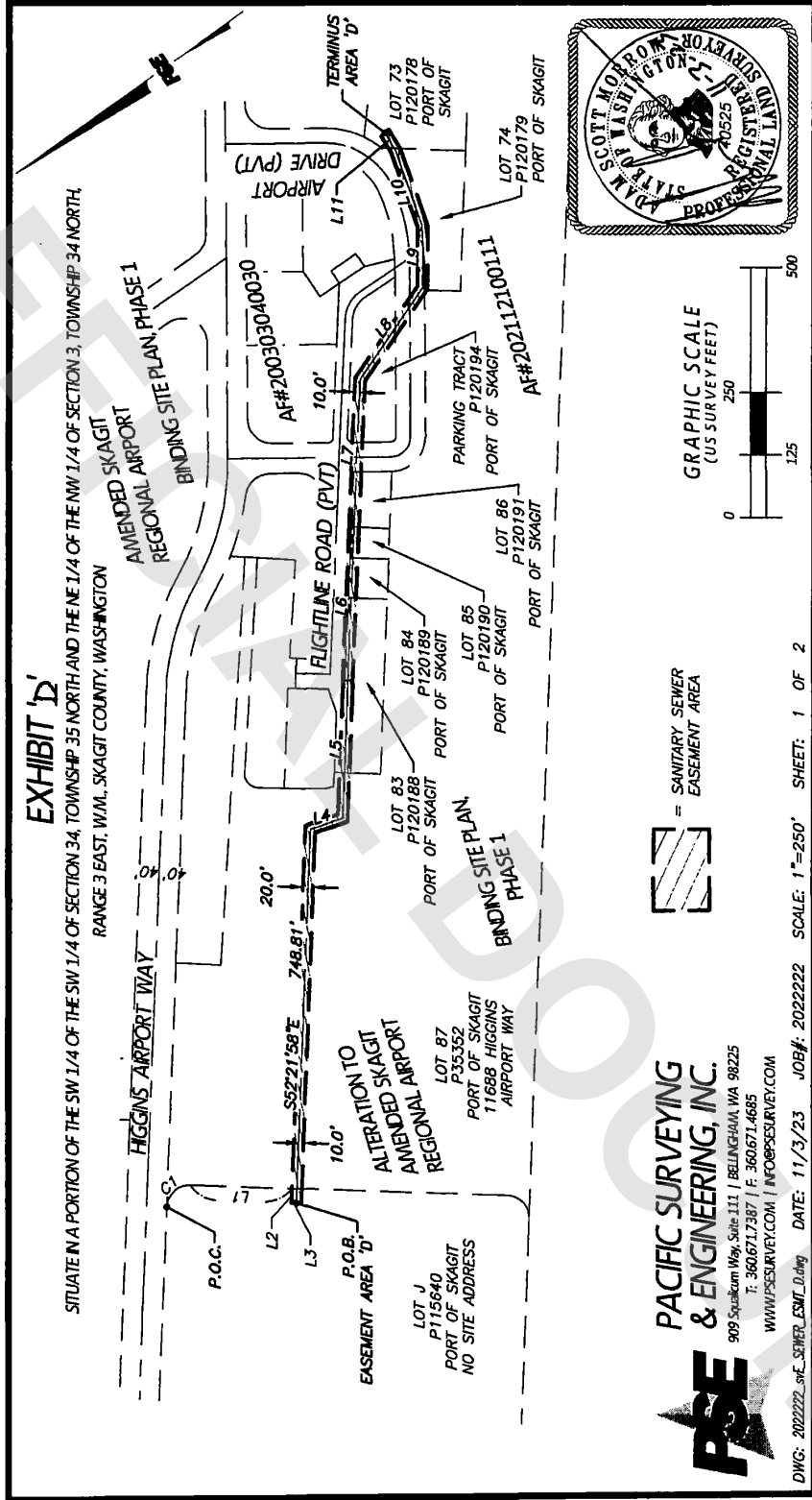
A 20.00 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES LOCATED WITHIN A PORTION OF LOTS J, 73, 74, 83, 84, 85, 86, PARKING TRACT AND PRIVATE ROADS ABUTTING, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, AND A PORTION OF LOT 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 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

EASEMENT AREA 'D'

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT J BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 37°38'02" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE EAST LINE OF SAID LOT J THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTHEAST LINE OF SAID LOT J SOUTH 37°38'02" WEST, 205.86 FEET. THENCE DEPARTING SAID LINE AT RIGHT ANGLES THERETO, NORTH 52°21'58" WEST, 28.86 FEET; THENCE AT RIGHT ANGLES, SOUTH 37°38'02" WEST, 10.00 FEET TO THE **POINT OF BEGINNING OF EASEMENT AREA 'D'**; THENCE AT RIGHT ANGLES, SOUTH 52°21'58" EAST, 748.81 FEET; THENCE SOUTH 16°52'50" WEST, 68.82 FEET; THENCE SOUTH 52°21'38" EAST, 273.78 FEET; THENCE SOUTH 52°16'08" EAST, 300.25 FEET; THENCE SOUTH 52°06'21" EAST, 304.99 FEET; THENCE SOUTH 20°05'21" EAST, 222.23 FEET; THENCE SOUTH 54°17'17" EAST, 121.69 FEET; THENCE SOUTH 74°16'55" EAST, 160.98 FEET; THENCE SOUTH 85°32'43" EAST, 42.34 FEET TO THE **TERMINUS OF SAID CENTERLINE**.

SITUATE IN SKAGIT COUNTY, WASHINGTON.





### EXHIBIT 'D'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°38'02"W	205.86
L2	N52°21'58"W	28.86
L3	S37°38'02"W	10.00
L4	S16°52'50"W	68.82
L5	S52°21'38"E	273.78
L6	S52°16'08"E	300.25
L7	S52°06'21"E	304.99
L8	S20°05'21"E	222.23
L9	S54°17'17"E	121.69
L10	S74°16'55"E	160.98
L11	S85°32'43"E	42.34

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	45.00'	90°00'00"	70.69'



**PACIFIC SURVEYING  
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Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit E

Sanitary Sewer Easement E:

A 20-foot wide strip of land in the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded under Auditor's File No. 860825002, records of Skagit County, Washington, in the southeast quarter of the southwest quarter of Section 34, Township 35 North, Range 3 East, W.M., lying 10 feet each side of the following described centerline:

Commencing at the intersection of Higgins Airport Way and Watertank Road; **thence** along the centerline of said Higgins Airport Way, North 55°00'00" West, 402.27 feet to the westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; **thence** North 43°11'56" West, 137.03 feet to an existing sanitary sewer manhole in said Higgins Airport Way and the **POINT OF BEGINNING**; **thence** along an existing sanitary sewer pipeline, South 37°54'13" West, 282.31 feet to an existing sanitary sewer manhole and the **TERMINUS** of said described centerline.

**EXCEPT** that portion of said 20-foot wide strip lying within the Higgins Airport Way right-of-way.

Situate in the County of Skagit, State of Washington.

DATE: 7/03/02

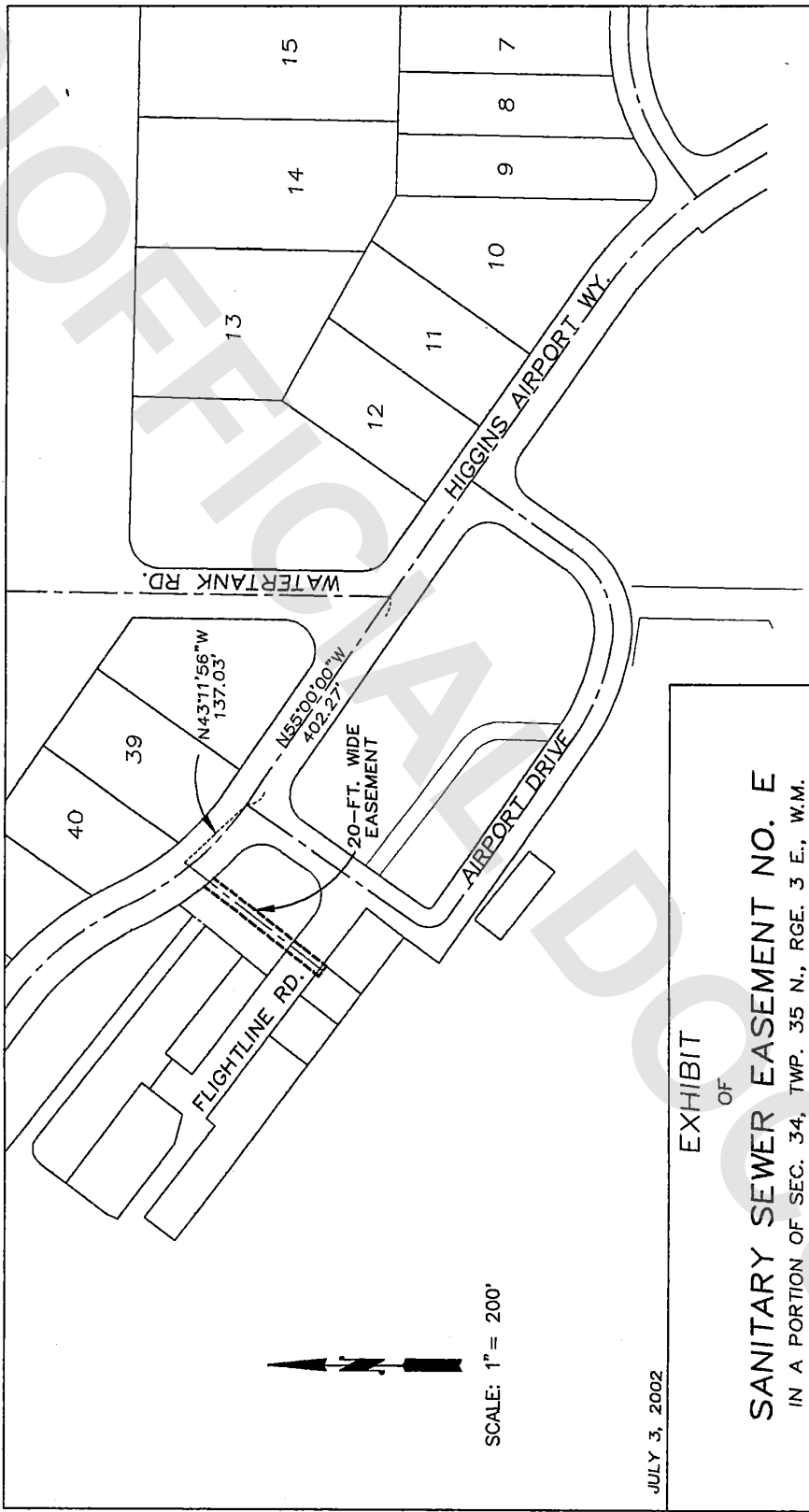


EXHIBIT  
OF  
**SANITARY SEWER EASEMENT NO. E**  
IN A PORTION OF SEC. 34, TWP. 35 N., RGE. 3 E., W.M.

