

9201100079

Survey in the SW1/4 of the NE1/4 of Section 14, Twp. 35 N., Rng. 4 E., W.M.

Legal Description

That portion of the west half of the NE 1/4 Section 14, Township 35 N, Range 4 East, W.M., described as follows: Commencing at the southeast corner of the SW 1/4 of the NE 1/4 of said Section 14; thence north 3°05'30" west along the east line of said SW 1/4 of the NE 1/4, a distance of 388.63 feet to the north line of the Northern Pacific Railway right of way and the true point of beginning of this description; thence north 87°47'30" west along said railway right of way line a distance of 210.0 feet; thence north 3°05'30" west to a point on a line that bears north 71°10'30" west from a point on the east line of said SW 1/4 of the NE 1/4 that lies south 3°05'30" east a distance of 275 feet from the northeast corner of said SW 1/4 of the NE 1/4 thence west parallel to the north line of said SW 1/4 of the NE 1/4 to a point that bears south 3°05'30" east from the southwest corner of that certain tract conveyed to Gilbert B. Arthur and Shirley E. Arthur, husband and wife, by deed recorded November 9, 1954, under Auditor's file No. 508980; thence north 3°05'30" west parallel to the east line of said west half of the NE 1/4 to the north line of the south half of the NW 1/4 of the NE 1/4 of said section 14; thence east along the north line of said south half of the NW 1/4 of the NE 1/4 to the northeast corner thereof; thence south 3°05'30" east along the east line of said west half of the NE 1/4 to the point of beginning, EXCEPT that portion thereof lying within the boundaries of the following described tract: Commencing at the southeast corner of said SW 1/4 of the NE 1/4 of said section 14; thence north 3°05'30" west along the east line of said SW 1/4 of the NE 1/4, a distance of 942.43 feet to the northeast corner of a tract "A", as conveyed from Robert E. Smiley to Gilbert B. Arthur under Skagit County Auditor's File No. 523852; thence north 71°06'30" west along the north line of said Arthur property a distance of 32.35 feet to the true point of beginning; thence continuing north 71°05'30" west a distance of 193.15 feet to the northwest corner of said Arthur property; thence north 3°05'30" west a distance of 207.06 feet; thence north 86°54'30" east a distance of 179.10 feet to a point which is 30 feet west of the east line of said SW 1/4 of the NE 1/4; thence south 3°05'30" east a distance of 279.36 feet to the true point of beginning, TOGETHER WITH a non-exclusive easement to the Grantee, her heirs and assigns, for ingress and egress over and across the West 30 of the following described tract: That portion of the SW 1/4 of the NE 1/4 of Section 14, Township 35 north, Range 4 East, W.M., described as follows: Commencing at the southeast corner of the SW 1/4 of the NE 1/4 of said Section 14; thence north 3°05'30" west along the east line of said SW 1/4 of the NE 1/4 a distance of 388.63 feet to the north line of the Northern Pacific Railway right of way and the true point of beginning of this description; thence north 87°47'30" west along said railway right of way line a distance of 210.0 feet; thence north 3°05'30" west a distance of 60.38 feet; thence south 87°47'30" east a distance of 210.0 feet to the east line of said SW 1/4 of the NE 1/4; thence south 3°05'30" east a distance of 60.38 feet, more or less, to the point of beginning. All as described in Quit Claim Deed recorded under Auditor's File Number 740278. Together with an easement 30' wide for ingress and egress described in agreement regarding easement recorded under Auditor's File Number 740277.

