

**RETURN ADDRESS:**

Puget Sound Energy, Inc.  
Attn: Real Estate/Right of Way  
1660 Park Lane  
Burlington, WA 98233

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Kaylee Oudman  
DATE 05/07/2024

**PUGET SOUND ENERGY****EASEMENT**

REFERENCE #: N/A  
GRANTOR: THE PORT OF SKAGIT COUNTY  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: PTN AMENDED SKAGIT REGIONAL AIRPORT BSP PH 1 & ALTERATION TO  
AMENDED SKAGIT REGIONAL AIRPORT BSP PH 1 (Ptn SW34-35N-03E & PTN  
NW03-34N-03E)  
ASSESSOR'S TAX #: P120178, P120180, P120187, P120188, P120189, P120190, P120191, P120194, &  
P120182

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE PORT OF SKAGIT COUNTY**, a Washington Port District ("Owner"), hereby grants and conveys to **PUGET SOUND ENERGY, INC.**, a Washington corporation ("PSE"), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along, across and through the following described real property in Skagit County, Washington (the "Property"):

**LOTS 73, 75, 82, 83, 84, 85, 86, PARKING TRACT AND PRIVATE ROADS, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE No. 200303040030, AND LOT 77, AND PRIVATE ROADS, 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.**

Except as may be otherwise set forth herein, PSE's rights shall be exercised upon that portion of the Property the ("Easement Area") described as follows:

**SEE EXHIBITS "A", "B" AND "C" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**1. Purpose.** PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for the purposes of transmission, distribution and sale of electricity. Such systems may include:

**Underground facilities.** Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Following the initial construction of all or a portion of its systems, PSE may, from time to time, construct such additional facilities as it may require for such systems.

**2. Access.** PSE shall have a reasonable right of access to the Easement Area over and across the Property to enable PSE to exercise its rights granted in this easement.

**3. Easement Area Clearing and Maintenance.** PSE shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.

**4. Restoration.** Following the initial installation, repair or extension of its facilities, PSE shall, to the extent reasonably practicable, restore landscaping and surfaces and portions of the Property affected by PSE's work to the condition existing immediately prior to such work. PSE shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of PSE's work.

**5. Owner's Use of Easement Area.** Owner reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Owner shall not perform the following activities without PSE's prior written consent: (1) excavate within or otherwise change the grade of the Easement Area; (2) construct or maintain any buildings, structures or other objects on the Easement Area; and/or (3) conduct any blasting within 300 feet of PSE's facilities.

**6. Indemnity.** PSE agrees to indemnify Owner from and against liability incurred by Owner as a result of PSE's negligence, or the negligence of PSE's employees, agents or contractors in the exercise of the rights herein granted to PSE, but nothing herein shall require PSE to indemnify Owner for that portion of any such liability attributable to the negligence of Owner, its employees, agents or contractors or the negligence of third parties. **FOR PURPOSES OF THE FOREGOING INDEMNIFICATION PROVISION ONLY, AND ONLY TO THE EXTENT OF CLAIMS AGAINST PSE BY THE OWNER UNDER SUCH INDEMNIFICATION PROVISION, PSE SPECIFICALLY WAIVES ANY IMMUNITY IT MAY BE GRANTED UNDER THE WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW. THE INDEMNIFICATION OBLIGATION UNDER THIS EASEMENT SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE TO OR FOR ANY THIRD PARTY UNDER WORKERS' COMPENSATION ACTS, DISABILITY BENEFIT ACTS, OR OTHER EMPLOYEE BENEFIT ACTS.**

**7. Attorneys' Fees.** The prevailing party in any lawsuit brought to enforce or interpret the terms of this Easement shall be entitled to recover its reasonable attorneys' fees and costs incurred in said suit, including on appeal.

**8. Successors and Assigns.** This Easement is binding upon and will inure to the benefit of the successors and permitted assigns of the parties. PSE may not assign or otherwise transfer any of its rights, obligations or interest under this Easement without the prior written consent of Owner, which consent may not be unreasonably withheld. Notwithstanding the foregoing, PSE may assign this Easement to an affiliate or in connection with a merger, acquisition, corporate reorganization, sale of assets or other change in control.

**9. Complete Agreement; Amendment; Counterparts.** This Easement contains the entire agreement of the parties with respect to this subject matter and supersedes all prior writings or discussions relating to the Easement. This Easement may not be amended except by a written document executed by the authorized representatives of Owner and PSE. This Easement may be executed in counterparts, each of which shall be treated as an original for all purposes and all executed counterparts shall constitute one agreement.

**10. Warranty and Representation of Authority.** The parties each represent to the other that the person or persons executing this Easement have authority to do so and to bind the parties hereunder. All consents, permissions and approvals related to this Easement, and the obligations hereunder, have been obtained. Owner further warrants to PSE that it has the necessary right, title and interests in the Property to grant the easement rights set forth herein.

**11. Severability.** Invalidity of any of the provisions contained in this Easement, or of the application thereof to any person, by judgment or court order, shall in no way affect any of the other provisions thereof or the application thereof to any other person and the same shall remain in full force and effect. If a provision is found to be unenforceable or invalid, that provision shall be modified or partially enforced to the maximum extent permitted by law to effectuate the purpose of this agreement.