JULY 3, 2002

Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit F

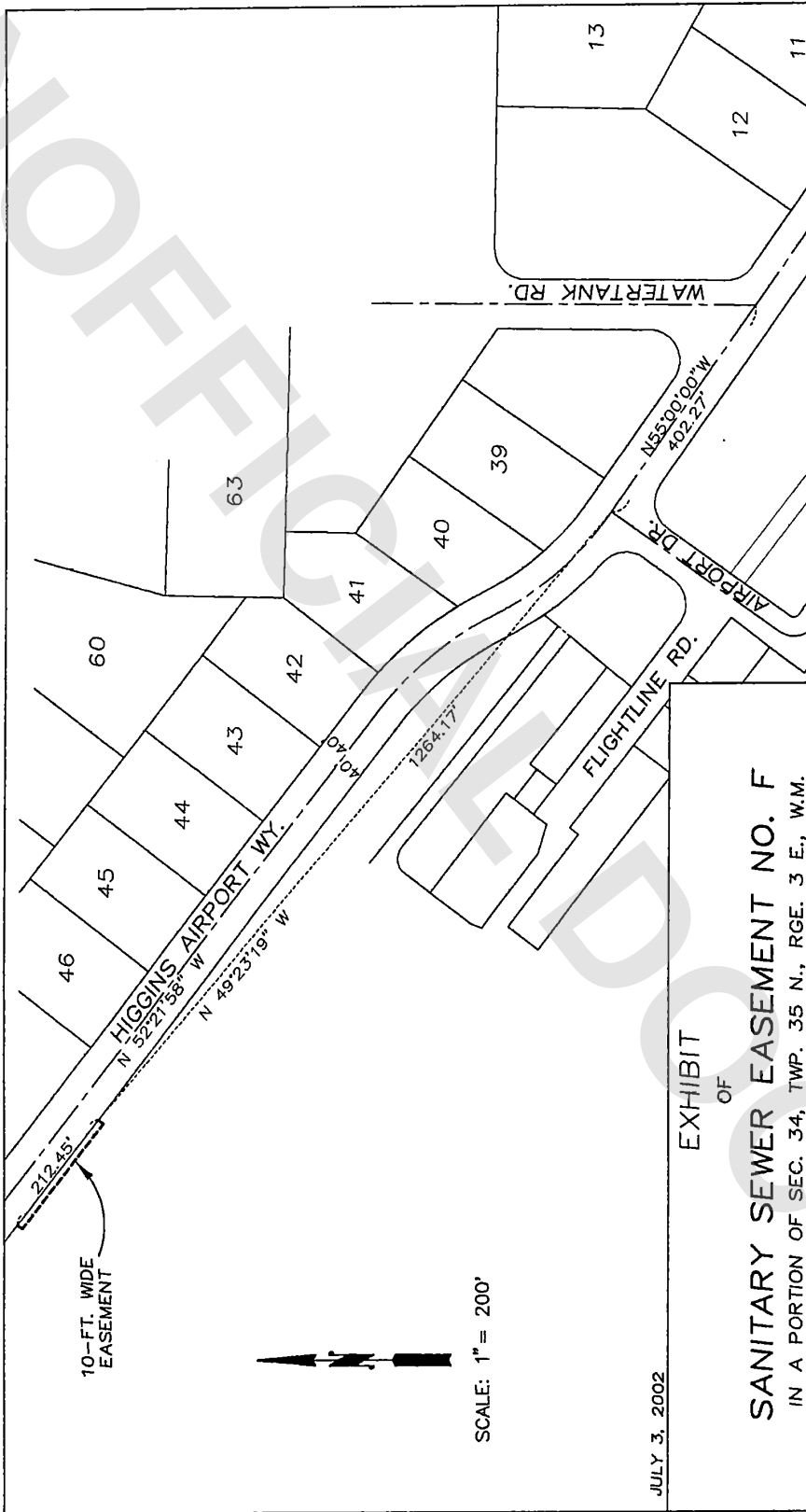
Sanitary Sewer Easement F:

A 10-foot wide strip of land in the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded under Auditor's File No. 860825002, records of Skagit County, Washington, in the northwest quarter of the southwest quarter of Section 34, Township 35 North, Range 3 East, W.M., having a Northeasterly line described as follows:

Commencing at the intersection of Higgins Airport Way and Watertank Road; **thence** along the centerline of said Higgins Airport Way, North 55°00'00" West, 402.27 feet to the westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; **thence** North 49°23'19" West, 1,264.17 feet to a point on the Southwesterly margin of said Higgins Airport Way and the **POINT OF BEGINNING**; **thence** along said Southwesterly margin, North 52°21'58" West, 212.45 feet to the **TERMINUS** of said described line.

Situate in the County of Skagit, State of Washington.

DATE: 7/03/02



Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit G

Sanitary Sewer Easement G:

A 20-foot wide strip of land in the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded under Auditor's File No. 860825002, records of Skagit County, Washington, in Government Lot 3 of Section 3, Township 34 North, Range 3 East, W.M. and in the southeast quarter of the southwest quarter of Section 34, Township 35 North, Range 3 East, W.M., lying 10 feet each side of the following described centerline:

Commencing at the westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; **thence** along the centerline of said Higgins Airport Way, South 55°00'00" East, 402.27 feet to the intersection of said Higgins Airport Way and Watertank Road; **thence** along said centerline, North 55°00'00" West, 11.60 feet to a point on an existing sanitary sewer pipeline and the **POINT OF BEGINNING**; **thence** along said pipeline, South 00°30'01" West, 84.18 feet; **thence** South 6°24'58" East, 330.96 feet to an existing sanitary sewer manhole and the **TERMINUS** of said described centerline.

**EXCEPT** that portion of said 20-foot wide strip lying within the Higgins Airport Way right-of-way.

Situate in the County of Skagit, State of Washington.

DATE: 7/03/02

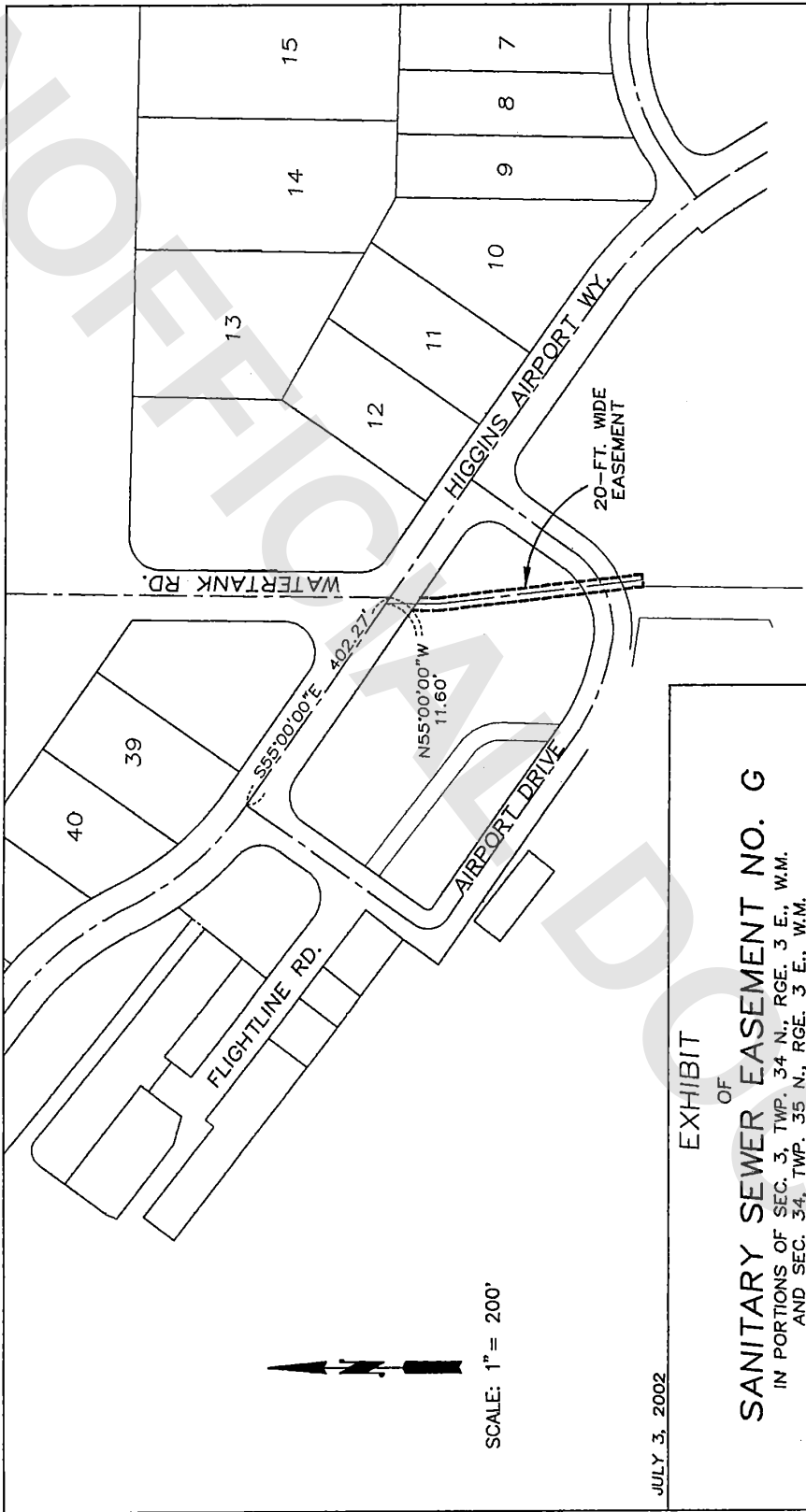


EXHIBIT  
OF  
**SANITARY SEWER EASEMENT NO. G**  
IN PORTIONS OF SEC. 3, TWP. 34 N., RGE. 3 E., W.M.  
AND SEC. 34, TWP. 35 N., RGE. 3 E., W.M.

