

Bailey, Duskin & Peiffle, P.S.
P.O. Box 188
Arlington, WA 98223

**NO EXCISE TAX
REQUIRED**

FEB 23 2018

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS



201802230400 4 PGS
02/23/2018 2:15pm \$77.00
SNOHOMISH COUNTY, WASHINGTON

TEMPORARY CONSTRUCTION EASEMENT

Grantor(s): Vern Rengen
Grantee: City of Arlington
Abbreviated Legal: Portion of Sec. 14, Twp. 31 North, Range 5 East, NW Qtr, Snohomish County
Tax Parcel No.: 31051400303100, 31051400203300 (portion)

THE GRANTOR(S), Vern Rengen, a married man as to his separate property, for and in consideration of mutual benefits and in further consideration of for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other valuable consideration, do by these presents grant and convey to the City of Arlington, a municipal corporation and a political subdivision of the State of Washington, for the use of the public, to construct and maintain cuts and/or fills for slopes occasioned by the original grading and reestablishment of grades for street purposes along, across and upon the following described real property situated in Arlington, Washington, together with the right to enter upon said premises with all necessary personnel, material, and equipment for the purposes of constructing the same, to wit:

See attached Exhibit A

This easement, and all rights granted hereunder, shall terminate automatically and without notice upon the completion of construction of the above project.

The City of Arlington hereby agrees that granting of this easement is to restore the above-described property to its original condition.

It is further understood and agreed that the City of Arlington shall indemnify and save the grantors harmless from all claims and causes of action of any nature whatsoever arising out of the exercise by the City of the rights herein granted.

FIRST AMERICAN 2983103

PARCEL A

EXHIBIT A

A 15.00 FOOT STRIP OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES, SAID STRIP OF LAND LYING BETWEEN 41.00 FEET WESTERLY AND 56.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED ROAD CENTERLINE:

THAT PORTION OF LOT 13 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 13,15,16 AND 20 OF THE ARLINGTON INDUSTRIAL PARK, AS RECORDED UNDER AUDITOR FILE NUMBER 7803100289, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, AS SHOWN ON SAID CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005; THENCE SOUTH 87°56'19" EAST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 564.66 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED ROAD CENTERLINE;

THENCE NORTH 53°30'50" EAST, A DISTANCE OF 27.02 FEET;

THENCE ALONG A CURVE TO THE LEFT, WHICH CENTER OF CURVE BEARS NORTH 36°29'10" WEST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 567.55 FEET;

THENCE NORTH 20°23'16" WEST, A DISTANCE OF 113.75 FEET;

THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS NORTH 69°36'34" EAST, HAVING A RADIUS OF 528.00 FEET, AN ARC DISTANCE OF 47.22 FEET TO THE NORTH LINE OF SAID LOT 13, WHICH ALSO IS THE SOUTH LINE OF THAT CERTAIN PRIVATE ACCESS AND UTILITY EASEMENT KNOWN AS "74TH AVE. N.E.", AS DESCRIBED UNDER AUDITOR FILE NUMBERS 9601170532, 961255009, 9605085005, 9605160087, 200509141129 AND 201401070240 AND THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH A 15.00 FOOT STRIP OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES, SAID STRIP OF LAND LYING WITHIN 15.00 FEET WEST OF THE WESTERLY LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE ABOVE-DESCRIBED LOT 13, AS SHOWN ON SAID CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9605085005, DESCRIBED AS FOLLOWS:

COMMENCING AT THE TERMINUS OF THE HEREIN ABOVE DESCRIBED CENTERLINE;

THENCE SOUTH 66°09'43" WEST, ALONG THE NORTH LINE OF SAID LOT 13 AND SOUTH LINE OF "74TH AVE. N.E.", A DISTANCE OF 22.21 FEET TO AN ANGLE POINT IN SAID NORTH LINE AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 66°09'43" WEST, A DISTANCE OF 19.21 FEET; THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS NORTH 74°06'40" EAST, HAVING A RADIUS OF 569.00 FEET, AN ARC DISTANCE OF 46.47 FEET; THENCE NORTH 69°18'52" WEST, A DISTANCE OF 18.76 FEET TO THE NORTH LINE OF SAID LOT 13 AND SOUTH LINE OF SAID "74TH AVE. N.E." PARCEL; THENCE SOUTH 88°16'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 11.38 FEET; THENCE ALONG A CURVE TO THE RIGHT, ALONG SAID NORTH LINE, WHICH CENTER OF CURVE BEARS SOUTH 1°42'16" WEST, HAVING A RADIUS OF 24.98 FEET, AN ARC DISTANCE OF 29.02 FEET; THENCE ALONG A CURVE TO THE LEFT, WHICH CENTER OF CURVE BEARS NORTH 68°15'45" EAST, HAVING A RADIUS OF 257.29 FEET, AN ARC DISTANCE OF 9.48 FEET; THENCE SOUTH 23°50'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 21.01 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

A 15.00 FOOT STRIP OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES, SAID STRIP OF LAND LYING BETWEEN 41.00 FEET WESTERLY AND 56.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED ROAD CENTERLINE:

THAT PORTION OF LOT 12 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9802065001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 4, 11 AND 12 OF THE ARLINGTON INDUSTRIAL PARK, AS RECORDED UNDER AUDITOR FILE NUMBER 7803100289, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12 OF THE CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER AUDITOR FILE NUMBER 9802065001; THENCE SOUTH 79°00'17" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 93.67 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE ALONG A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS SOUTH 60°19'32" EAST, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 6°08'15", AN ARC DISTANCE OF 107.12 FEET; THENCE NORTH 35°48'43" EAST, A DISTANCE OF 552.85 FEET; THENCE ON A CURVE TO THE RIGHT, WHICH CENTER OF CURVE BEARS SOUTH 54°11'17" EAST, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 17°42'07", AN ARC DISTANCE OF 308.96 FEET; THENCE NORTH 53°30'50" EAST, A DISTANCE OF 232.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12, WHICH POINT BEARS SOUTH 87°56'19" EAST, A DISTANCE OF 701.61 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, AND SAID POINT IS THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.