EXCEPT, (Auditor's File Number 747253), That portion of the west half of the NE 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows: Commencing at the SE corner of the SW 1/4 of the NE 1/4 of said Section 14, thence North 3°05'30" west along the east line of said SW 1/4 of the NE 1/4 a distance of 388.63 feet to the north line of the Northern Pacific Railway right of way; thence north 87°47'30" west along the north line of said railway right of way line a distance of 210.0 feet; thence north 3°05'30" west to a point on a line that bears north 71°10'30" west from a point on the east line of said SW 1/4 of the NE 1/4 that lines south 3°05'30" east a distance of 275.0 feet from the NE corner of said SW 1/4 of the NE 1/4 and the true point of beginning of this description, (said point also being the SW corner of that certain tract conveyed by Gilbert B. Arthur and Shirley E. Arthur, his wife, to Clarence C. Cummings and Joan L. Cummings, his wife, by deed dated February 24, 1965 and recorded February 25, 1965, under Auditor's File Number 662585); thence north 3°05'30" west along the west line of said Cummings tract, a distance of 207.06 feet to the NW corner thereof; thence north 86°54'30" east along the north line of the said Cummings tract and said North line produced, a distance of 209.10 feet to the east line of the west half of the NE 1/4 of said Section 14; thence north 3°05'30" west along the east line of said west half of the NE 1/4 to the NE corner of the south half of the NW 1/4 of the NE 1/4; thence west along the north line of the south half of the NW 1/4 of the NE 1/4 of said Section 1/4 to a point that bears north 3°05'30" west of the NW corner of that certain tract conveyed to Gilbert B. Arthur and Shirley E. Arthur, his wife, by deed recorded November 9, 1954, under Auditor's File Number 508980; thence south 3°05'30" east parallel to the east line of said west half of the NE 1/4 to a point that is west of and parallel to the north line of the SW 1/4 of the NE 1/4, of the true point of beginning; thence east parallel to the north line of said SW 1/4 of the NE 1/4 to the true point of beginning.

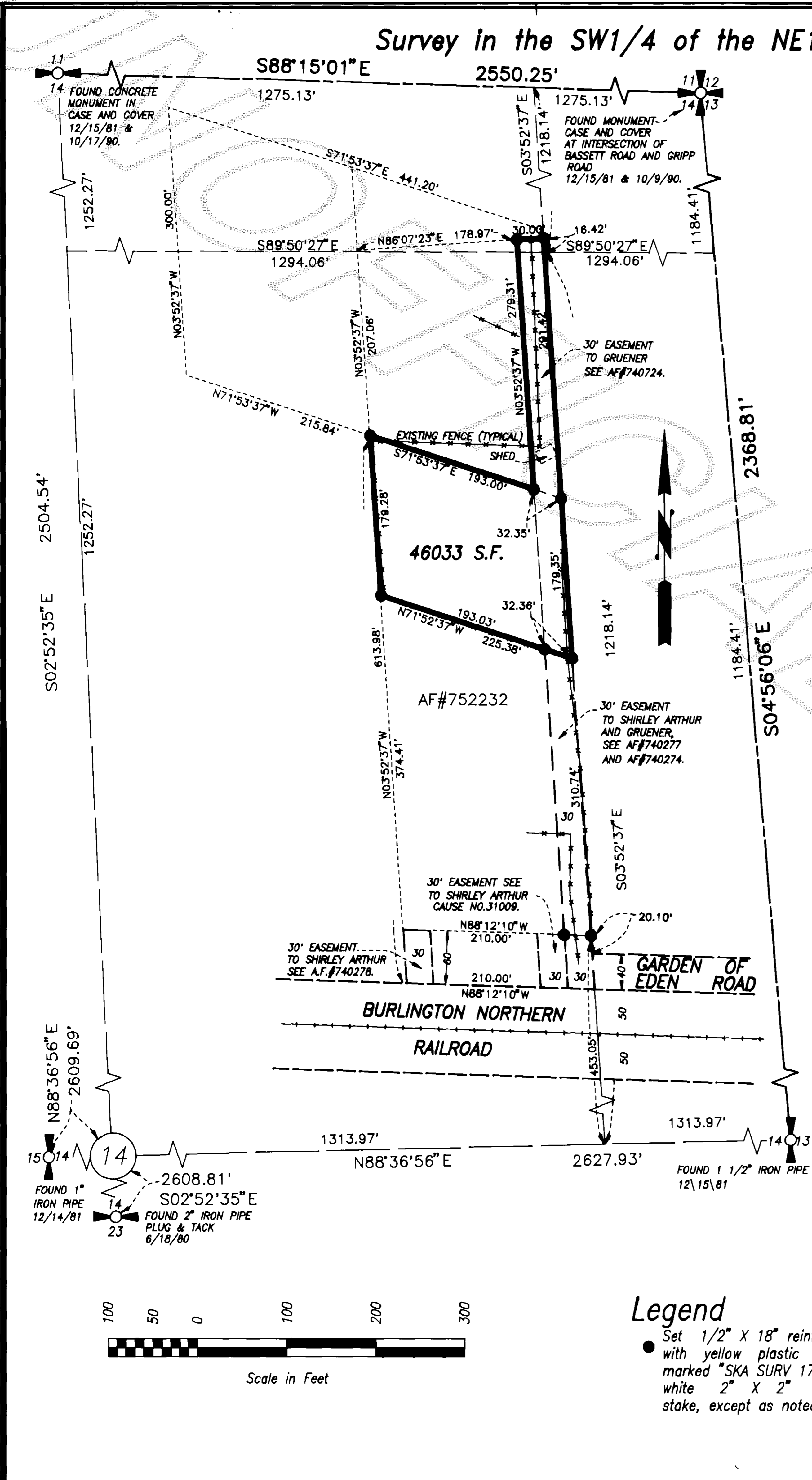
EXCEPT, (Auditor's File Number 752232) That portion of the SW 1/4 of the NE 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows: Commencing at the SE corner of the SW 1/4 of the NE 1/4 of said Section 14; thence north 0°30'53" west along the east line of said SW 1/4 of the NE 1/4, a distance of 449.01 feet to the true point of beginning of this description; thence north 87°47'30" west parallel to the north line of the Northern Pacific Railway right of way, a distance of 210 feet; thence north 0°30'53" west a distance of 374.41 feet; thence south 71°05'30" east a distance of 225.0 feet to the east line of the SW 1/4 of the NE 1/4 of said Section 14, thence south 0°30'53" east along said east line a distance of 309.48 feet to the true point of beginning.