JULY 3, 2002

Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit H

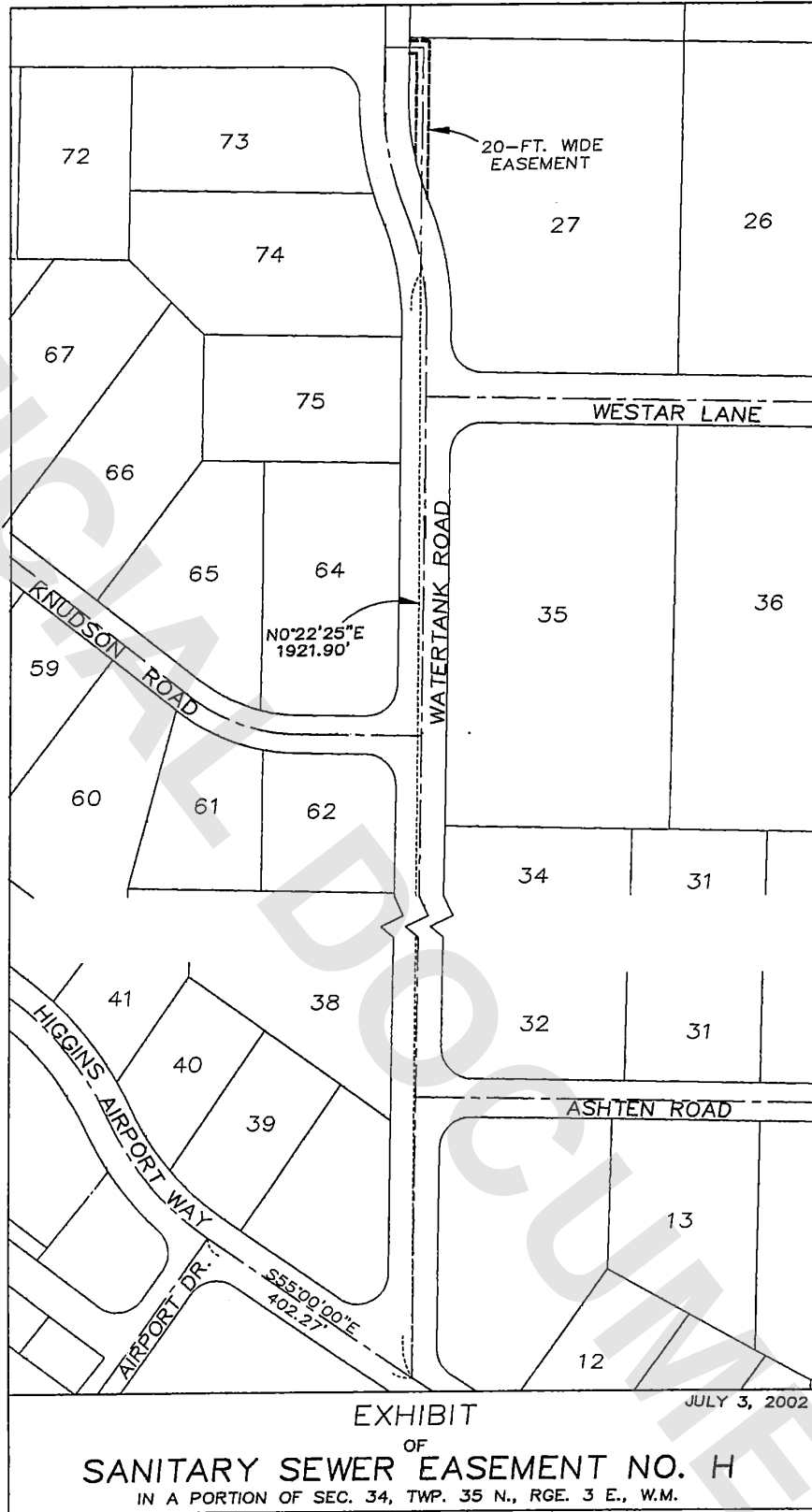
Sanitary Sewer Easement H:

A 20-foot wide strip of land in Lot 27 of the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded under Auditor's File No. 860825002, records of Skagit County, Washington, in the northeast quarter of the southwest quarter of Section 34, Township 35 North, Range 3 East, W.M., lying 10 feet each side of the following described centerline:

Commencing at the westerly intersection of Higgins Airport Way and the road commonly known as Airport Drive; **thence** along the centerline of said Higgins Airport Way, South 55°00'00" East, 402.27 feet to the intersection of said Higgins Airport Way and Watertank Road; **thence** North 0°22'25" East, 1,921.90 feet to an existing sanitary sewer manhole in Watertank Road and the **POINT OF BEGINNING**; **thence** along an existing sanitary sewer pipeline, North 0°40'41" East, 359.59 feet to an existing sanitary sewer manhole; **thence** continuing along said pipeline, North 89°22'03" West, 61.53 feet to the centerline of Watertank Road and the **TERMINUS** of said described centerline.

Situate in the County of Skagit, State of Washington.

DATE: 7/03/02







**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](mailto:info@psurvey.com)

EXHIBIT 'I'

**SANITARY SEWER EASEMENT DESCRIPTION  
 REVISED EASEMENT AREA 'I'**

A 20.00 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES LOCATED WITHIN A PORTION OF LOTS 3-5 AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

EASEMENT AREA 'I'

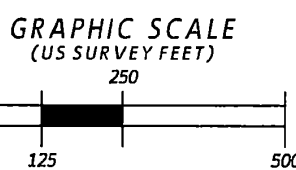
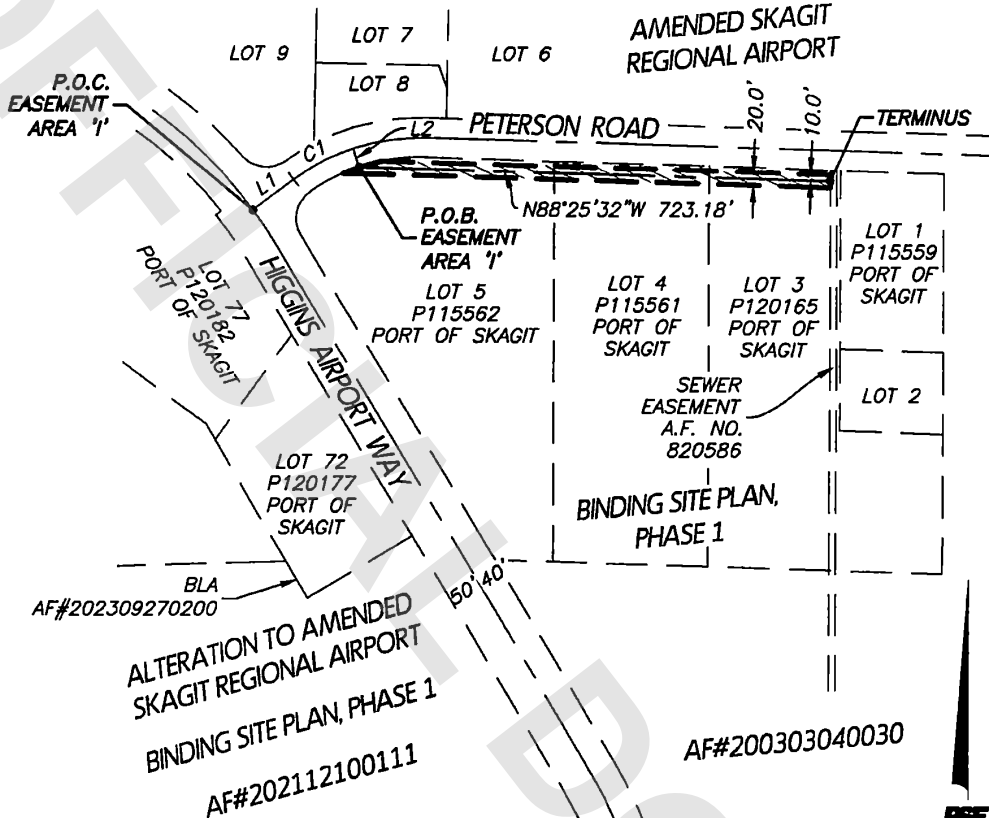
**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF PETERSON ROAD WITH THE CENTERLINE OF HIGGINS AIRPORT WAY, AS DEPICTED ON SAID AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1 BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 53°25'10" WEST A DISTANCE OF 700.00 FEET; THENCE ALONG SAID CENTERLINE OF PETERSON ROAD, NORTH 53°25'11" EAST, 78.16 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 36°34'49" EAST A DISTANCE OF 322.57 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°15'22" A DISTANCE OF 102.78 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 18°19'27" EAST, 30.00 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF SAID PETERSON ROAD, BEING THE **POINT OF BEGINNING**; THENCE SOUTH 88°25'32" EAST, 723.18 FEET MORE OR LESS TO THE INTERSECTION OF THE WEST LINE OF THAT CERTAIN 10-FOOT WIDE SANITARY SEWER EASEMENT AS SET FORTH BY INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 820586 AND THE **TERMINUS** OF SAID CENTERLINE DESCRIPTION.

