

City of Sedro-Woolley
325 Metcalf St
Sedro Woolley, WA 98284
Attention: Mark A. Freiburger, PE, Director of Public Works



Skagit County Auditor
5/17/2013 Page 1 of 4 3:49PM \$75.00

TEMPORARY CONSTRUCTION EASEMENT

Grantor(s): Sea-Land Development Corporation
Grantee: City of Sedro-Woolley
Abbreviated Legal: Ptn of Blks 6 & 7 and ptn of vacated streets & alleys, West Addition to Town of Woolley, V 2 of Plats, P 89
Tax Parcel No.: 350424-0-007-0000 (P37350)
Project Parcel #P37350
SR 20 Cook Road Realignment & Extension

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

WLB

THE GRANTOR(S), Sea-Land Development Corporation, a Washington Corporation, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, do(es) by these presents grant and convey to the City of Sedro-Woolley a Municipal Corporation in Skagit County, Washington, its agents, employees, and contractors the nonexclusive right to enter upon lands now owned by the Grantor(s) for any and all purposes incidental to the construction of the above-mentioned improvement, which lands are situated in Skagit County, State of Washington, described as follows, to wit:

Per Exhibit A attached hereto and made a part hereof by this reference

It is understood and agreed that the rights herein granted shall be at all times exercised in a manner that does not unreasonably interfere with the use of the property by the grantor.

It is further understood and agreed that the City of Sedro-Woolley agrees to indemnify and save the grantors harmless from all claims and causes of action of any nature whatsoever arising out of the exercise by the County of the rights herein granted.

It is further understood and agreed that the City will give 30 calendar days' notice prior to start of construction within the temporary easement area, and that the City will limit work within the temporary construction area to 60 calendar days. The city will ensure that access to buildings in the vicinity of the project site is maintained at all times. The city will install temporary construction fencing at the edge of the temporary construction easement to secure the site during non-working hours.

This permit, and all rights granted hereunder, shall terminate automatically and without notice upon the completion of the above project or on October 31, 2014, whichever occurs first.

The Grantor(s) acknowledge(s) that the property and/or property rights conveyed herein are a donation; the consideration is a mutual benefit to be derived; and the Grantor(s) has been informed of its right to receive just compensation and have waived said rights.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 14 day of May, 2013.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Sea-Land Development Corporation

MAY 17 2013

Amount Paid \$
Skagit Co. Treasurer
By MG Deputy

By [Signature]
Mark A. Nysether
Its: President

By [Signature]
Bradley M. Nysether
Its: Secretary

STATE OF WASHINGTON }
County of Snohomish } SS.

I certify that I know or have satisfactory evidence that Mark Nysether and Bradley Nysether (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he is/she is /they are) authorized to execute the instrument and acknowledged it as the President and Secretary of Sea-Land Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 5-14-13

DANIEL J JUHL
Name (typed or printed):
NOTARY PUBLIC in and for the State of Washington
Residing at Snohomish
My appointment expires: 3/19/13



EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF BLOCKS 6 AND 7 AND THE VACATED STREETS AND ALLEYS ADJACENT THERETO OF THE PLAT OF WEST ADDITION TO THE TOWN OF WOOLLEY ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 2 OF PLATS AT PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WASHINGTON STREET AND BORSETH STREET AS SHOWN ON SAID PLAT, SAID STREETS NOW KNOWN AS COOK ROAD AND STATE ROUTE 20, RESPECTIVELY; THENCE S 88°43'17"E, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SR20; THENCE S 01°16'43"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 255.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 01°16'43"E, A DISTANCE OF 39.64 FEET; THENCE N 08°31'27"E, A DISTANCE OF 59.01 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 142.97 FEET, FROM WHICH THE RADIUS POINT BEARS S 82°14'10"E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°11'05", BEING AN ARC DISTANCE OF 92.78 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 143.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'32", BEING AN ARC DISTANCE OF 17.62 FEET; THENCE N 01°16'43"E, A DISTANCE OF 105.11 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 53.21 FEET AND FROM WHICH THE RADIUS POINT BEARS N 31°58'08"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°52'10" BEING AN ARC DISTANCE OF 28.67 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 384.86 FEET FROM WHICH THE RADIUS POINT BEARS N 62°51'59"E; THENCE NORTHERWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°28'43" BEING AN ARC DISTANCE OF 117.40 FEET; THENCE N 01°16'43"E, A DISTANCE OF 17.07 FEET; THENCE S 23°39'07"E, A DISTANCE OF 139.97 FEET; THENCE S 89°52'36"E, A DISTANCE OF 149.78 FEET; THENCE S 01°03'51"W, A DISTANCE OF 148.02 FEET; THENCE N 89°52'36"W, A DISTANCE OF 98.42 FEET; THENCE S 61°06'33"W, A DISTANCE OF 109.25 FEET; THENCE S 09°18'36"W, A DISTANCE OF 117.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 27,468 SQUARE FEET.

SITUATE IN SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

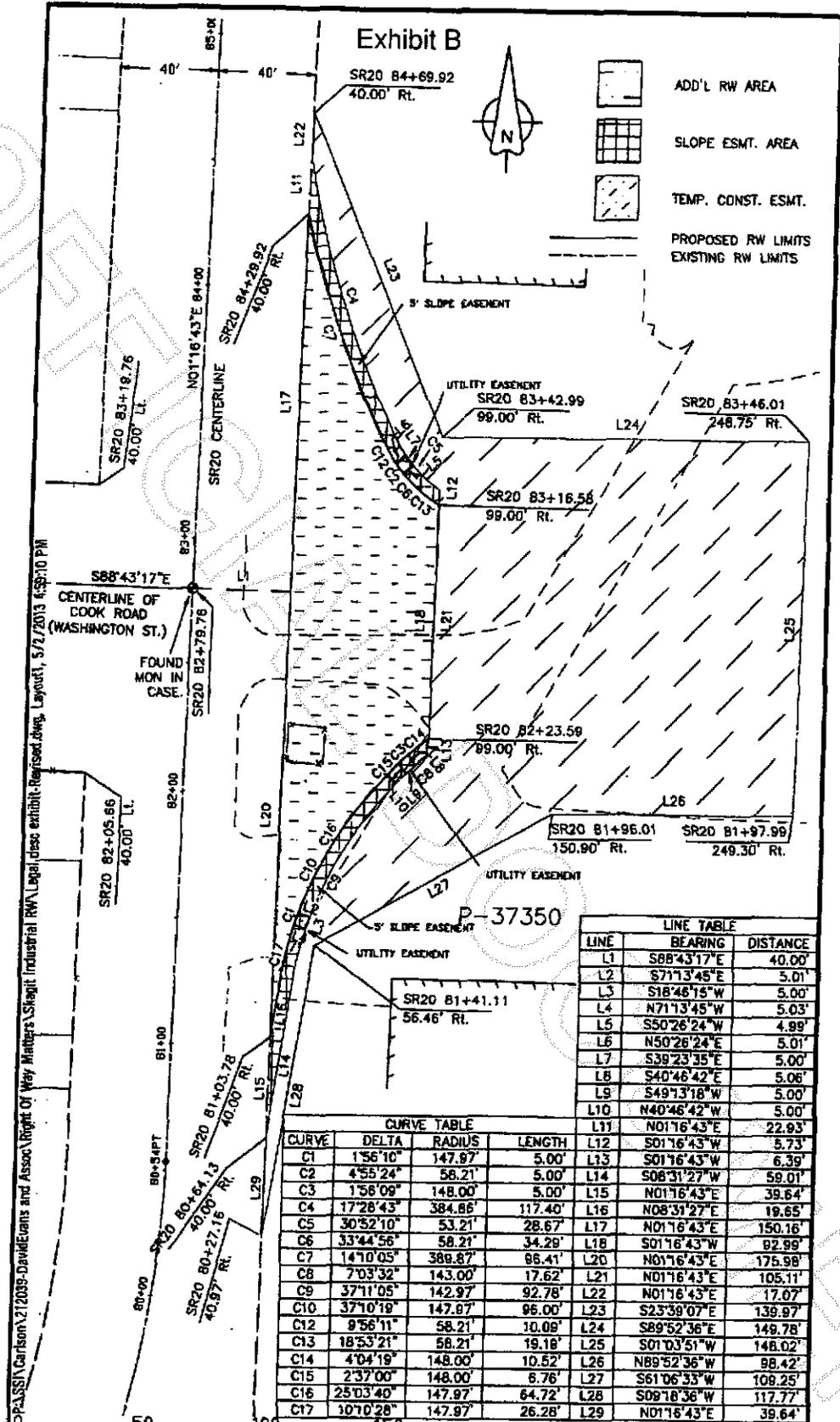
SEE ATTACHED EXHIBIT B (MAP)



