

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 02/12/2025

**Document Title:**

Temporary Construction Easement

**Reference Number :****Grantor(s):**☐ additional grantor names on page \_\_\_\_.

1. City of Anacortes

2.

**Grantee(s):**☐ additional grantee names on page \_\_\_\_.

1. Cascade Natural Gas Corporation

2.

**Abbreviated legal description:**☐ full legal on page(s) \_\_\_\_.

LOTS 1 TO 54, ANACORTES INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 10 OF PLATS, PAGES 19 TO 21, RECORDS OF SKAGIT COUNTY,  
WASHINGTON. LESS LOTS 11, 13, 16, 17, 18, 43 & 53, LESS LOTS 19 THROUGH 32 & 34  
THROUGH 40 & NORTH 421.92 FEET LOT 41 LESS SOUTH 115 FEET LOT 50 & 51 & ALL  
LOT 54 & TR TO RAIDER MARINE AF#858251

**Assessor Parcel / Tax ID Number:**☐ additional tax parcel number(s) on page \_\_\_\_.

P77984 / 4198-000-001-0011

WHEN RECORDED RETURN TO:  
CASCADE NATURAL GAS CORPORATION  
1520 SOUTH SECOND STREET  
MOUNT VERNON, WA 98273  
ATTENTION: JAMES HOBBS

### TEMPORARY CONSTRUCTION EASEMENT

City: ANACORTES  
County: SKAGIT  
W.O. #: 302981

This Temporary Construction Easement ("Easement"), made this 11 day of February, 2025, between City of Anacortes, Washington, a Washington municipal corporation (hereinafter referred to as "OWNER"), and CASCADE NATURAL GAS CORPORATION, a Washington corporation with a mailing address of 8113 Grandridge Boulevard, Kennewick, WA 99336, its successors and assigns (hereinafter called "COMPANY").

### WITNESSETH:

That OWNER, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto COMPANY, a temporary Easement for pipeline construction workspace purposes over and across the following described property ("Premises"), situated within Skagit County, Washington, to wit:

LOTS 1 TO 54, ANACORTES INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 19 TO 21, RECORDS OF SKAGIT COUNTY, WASHINGTON. LESS LOTS 11, 13, 16, 17, 18, 43 & 53, LESS LOTS 19 THROUGH 32 & 34 THROUGH 40 & NORTH 421.92 FEET LOT 41 LESS SOUTH 115 FEET LOT 50 & 51 & ALL LOT 54 & TR TO RAIDER MARINE AF#858251 EXCEPT SOUTH 493.82 FEET LOT 52 LESS EAST 29.92 FEET OF SOUTH 53.10 FEET LOT 54 & LESS TRACTS 45, 46, 47 & 48 LYING NORTH OF SOUTH LINE PLATE 10 ANACORTES TIDELAND EXTENDED WEST & EXCEPT TRACT 'T' LESS LOTS 1 THROUGH 9 LOT 14 & LESS LOT 15, LESS LOT 10 LESS LOTS 50 & 51 LESS SOUTH 115 FEET LESS LOT 49, LESS LOT 12 & ALSO EXCEPT FOLLOWING DESCRIBED PROPERTY THAT PORTIONS TRACTS 1 & 2 PLATE 11 TIDE & SHORELANDS, SECTION 30, TOWNSHIP 35, RANGE 2, DESCRIBED AS FOLLOWS: COMMENCING AT MON AT INTERSECTION OF 30TH & T AVE THENCE SOUTH 89

