

FILED FOR RECORD AT REQUEST

City of Burlington
ATTN: Public Works/Engineering
820 East Washington Avenue
Burlington, WA 98223



200306020170
Skagit County Auditor

6/2/2003 Page 1 of 3 10:45AM

Document Title: Temporary Construction Easement
Grantor(s): Donn S. Hanson, as his separate estate
Grantee: City of Burlington
Legal Des: Section 6, Township 34, Range 4; Ptn. Gov. Lot 7 and SE-SW
Tax Account: 340406-3-037-0007 and 340406-008-0014
Property ID No: P23645 and P23853

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT made this 30th day of MAY, 2003, between Donn S. Hanson, as his separate estate, who represents and warrants to be the owner of Parcels "A" and "B", hereinafter called the Grantor, and CITY OF BURLINGTON, a municipal corporation of the State of Washington, hereinafter called the Grantee.

Parcel "A"

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M.; described as follows:

Beginning at a point 528 feet North of the Southwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
THENCE North to the Northwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
THENCE East along the North line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the Northwest corner of a tract of land deeded to Charles W. Heather by deed recorded in Volume 62 of Deeds at page 631;
THENCE South along the West line of said tract deeded to Charles W. Heather to the Northerly line of the County Road;
THENCE Westerly along the Northerly line of the County Road to a point 330 feet East of the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, said point being on the East line of those premises conveyed to May Jane Isbill by deed dated May 15, 1917, filed August 25, 1922 as File No. 158458 and recorded in Volume 127 of Deeds at page 374;
THENCE North along the East line of said Isbill tract to a point 528 feet North of the South line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ being the Northeast corner of said Isbill tract;
THENCE West along the North line of said Isbill tract 330 feet to the point of beginning; EXCEPT that portion described as follows:

Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of said subdivision, said point being the Southwest corner of a tract of land deeded to Charles W. Heather by deed recorded in Volume 62 of Deeds, page 631;
THENCE North along the West line of said Heather tract 135 feet;
THENCE West parallel to the North line of said subdivision 133 feet;
THENCE South parallel to the West line of said Heather tract 152 feet, more or less, to the North line of said County Road;
THENCE Easterly along the North line of said County Road to the point of beginning.

Parcel "B"

Government Lot 7 in Section 6, Township 34 North, Range 4 East, W.M., EXCEPT that portion described as follows: Beginning at a point 20 feet East of the Southwest corner of said Section 6; THENCE East along the South line of said Section 6 a distance of 1241.1 feet, more or less, to the Southeast corner of said

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Government Lot 7; THENCE North 102 feet, more or less, to the South shore of an existing lake; THENCE North 82 degrees 18' West along the South shore of an existing lake 537.3 feet; THENCE North 69 degrees 25'30" West along the South shore line 760 feet, more or less, to the East margin of the County Road; THENCE South 440.9 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

WITNESSETH

That the Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant and convey to the Grantee, its successors and assigns, agents, and licensees a temporary construction easement across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

All that portion of Parcel "A" described as follows:

The South 30 feet of the North 50 feet of the West 286 feet.

AND

That portion of Parcel "A" lying 25 feet on each side of the following described centerline EXCEPT that portion lying 10 feet on each side of the following described centerline:

Beginning at a point 528 feet north of the Southwest corner of said Southeast ¼ of the Southwest ¼, said point being the Southwest corner of said Parcel A;
THENCE N 0°19'35" W along the West property line of said Parcel A to the Northwest corner of said Southeast ¼ of the Southwest ¼, said corner being the Northwest corner of said Parcel A;
THENCE S 87°21'6" E, along the North property line of said Parcel A, a distance of 311 feet, to a point being the TRUE POINT OF BEGINNING for this description;
THENCE S 2°38'54" W for a distance of 349 feet;
THENCE S 87°21'6" E for a distance of 99.50 feet;
THENCE S 42°21'6" E for a distance of 38 feet;
THENCE S 1°18'1" W a distance of 408.07 feet, more or less, to the intersection with the Northerly line of the County Road, said intersection being the terminus of said center line. EXCEPT that portion lying 10 feet on each side of the above described centerline.

Containing an area of 35,112.5 square feet, more or less.

AND

All that portion of Parcel "B" described as follows:

The West 30 feet of the East 50 feet of the South 30 feet of the North 50 feet EXCEPT the North 20 feet and the East 20 feet of the North 50 feet of the East 50 feet.

Containing an area of 900 square feet, more or less.

The bearings used in the legal descriptions for the easements are based on the Washington State Coordinate System, North Zone. The bearings used in the original legal descriptions may have been based on a different coordinate system.

Said temporary easements shall expire upon either completion of construction or June 30, 2004, whichever occurs first.

The Grantee agrees to separate and replace the topsoil and to restore the area disturbed during installation of a



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