SAID EASEMENT MARGINS TO BE LENGTHENED OR SHORTENED TO MEET THE SOUTHERLY MARGIN OF SAID PETERSON ROAD.



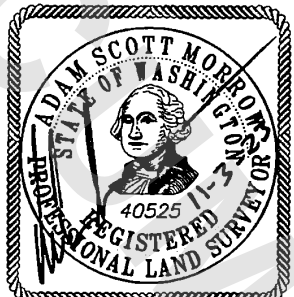
# EXHIBIT 'E'

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



 = SANITARY SEWER EASEMENT AREA

**PACIFIC SURVEYING & ENGINEERING, INC.**  
 909 Squakicum Way, Suite 111 | BELLINGHAM, WA 98225  
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 WWW.PSESURVEY.COM | INFO@PSESURVEY.COM



# EXHIBIT 'E'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°25'11"E	78.16
L2	S18°19'27"E	30.00

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	322.57'	18°15'22"	102.78'



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**EXHIBIT 'I2'**

**SANITARY SEWER EASEMENT DESCRIPTION  
 EASEMENT AREA 'I-2'**

A 20.00 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES LOCATED WITHIN A PORTION OF LOT 5 AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT AREA 'I-2'**

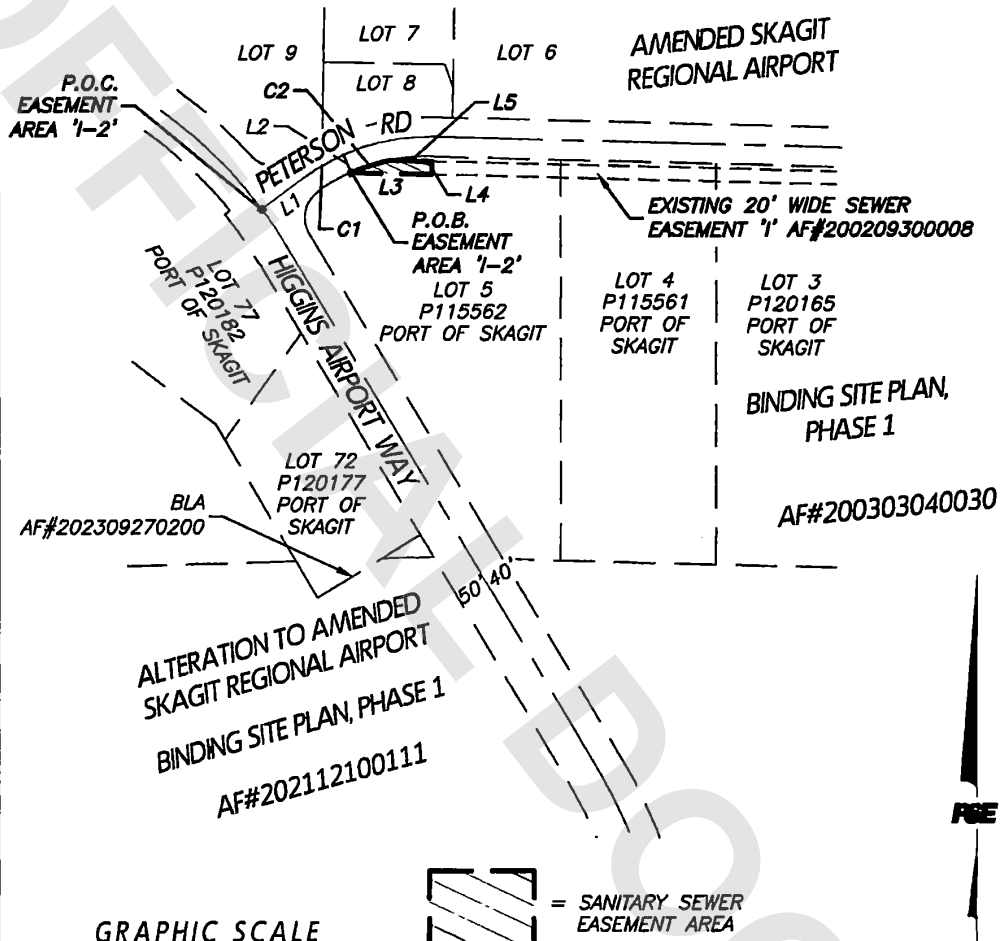
**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF PETERSON ROAD WITH THE CENTERLINE OF HIGGINS AIRPORT WAY, AS DEPICTED ON SAID AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 53°25'10" WEST A DISTANCE OF 700.00 FEET; THENCE ALONG SAID CENTERLINE OF PETERSON ROAD, NORTH 53°25'11" EAST, 78.16 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 36°34'49" EAST A DISTANCE OF 322.57 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'52" A DISTANCE OF 73.93 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 23°26'57" EAST, 30.00 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF SAID PETERSON ROAD, BEING THE **POINT OF BEGINNING**; THENCE SOUTH 88°25'24" EAST, 124.18 FEET TO THE SOUTHWEST CORNER OF AN EXISTING SANITARY SEWER EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200209300008; THENCE ALONG THE WEST LINE THEREOF, NORTH 01°34'28" EAST, 20.00 FEET; THENCE DEPARTING SAID LINE AT RIGHT ANGLES THERETO, NORTH 88°25'32" WEST, 66.10 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY MARGIN OF PETERSON ROAD, BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 11°23'54" EAST A DISTANCE OF 292.57 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°03'02" A DISTANCE OF 61.53 FEET TO THE **POINT OF BEGINNING**.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



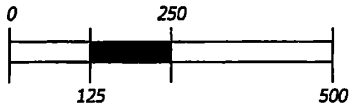
# EXHIBIT 'I2'

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



ALTERATION TO AMENDED  
SKAGIT REGIONAL AIRPORT  
BINDING SITE PLAN, PHASE 1  
AF#202112100111

GRAPHIC SCALE  
(US SURVEY FEET)



 = SANITARY SEWER EASEMENT AREA



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### EXHIBIT $\frac{1}{32}$ '

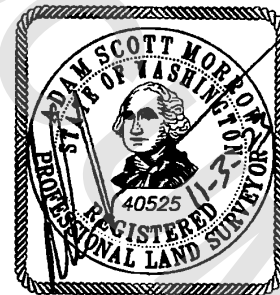
LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°25'11"E	78.16
L2	N23°26'57"W	30.00
L3	N88°25'24"W	124.18
L4	S01°34'28"W	20.00
L5	S88°25'32"E	66.10

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	322.57'	13°07'52"	73.93'
C2	292.57'	12°03'02"	61.53'



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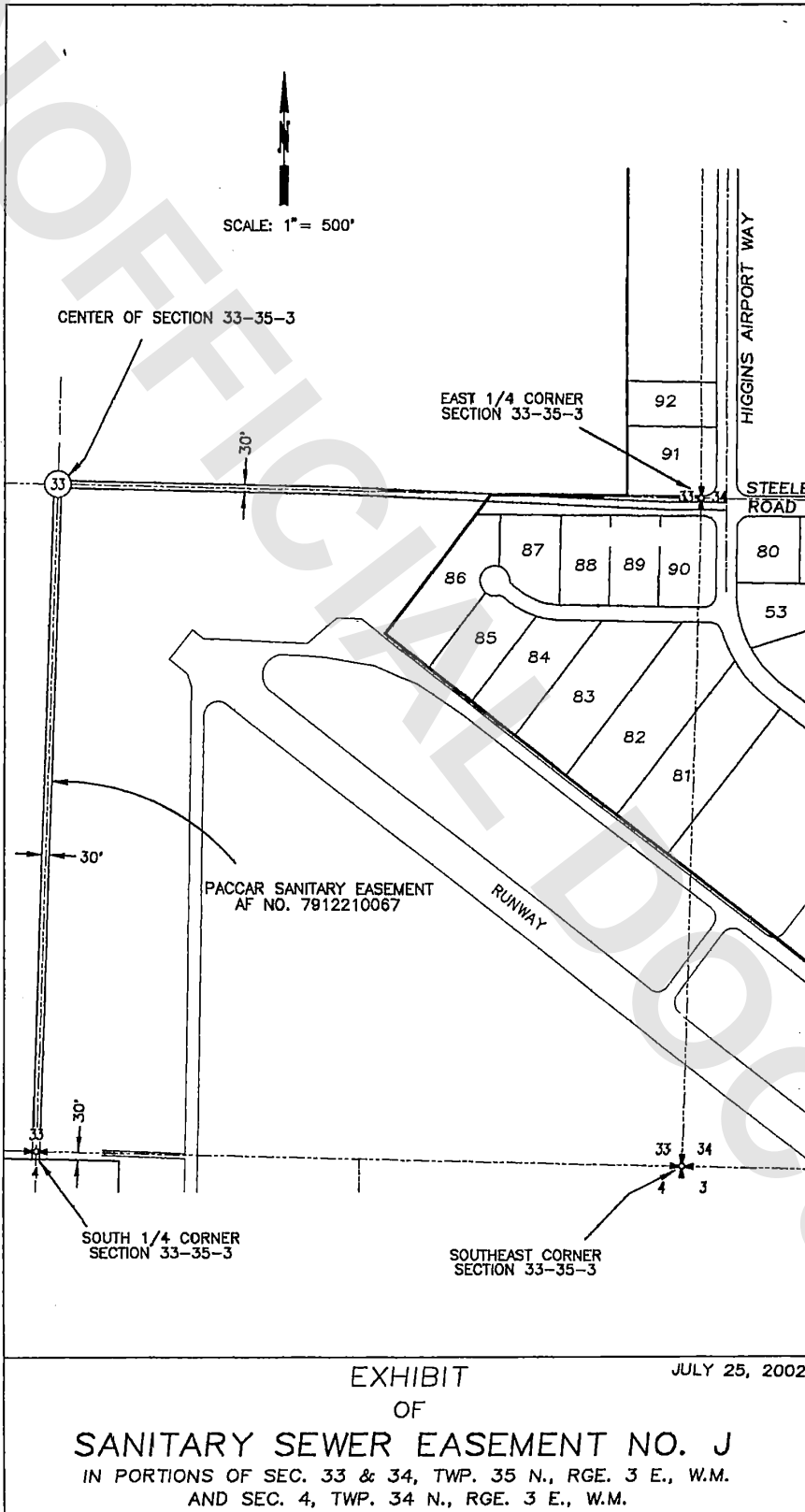


Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit J

**Sanitary Sewer Easement J:**

That strip of land legally described in "Exhibit A" to the "EASEMENT" granted by the Port of Skagit County, Grantor, to PACCAR, Inc., Grantee, dated December 21, 1979, and recorded under Auditor File No. 7912210067, except that portion thereof laying east of the center line of Higgins Airport Way, as said Higgins Airport Way is depicted on Binding Site Plan, recorded under Auditor's File No. 860825002.