Exhibit B



-  ADD'L RW AREA
-  SLOPE ESMT. AREA
-  TEMP. CONST. ESMT.
-  PROPOSED RW LIMITS
EXISTING RW LIMITS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°43'17"E	40.00'
L2	S71°13'45"E	5.01'
L3	S18°46'15"W	5.00'
L4	N71°13'45"W	5.03'
L5	S50°26'24"W	4.99'
L6	N50°26'24"E	5.01'
L7	S39°23'35"E	5.00'
L8	S40°46'42"E	5.08'
L9	S49°13'18"W	5.00'
L10	N40°46'42"W	5.00'
L11	N01°16'43"E	22.93'
L12	S01°16'43"W	5.73'
L13	S01°16'43"W	6.39'
L14	S08°31'27"W	59.01'
L15	N01°16'43"E	39.64'
L16	N08°31'27"E	19.65'
L17	N01°16'43"E	150.16'
L18	S01°16'43"W	92.99'
L20	N01°16'43"E	175.98'
L21	N01°16'43"E	105.11'
L22	N01°16'43"E	17.07'
L23	S23°39'07"E	139.97'
L24	S89°52'36"E	149.78'
L25	S01°03'51"W	148.02'
L26	N89°52'36"W	98.42'
L27	S61°06'33"W	109.25'
L28	S09°18'38"W	117.77'
L29	N01°16'43"E	39.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°56'10"	147.97'	5.00'
C2	4°55'24"	58.21'	5.00'
C3	1°58'09"	148.00'	5.00'
C4	17°28'43"	384.86'	117.40'
C5	30°52'10"	53.21'	28.67'
C6	33°44'56"	58.21'	34.29'
C7	14°10'05"	389.87'	96.41'
C8	7°03'32"	143.00'	17.62'
C9	37°11'05"	142.97'	92.78'
C10	37°10'19"	147.67'	95.00'
C12	8°56'11"	58.21'	10.09'
C13	18°53'21"	58.21'	19.18'
C14	4°04'19"	148.00'	10.52'
C15	2°37'00"	148.00'	6.76'
C16	25°03'40"	147.97'	64.72'
C17	10°10'28"	147.97'	26.26'

C-P-1351V Carlson 2/2039 David Evans and Assoc. Right Of Way Matters Skagit Industrial Park Legal disc exhibit Revised Aug. Layout 1, 5/7/2013 4:58:10 PM
 CENTERLINE OF COOK ROAD (WASHINGTON ST.)
 FOUND MON IN CASE

Skagit Surveyors and Engineers
 806 Metcalf St. Sedro-Woolley, WA 98281 360.855.2121

RIGHT OF WAY ACQUISITION
 SEA-LAND DEVELOPMENT CORP.
 (SKAGIT INDUSTRIAL PARK)

Skagit County Auditor
 5/17/2013 Page 4 of 4 3:49PM



\$75.00

JN 212039 0214413