**12. Non-Waiver.** The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder or at law or equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.

DATED this 7<sup>th</sup> day of May, 20 24

OWNER:

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

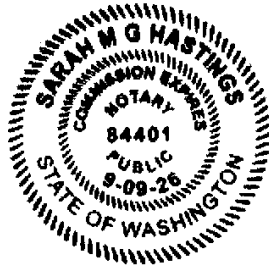
By:

Sara Young, Executive Director

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

On this 7<sup>th</sup> day of May, 20 24, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sara Young, to me known to be the person(s) who signed as Executive Director, of THE PORT OF SKAGIT COUNTY, the Washington Port District that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed, and the free and voluntary act and deed of said THE PORT OF SKAGIT COUNTY, for the uses and purposes therein mentioned; and on oath stated that she is authorized to execute the said instrument on behalf of said THE PORT OF SKAGIT COUNTY.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Sarah M G Hastings  
(Signature of Notary)  
Sarah M G Hastings  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing  
at Burlington

My Appointment Expires: 9/9/2026

Notary seal, text and all notations must be inside 1" margins



# **Pacific Surveying & Engineering, Inc**

land surveying • civil engineering • consulting • environmental  
 909 Squallicum Way #111, Bellingham, WA 98225  
 Phone 360.671.7387 Facsimile 360.671.4685 Email [info@pseurvey.com](mailto:info@pseurvey.com)

## **EXHIBIT 'A'**

### **ELECTRICAL FACILITIES EASEMENT AREA 'B' DESCRIPTION**

AN EASEMENT FOR ELECTRICAL FACILITIES LOCATED WITHIN A PORTION OF LOTS 73, 74, 75, 79, 82, 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 77, AND PRIVATE ROAD 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 WIDE AND 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 82; THENCE ALONG THE WEST LINE THEREOF SOUTH 36°49'35" WEST, 46.01 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 52°02'04" EAST, 31.95 FEET; THENCE SOUTH 09°09'34" WEST, 23.48 FEET; THENCE SOUTH 37°17'19" WEST, 52.98 FEET; THENCE PARALLEL WITH THE CENTERLINE OF FLIGHTLINE ROAD, SOUTH 52°13'38" EAST, 593.31 FEET; THENCE NORTH 68°28'54" WEST, 10.79 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'A'**; THENCE PARALLEL WITH THE CENTERLINE OF AIRPORT DRIVE, NORTH 35°00'00" EAST, 85.67 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'B'**; THENCE SOUTH 34°31'06" EAST, 471.97 FEET TO A POINT OF NON-TANGENT CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 26°55'31" EAST A DISTANCE OF 339.55 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°21'36" A DISTANCE OF 19.91 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'C'**; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'08" A DISTANCE OF 80.31 FEET TO A POINT OF NON-TANGENT CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 09°58'56" EAST A DISTANCE OF 120.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°48'26" A DISTANCE OF 106.41 FEET; THENCE PARALLEL WITH THE CENTERLINE OF HIGGINS AIRPORT WAY, SOUTH 55°00'00" EAST, 68.27 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'D'**; THENCE AT RIGHT ANGLES, NORTH 35°00'00" EAST, 188.39 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF HIGGINS AIRPORT WAY, ALSO BEING THE **TERMINUS** OF SAID EASEMENT CENTERLINE;

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

**BEGINNING** AT THE AFOREMENTIONED "**POINT A**"; THENCE PARALLEL WITH THE CENTERLINE OF AIRPORT DRIVE, SOUTH 35°00'00" WEST, 19.35 FEET; THENCE AT RIGHT ANGLES, SOUTH 55°00'00" EAST, 53.51 FEET TO THE **TERMINUS** OF THIS SEGMENT.

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

**BEGINNING** AT THE AFOREMENTIONED "**POINT B**"; THENCE PARALLEL WITH THE CENTERLINE OF AIRPORT DRIVE, NORTH 35°00'00" EAST, 131.33 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF HIGGINS AIRPORT WAY, BEING THE **TERMINUS** OF THIS SEGMENT.

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

**BEGINNING AT THE AFOREMENTIONED "POINT C"; THENCE SOUTH 46°48'11" WEST, 68.28 FEET; THENCE SOUTH 70°46'43" WEST, 33.09 FEET TO THE TERMINUS OF THIS SEGMENT.**

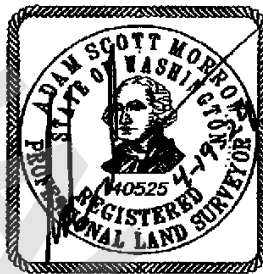
**TOGETHER WITH THE FOLLOWING 10-FOOT-WIDE EASEMENT SEGMENT AS MEASURED ALONG THE CENTERLINE:**