DATE: 7/03/02





Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit K

**Sanitary Sewer Easement K:**

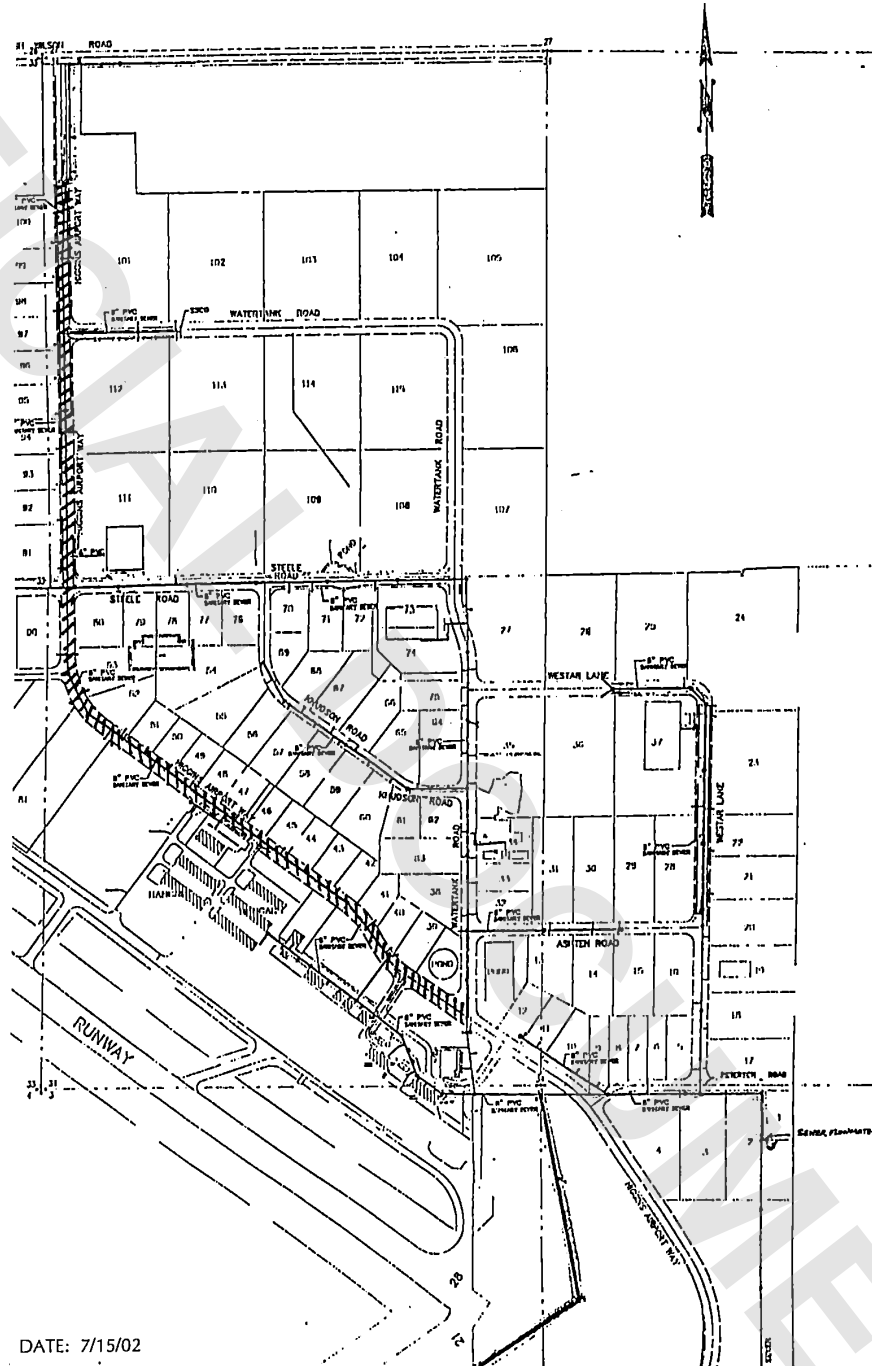
The entire width of the right-of-way of the street described as follows:

Commencing at the south terminus of existing easement recorded under Skagit County Auditor's File No. 9710150061 in Higgins Airport Way roadway west of Lot 101, at a point approximately 620 feet south of Josh Wilson Road centerline; thence south and southeasterly on Higgins Airport Way to the east edge of its intersection with Watertank Road at the north terminus of Easement G herein, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement K

# AGIT COUNTY



DATE: 7/15/02

Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit L

**Sanitary Sewer Easement L:**

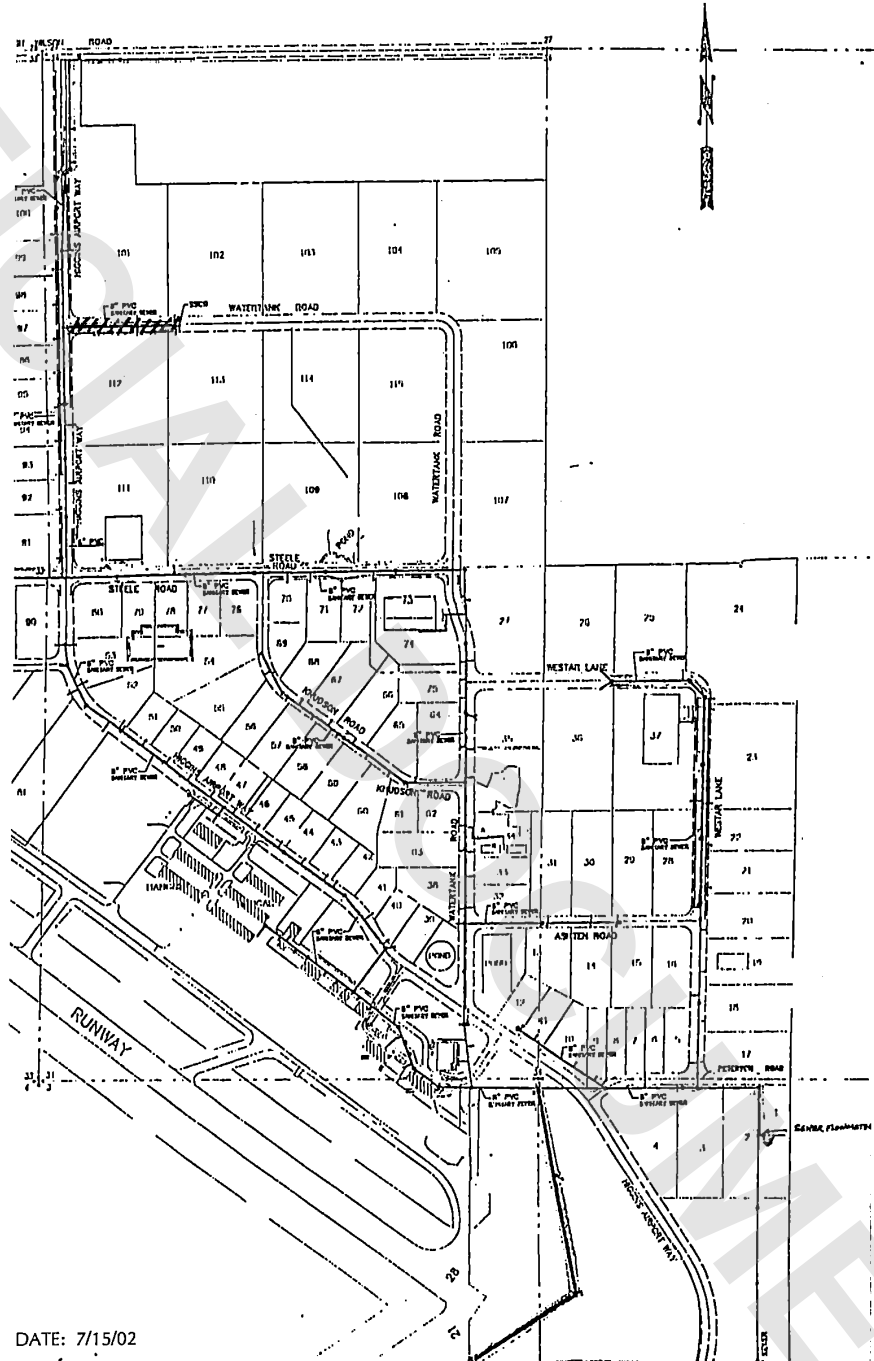
The entire width of the right-of-way of the street described as follows:

Commencing in Watertank Road approximately 70 feet east of the projected northwest boundary of Lot 113, thence west along Watertank Road to its intersection with Higgins Airport Way, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement L