EXCEPT the following tract from Shirley Arthur to Gilbert Arthur described in unrecorded Quit Claim Deed given pursuant to that certain Divorce Decree under cause No. 31009: That portion of the SW 1/4 of the NE 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows: Commencing at the SE corner of the SW 1/4 of the NE 1/4, thence north 3°05'30" west along the east line of said SW 1/4 of the NE 1/4 a distance of 388.63 feet to the north line of the Northern Pacific Railway right of way and the true point of beginning of this description; thence north 87°47'30" west along said railway right of way line a distance of 210.0 feet; thence north 3°05'30" west a distance of 60.38 feet; thence south 87°47'30" east a distance of 210.0 feet to the east line of said SW 1/4 of the NE 1/4; thence south 3°05'30" east a distance of 60.38 feet, more or less, to the point of beginning. ALSO reserving unto the grantor, her heirs and assigns an easement for ingress and egress over and across the west 30 feet of the east 60 feet of the premises above described in Tract "B".

Notes

1. Basis-of-bearings - Assumed S04°56'06"E on the East line of the Northeast quarter of Section 14.
2. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
3. The subject property may be affected by easements or restrictions in instruments filed in: AF#508980; AF#523852; AF#662585; AF#74253; AF#752232; AF#659135; and AF#740277.

Survey for Shirley Arthur



Legend

- Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1148-91	FWM	JLA	03JAN92	1" = 100'	1 OF 1

AUDITOR'S CERTIFICATE

Filed for record this 10 day of Jan 1992 at 10:26 minutes past 3 o'clock P.M., and recorded in Volume 12 of Surveys at page 58, records of Skagit County, Wa.

County Auditor or Deputy Auditor
 John L. Abernethy
 A.F.# 9201100079

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1992, at the request of Shirley Arthur.

John L. Abernethy
 Date 1/10/92
 CERT.# 17651



Skagit Surveyors INC.
 806 Metcalf St., Sedro-Woolley, WA 98284
 Phone: (206) 855-2121 FAX: (206) 855-1658