DEGREES 59' 40' EAST 584.25 FEET THENCE SOUTH 52 DEGREES 24' 04' EAST 299.52 FEET THENCE SOUTH 89 DEGREES 59' 40' EAST 223.74 FEET THENCE NORTH 6 DEGREES 00' 12' WEST 218.66 FEET TO SOUTHWEST CORNER CERTAIN TRACT CONVEYED TO ERNEST ARMSTRONG RECORDED DEED AI#8905180038 THENCE NORTH 90 DEGREES 00' 00' WEST ALONG SOUTH LINE SAID ARMSTRONG TRACT 270 FEET TO SOUTHWEST CORNER THEREOF THENCE NORTH 6 DEGREES 00' 12' WEST ALONG WEST LINE SAID ARMSTRONG TRACT 263.75 FEET TO NORTH LINE TRACT 1 PLATE 11 THENCE NORTH 89 DEGREES 56' 05' WEST ALONG SAID NORTH LINE 50.28 FEET TO A POINT LYING 50 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO WEST LINE SAID ARMSTRONG TRACT & ITS SOUTHERLY EXTENSION 346.50 FEET TO NORTHERLY RIGHT OF WAY MARGIN OF 30TH STREET, THENCE WESTERLY FOLLOWING CURVE TO LEFT CENTER WHICH BEARS SOUTH 35 DEGREES 09' 04' WEST & IS 480 FEET DISTANCE ALONG SAID NORTHERLY RIGHT OF WAY MARGIN THROUGH CENTRAL ANGLE OF 23 DEGREES 59' 01' FOR ARC DISTANCE OF 200.92 FEET THENCE NORTH 6 DEGREES 00' 12' WEST 267.82 FEET TO SAID NORTH LINE OF TRACT 1 THENCE SOUTH 89 DEGREES 56' 05' EAST ALONG SAID NORTH LINE 175.16 FEET TO POINT OF BEGINNING. ALSO EXCEPT ALL THOSE PORTIONS OF LOT 47, 'ANACORTES INDUSTRIAL PARK ADDITION,' ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 10 OF PLATS, ON PAGES 19 THROUGH 21, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON, AND OF TRACTS 1 AND 2, PLATE 11, TIDE AND SHORE LANDS OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, 'ANACORTES HARBOR, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 47; THENCE NORTH 23 DEGREES 54' 09' WEST ALONG THE WESTERLY LINE THEREOF FOR A DISTANCE OF 281.77 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT 1 OF SAID PLATE 11; THENCE SOUTH 89 DEGREES 56' 05' EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 211.87 FEET TO THE WEST LINE OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO WILLIAM WOODING BY DEED RECORDED UNDER AUDITOR'S FILE #9502080076; THENCE SOUTH 6 DEGREES 00' 12' EAST ALONG THE WEST LINE OF SAID WOODING TRACT FOR A DISTANCE OF 267.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF 30TH STREET AS CONVEYED TO THE PUBLIC BY INSTRUMENT DATED JUNE 8, 1989, AND RECORDED UNDER AUDITOR'S FILE #8906290047, RECORDS OF SAID COUNTY AND STATE, SAID POINT LYING ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 11 DEGREES 11' 07' WEST A DISTANCE OF 480.00 FEET; THENCE WESTERLY FOLLOWING SAID CURVE TO THE LEFT ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN THROUGH A CENTRAL ANGLE OF 11 DEGREES 10' 47' FOR AN ARC DISTANCE OF 93.00 FEET TO THE END OF SAID CURVE; THENCE NORTH 89 DEGREES 59' 40' WEST CONTINUING TO FOLLOW SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LOT 4 SHORT PLAN ANA-95-003 RECORDED UNDER AI#9508300040, BEING A PORTION OF LOT 52 OF ANACORTES INDUSTRIAL PARK.

said temporary Easement area being described as follows:

as described or depicted in Exhibits A and B, attached hereto and incorporated herein.

The commencement date for the Easement is the 11 day of February, 2025. Said temporary Easement will expire on the earlier of the completion of pipeline construction and restoration, or three years from this date.

This grant of a temporary construction Easement for pipeline construction workspace purposes includes without limitation, the rights of Company, its contractors, agents and servants to enter upon the Easement at all times to provide storage space for materials and equipment, to access the pipeline right of way, to facilitate construction of a pipeline, and the further right to modify storm drainage facilities and other obstructions to facilitate the construction of a natural gas regulator station. Company may not use the Easement in a manner that interferes with the public's access to or use of the Tommy Thompson Trail for public recreation trail purposes. Further Company must take all necessary safety precautions during any use of the Easement to protect the public from injuries related to patent or latent conditions caused by construction. After completion of such construction, maintenance, modification, repair or removal work, the Company shall restore the Easement to the condition in which it was found prior to the commencement of use, excepting the replacement of trees, brush, undergrowth and other obstructions.

OWNER, its heirs and assigns, does covenant with the Company, its successors and assigns, that he/she is the owner of the Premises aforesaid and has good right to grant and convey the Easement herein to the Company.

IN TESTIMONY WHEREOF, OWNER has caused this Easement to be executed as of the day and year first above written.

Owner:

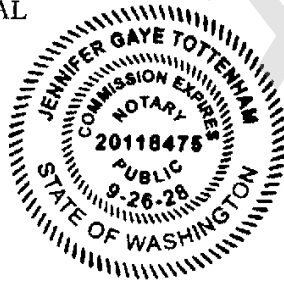
[Signature]  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF Washington )  
 ) ss

COUNTY OF Skagit )

On this this 11 day of February, 2025, before me personally appeared,  
Matt Miller, the Mayer,  
of City of Anacortes, known to me to be the same persons described  
in and who executed the above and foregoing instrument and acknowledged to me that they  
executed the same on behalf of City of Anacortes.

SEAL



[Signature]  
Notary Public

Printed name: Jennifer Gaye Tottenham

My Commission Expires: 9/26/28

**EXHIBIT B**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**IN THE NW 1/4 OF THE SW 1/4 OF SECTION 19,**  
**TOWNSHIP 35 N, RANGE 2 E, W.M.**

22ND STREET

NORTH CORNER  
LOT 33

POB

R STREET

S01°52'04"W 66.72'

N22°04'46"W 73.01'

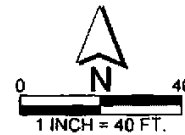
29.63'  
S88°07'56"E

LOT 33

ANACORTES INDUSTRIAL  
PARK ADDITION

VOL. 10, PGS. 19-21

LOT 35

BURLINGTON NORTHERN SANTA FE  
WASHINGTON BRANCH LINE RIGHT-OF-WAY

EASEMENT AREA = 989 SF

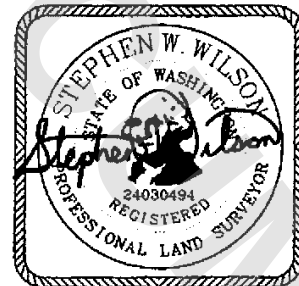
**LEGEND**

	RIGHT-OF-WAY LINE
	PARCEL LINE
	EASEMENT AREA
	POINT OF BEGINNING

POB

**Parametrix**1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NUMBER 554-9259-001



11/13/2024