# AGIT COUNTY



DATE: 7/15/02

Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit M

**Sanitary Sewer Easement M:**

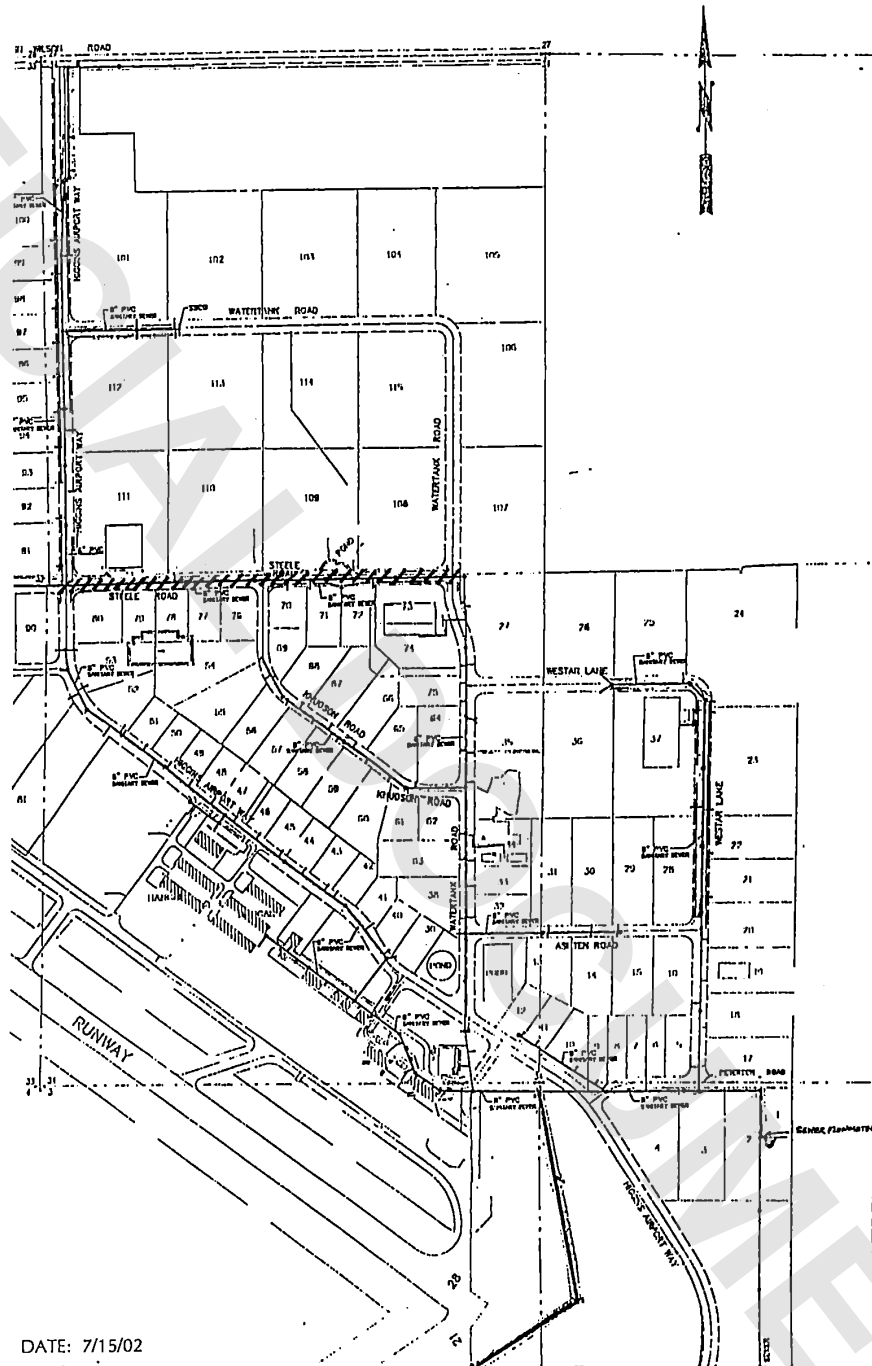
The entire width of the right-of-way of the street described as follows:

Commencing at the west edge of the Higgins Airport Way/Steele Road intersection; thence east on Steele Road approximately 2,130 feet to north terminus of Easement H herein, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement M

# AGIT COUNTY



Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit N

**Sanitary Sewer Easement N:**

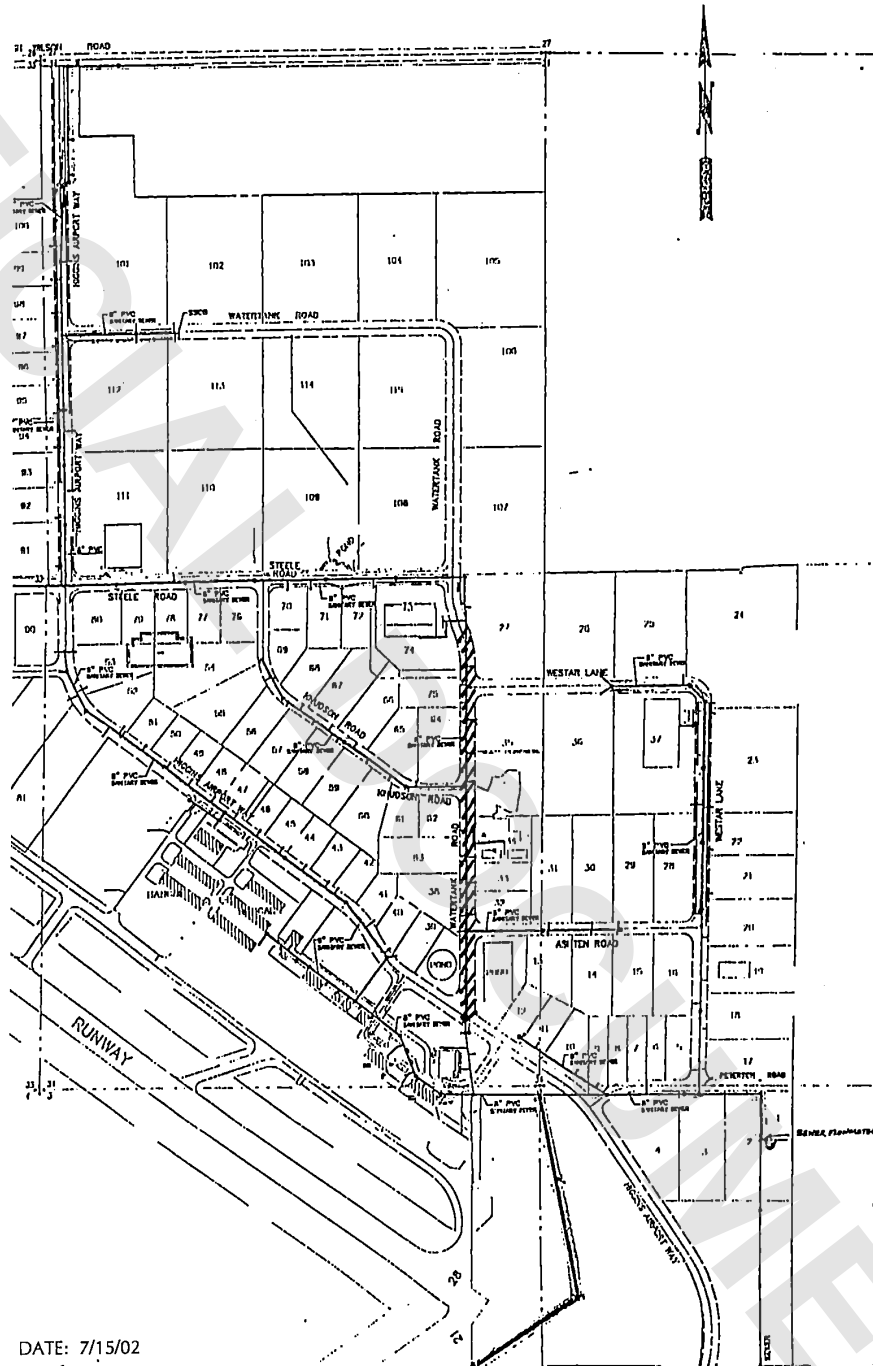
The entire width of the right-of-way of the street described as follows:

Commencing at the south terminus of legal description contained in Easement H hereto to the north terminus of the legal description contained in Easement G hereto on Watertank Road, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement N