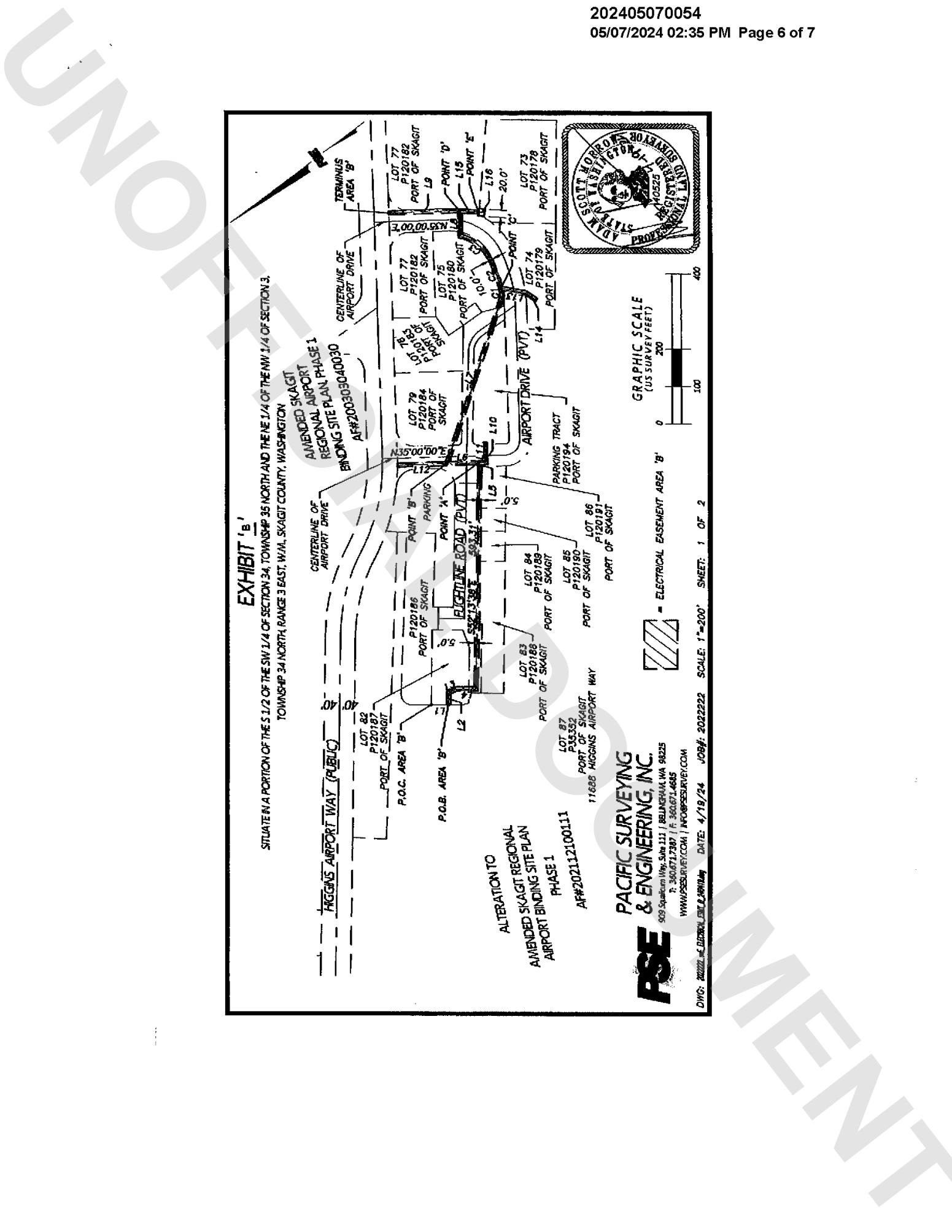
**BEGINNING AT THE AFOREMENTIONED "POINT D"; THENCE SOUTH 40°52'05" WEST, 50.77 FEET TO THE TERMINUS OF THIS SEGMENT, ALSO BEING A POINT HEREINAFTER REFERRED TO AS "POINT E";**

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

**BEGINNING AT THE AFOREMENTIONED "POINT E"; THENCE SOUTH 40°52'05" WEST, 16.89 FEET TO THE TERMINUS OF THIS SEGMENT.**

**SITUATE IN SKAGIT COUNTY, WASHINGTON.**





**EXHIBIT 'C'****EASEMENT AREA 'B'**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°49'35"W	46.01
L2	S52°02'04"E	31.95
L3	S09°09'34"W	23.48
L4	S37°17'19"W	52.98
L5	N68°28'54"W	10.79
L6	N35°00'00"E	85.67
L7	S34°31'06"E	471.97
L8	S55°00'00"E	68.27
L9	N35°00'00"E	188.39
L10	S35°00'00"W	19.35
L11	S55°00'00"E	53.51
L12	N35°00'00"E	131.33
L13	S46°48'11"W	68.28
L14	S70°46'43"W	33.09
L15	S40°52'05"W	50.77
L16	S40°52'05"W	16.89

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	339.55'	3°21'36"	19.91'
C2	339.55'	13°33'08"	80.31'
C3	120.00'	50°48'26"	106.41'

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



DWG: 202222.dwg ELECTROL ESMT.B.200419.dwg

DATE: 4/19/24

JOB#: 2022222

SCALE: N/A

SHEET: 2 OF 2