# AGIT COUNTY



DATE: 7/15/02



Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit O

**Sanitary Sewer Easement O:**

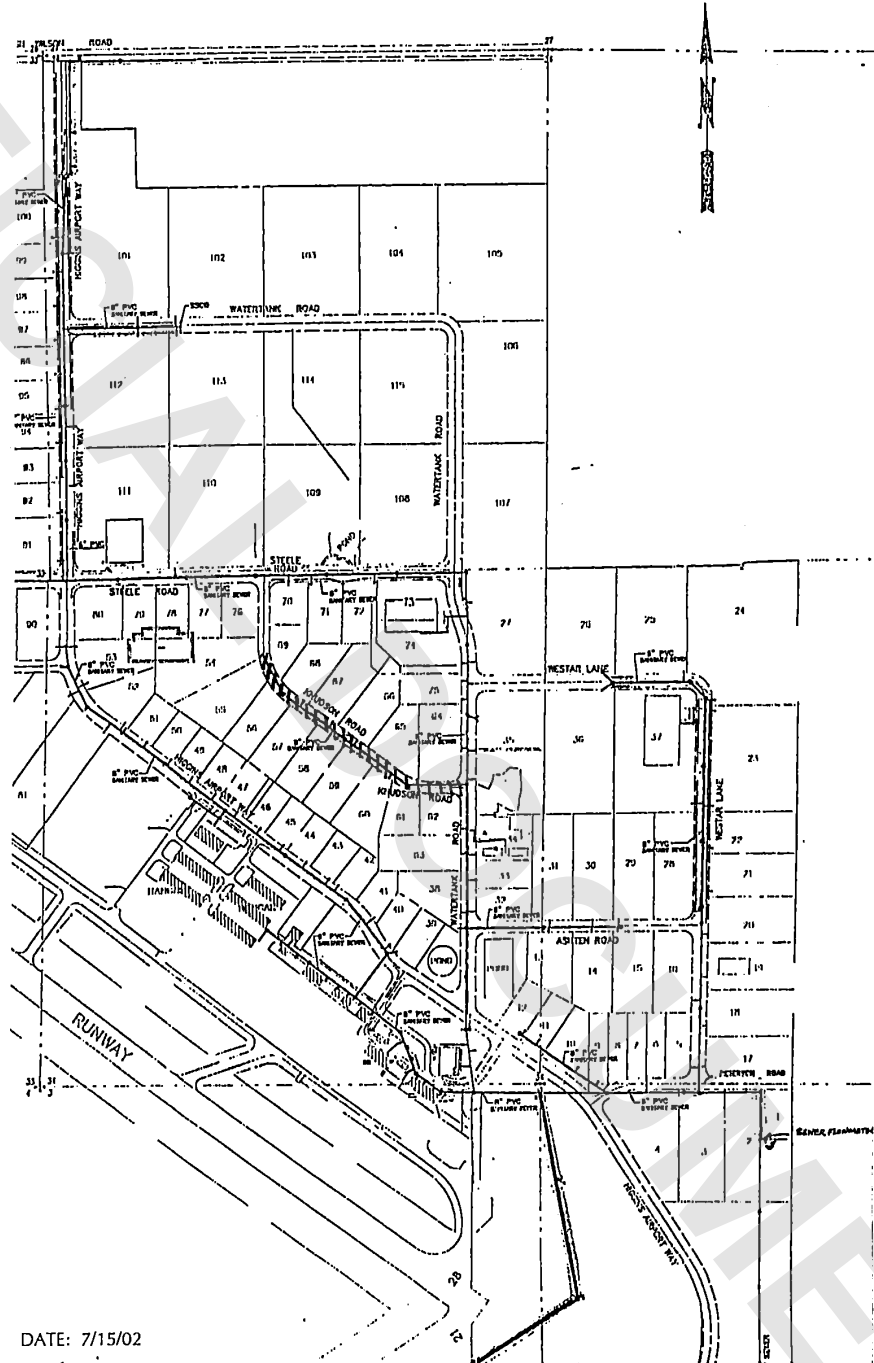
The entire width of the right-of-way of the street described as follows:

Commencing at the east road edge of Watertank Road at intersection with Knudson Road; thence west on Knudson Road approximately 1,365 feet to terminus at the extension of the boundary between Lots 54 and 55 across Knudson Road, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement O

# AGIT COUNTY



DATE: 7/15/02

Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit P

**Sanitary Sewer Easement P:**

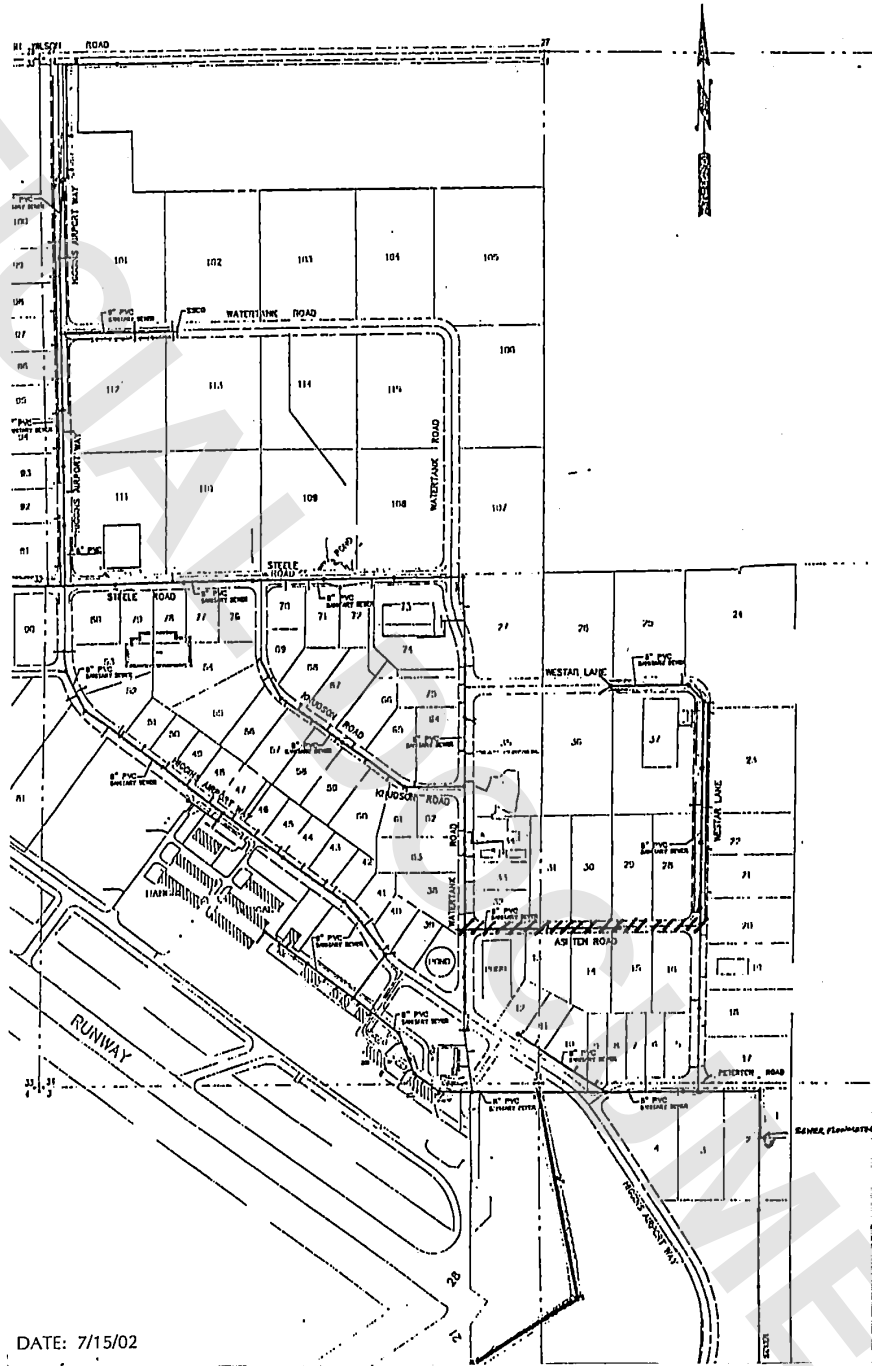
The entire width of the right-of-way of the street described as follows:

Commencing at the west edge of Watertank Road/Ashten Road intersection; thence east on Ashten Road to the east road edge of its intersection with Westar Lane, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement P

# AGIT COUNTY



DATE: 7/15/02

Port of Skagit County to City of Burlington Sewer System Easement  
Exhibit Q

**Sanitary Sewer Easement Q:**

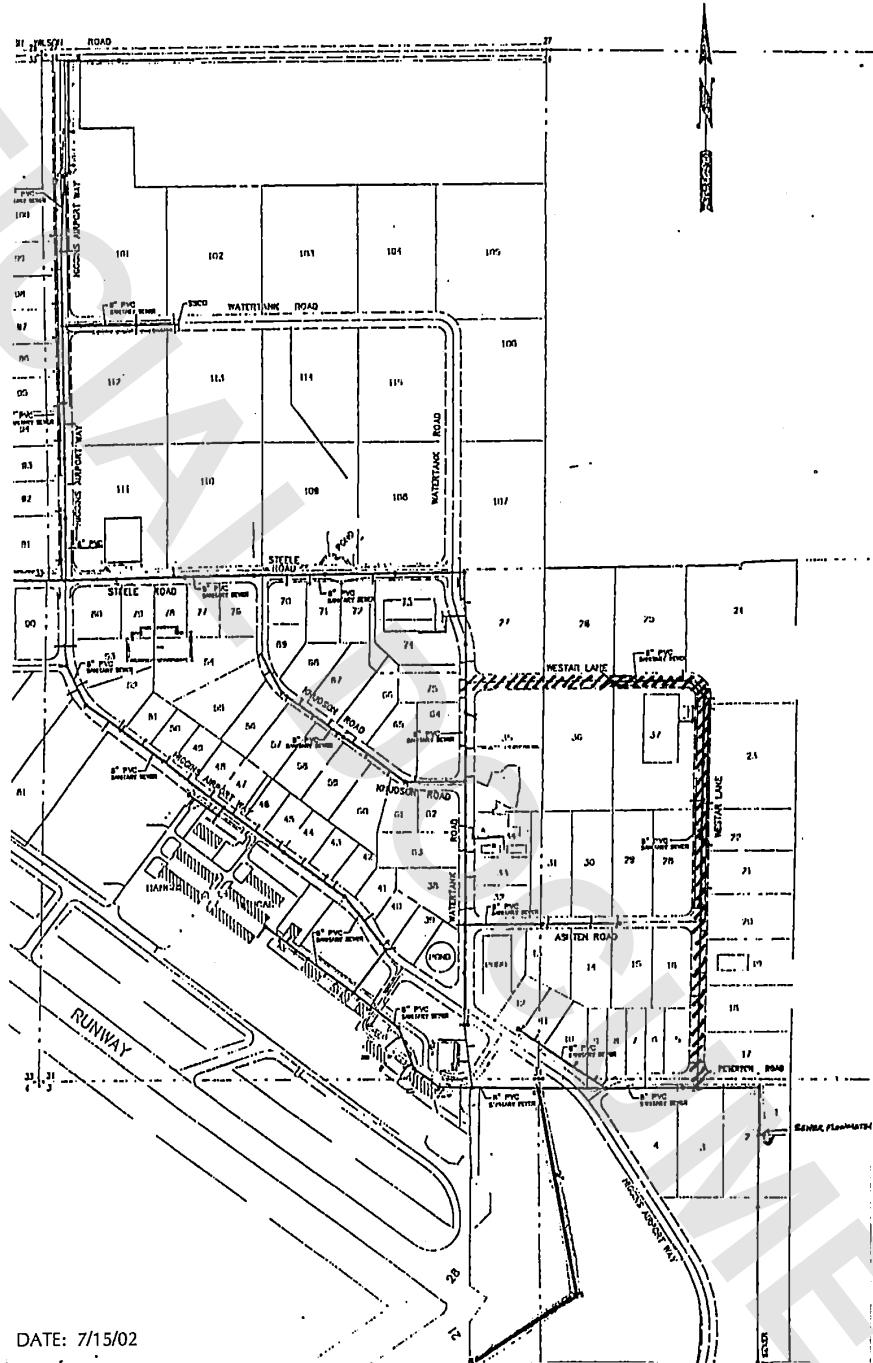
The entire width of the right-of-way of the street described as follows:

Entire length of Westar Lane from its intersection with Watertank Road through its intersection with Peterson Road and southerly to Easement I herein, all as depicted on Binding Site Plan, recorded August 25, 1986, under Auditor's File No. 860825002.

DATE: 7/15/02

Sanitary Sewer Easement Q

# AGIT COUNTY



DATE: 7/15/02



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EXHIBIT 'R'

**SANITARY SEWER EASEMENT DESCRIPTION  
REVISED EASEMENT AREA 'R'**

A 20.00 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES LOCATED WITHIN A PORTION OF LOTS 2, 3, 4, 5 AND THE TIE DOWN AREA OF SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIVISION NO. 1, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201220163 AND THE WEST HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

EASEMENT AREA 'R'

**COMMENCING** AT THE SOUTHEAST CORNER OF LOT 72 SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, AS MODIFIED BY BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202309270200; THENCE SOUTH 11°14'11" WEST, 322.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 48°42'32" WEST, 331.58 FEET; THENCE SOUTH 58°39'33" WEST, 654.60 FEET; THENCE SOUTH 00°45'26" WEST, 283.02 FEET; THENCE SOUTH 57°35'19" WEST, 824.18 FEET TO THE **TERMINUS** OF SAID CENTERLINE.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



### EXHIBIT 'R'

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



ALTERATION TO  
AMENDED SKAGIT  
REGIONAL AIRPORT

BINDING SITE PLAN,  
PHASE 1

AF#202112100111

LOT 77  
P120182  
PORT OF  
SKAGIT

P.O.C.  
EASEMENT  
AREA 'R'

LOT 72  
P120177  
PORT OF  
SKAGIT

HIGGINS AIRPORT WAY

BLA AF#202309270200

AMENDED SKAGIT  
REGIONAL AIRPORT  
BINDING SITE  
PLAN, PHASE 1  
AF#200303040030

LOT 87  
P35352  
PORT OF SKAGIT  
11688 HIGGINS  
AIRPORT WAY

P.O.B.  
EASEMENT  
AREA 'R'

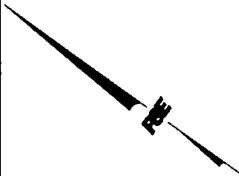
10.0'  
P21081  
PORT OF SKAGIT

P21086  
PORT OF SKAGIT

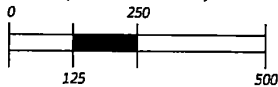
20.0'

10.0'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°14'11"W	322.00
L2	N48°42'32"E	331.58
L3	S58°39'33"W	654.60
L4	S00°45'26"W	283.02
L5	S57°35'19"W	824.18



GRAPHIC SCALE  
(US SURVEY FEET)



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SKAGIT REGIONAL  
AIRPORT BINDING SITE  
PLAN, PHASE 2, DIV. 1  
AF#200201220163

TIE DOWN  
AREA

LOT 2

LOT 3

LOT 4

LOT 5

CROSSWIND DRIVE

TERMINUS





## Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental  
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 Phone 360.671.7387 Facsimile 360.671.4685 Email [info@pseurvey.com](mailto:info@pseurvey.com)

### EXHIBIT 'S'

#### SANITARY SEWER EASEMENT DESCRIPTION EASEMENT AREA 'S'

A 20.00 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

#### EASEMENT AREA 'S'

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF PETERSON ROAD WITH THE CENTERLINE OF HIGGINS AIRPORT WAY, AS DEPICTED ON SAID AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 53°25'10" WEST A DISTANCE OF 700.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, ALSO BEING THE CENTERLINE OF SAID HIGGINS AIRPORT WAY, THROUGH A CENTRAL ANGLE OF 05°34'50" A DISTANCE OF 68.18 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 31°00'00" EAST, 940.76 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°00'00" WEST A DISTANCE OF 700.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, BEING THE CENTERLINE OF SAID HIGGINS AIRPORT WAY, THROUGH A CENTRAL ANGLE OF 70°00'37" A DISTANCE OF 855.34 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 39°00'37" WEST, 442.22 FEET; THENCE DEPARTING SAID CENTERLINE AND AT RIGHT ANGLES THERETO, SOUTH 50°59'23" EAST, 35.00 FEET TO THE **POINT OF BEGINNING**, ALSO BEING A POINT ON THE EASTERLY MARGIN OF SAID HIGGINS AIRPORT WAY; THENCE SOUTH 50°59'45" EAST, 67.08 FEET; THENCE SOUTH 81°05'29" EAST, 594.59 FEET; THENCE SOUTH 48°03'58" EAST, 31.98 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY OF AN EXISTING SANITARY SEWER EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 820586 AND THE **TERMINUS** OF SAID CENTERLINE;

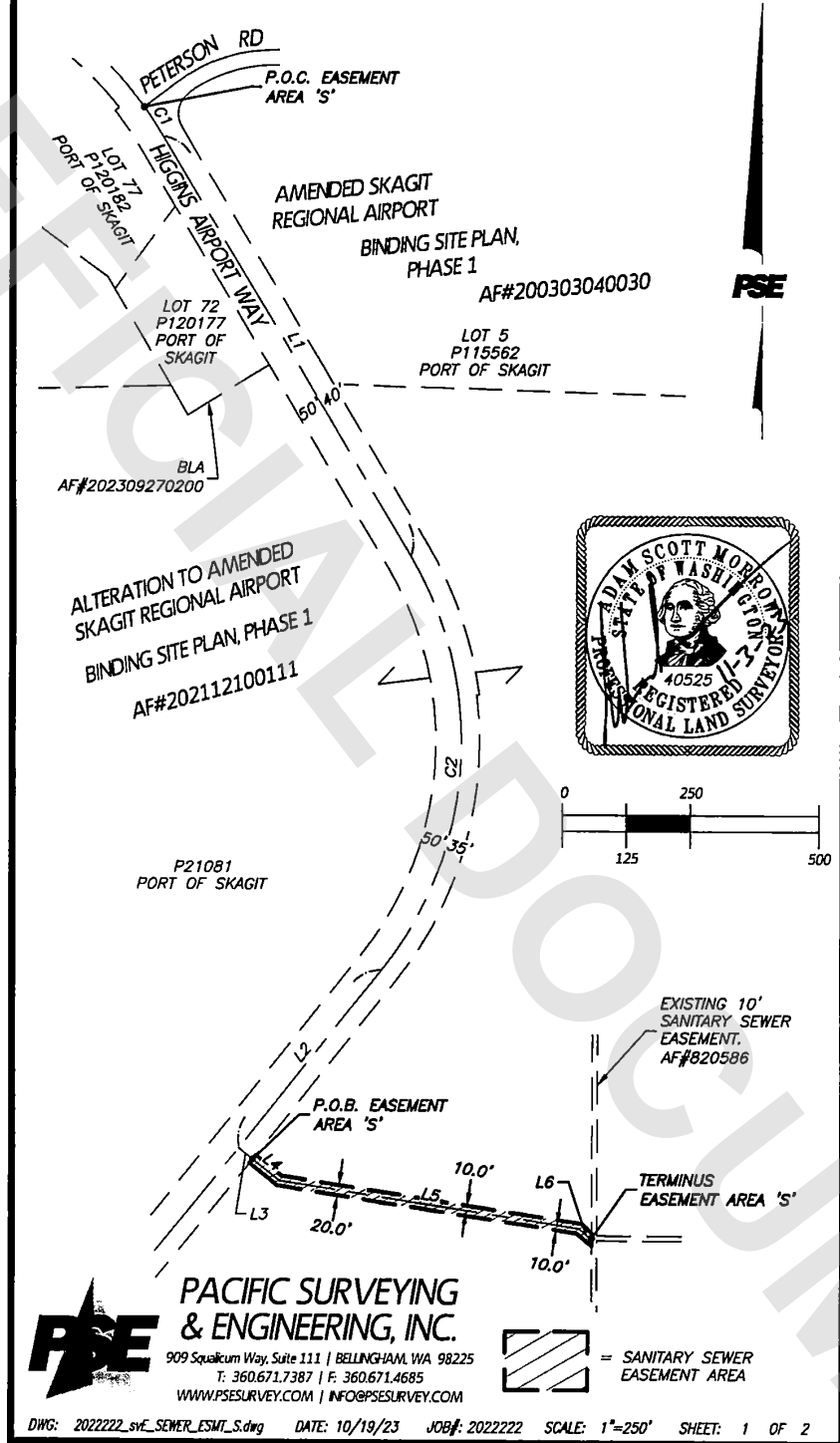
SAID EASEMENT MARGINS SHALL BE LENGTHENED OR SHORTENED TO MEET THE EASTERLY MARGIN OF SAID HIGGINS AIRPORT WAY AND THE WESTERLY BOUNDARY OF SAID SANITARY SEWER EASEMENT.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



### EXHIBIT 'S'

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



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= SANITARY SEWER  
EASEMENT AREA

### EXHIBIT 'S'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°00'00"E	940.76
L2	S39°00'37"W	442.22
L3	S50°59'23"E	35.00
L4	S50°59'45"E	67.08
L5	S81°05'29"E	594.59
L6	S48°03'58"E	31.98

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	700.00'	05°34'50"	68.18'
C2	700.00'	70°00'37"	855.34'



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