

9505090054

Survey in the SW1/4 of the NE1/4 and in the SE1/4 of the NW1/4 of Section 3, Twp. 34 N., Rng. 2 E., W.M. Legal Description

GIBBONS PARCEL A
THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHERLY LINE OF STATE HIGHWAY NO. 1; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 400 FEET; THENCE EAST 200 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHERLY LINE OF STATE HIGHWAY NO. 1; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE SOUTHERLY LINE OF THE MARCH POINT ROAD; THENCE S00°30'45"W ALONG SAID WEST LINE, A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO RUSSELL AND MARIE GIBBONS UNDER AUDITOR'S FILE NUMBER 8804150092 AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N88°46'18"E ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N00°30'45"E ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 450.76 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S02°32'20"E, A DISTANCE OF 450.67 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL WHICH IS 24.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N88°46'18"E ALONG THE PROLONGATION OF SAID SOUTH LINE, A DISTANCE OF 270.44 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY; THENCE S47°47'39"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 198.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY ALONG A CURVE CONCAVE TO THE SOUTHWEST THAT IS NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 2441.8 FEET, THROUGH A CENTRAL ANGLE OF 08°18'12" AND AN ARC LENGTH OF 353.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE N00°30'45"E ALONG SAID WEST LINE, A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL B
THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 300 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM A POINT ON THE CENTER LINE OF THE MAIN TRACT OF THE GREAT NORTHERN RAILWAY AS THE SAME EXISTED ON SEPTEMBER 16, 1922, WHICH IS 555.4 FEET DISTANT NORTHEASTERLY, AS MEASURED ALONG SAID CENTER LINE FROM THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF THE RAILWAY A DISTANCE OF 165 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE (WHICH LINE, IF PRODUCED, WOULD INTERSECT A POINT WHICH IS 50 FEET DISTANT SOUTHEASTERLY FROM A POINT ON THE CENTER LINE OF SAID RAILWAY WHICH IS 430.4 FEET DISTANT NORTHEASTERLY AS MEASURED ALONG THE CENTER LINE OF THE RAILWAY FROM THE WEST LINE OF SAID GOVERNMENT LOT 2) TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY WHICH LIES TO THE SOUTH OF SAID RAILWAY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE STATE HIGHWAY TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 TO A POINT WHICH IS 300 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF SAID RAILWAY; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID RAILWAY TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF, LYING WITHIN THE FORMER RIGHT OF WAY OF THE PUGET SOUND AND BAKER RIVER RAILWAY;
EXCEPT ANY PORTION OF SAID PREMISES LYING SOUTHERLY OF SAID PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY.
TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. LYING SOUTHERLY OF A LINE WHICH IS 300 FEET SOUTH OF THE CENTER LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY AS SAID CENTER LINE EXISTED OF JUNE 4, 1902, AND LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY.
EXCEPT THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. LYING SOUTHERLY OF THE MARCH POINT ROAD RIGHT OF WAY (OLD MOUNT VERNON - ANACORTES HIGHWAY), NORTHERLY OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY, AND WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTHERLY LINE OF SAID MARCH POINT ROAD; THENCE N74°38'31"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 46.82 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE S01°50'56"E, A DISTANCE OF 388.91 FEET TO A POINT ON THE NORTHERLY LINE OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY WHICH LIES N47°47'39"E, A DISTANCE OF 80.15 FEET FROM THE WEST LINE OF SAID GOVERNMENT LOT 2 WHEN MEASURED ALONG SAID RIGHT OF WAY AND THE TERMINUS OF THIS LINE DESCRIPTION.

VINTAGE OIL, INC.
THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. LYING SOUTHERLY OF THE MARCH POINT ROAD RIGHT OF WAY (OLD MOUNT VERNON - ANACORTES HIGHWAY), NORTHERLY OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY, AND WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTHERLY LINE OF SAID MARCH POINT ROAD; THENCE N74°38'31"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 46.82 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE S01°50'56"E, A DISTANCE OF 388.91 FEET TO A POINT ON THE NORTHERLY LINE OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY WHICH LIES N47°47'39"E, A DISTANCE OF 80.15 FEET FROM THE WEST LINE OF SAID GOVERNMENT LOT 2 WHEN MEASURED ALONG SAID RIGHT OF WAY AND THE TERMINUS OF THIS LINE DESCRIPTION.
TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. LYING SOUTHERLY OF OLD STATE HIGHWAY NO. 1 AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 84679, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND NORTHERLY OF THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RIGHT OF WAY AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 158994, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 603687, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THAT PORTION OF SAID PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION AND THE SOUTHERLY LINE OF THE SAID OLD STATE HIGHWAY NO. 1; THENCE SOUTH ALONG SAID WEST LINE 400 FEET; THENCE EAST 200 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE TO THE SOUTHERLY LINE OF SAID OLD STATE HIGHWAY NO. 1; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
AND EXCEPT THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE SOUTHERLY LINE OF THE MARCH POINT ROAD; THENCE S00°30'45"W ALONG SAID WEST LINE, A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO RUSSELL AND MARIE GIBBONS UNDER AUDITOR'S FILE NUMBER 8804150092 AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N88°46'18"E ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N00°30'45"E ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 450.76 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S02°32'20"E, A DISTANCE OF 450.67 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL WHICH IS 24.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N88°46'18"E ALONG THE PROLONGATION OF SAID SOUTH LINE, A DISTANCE OF 270.44 FEET TO THE NORTHWESTERLY LINE OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT OF WAY; THENCE S47°47'39"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 198.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY ALONG A CURVE CONCAVE TO THE SOUTHWEST THAT IS NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 2441.8 FEET, THROUGH A CENTRAL ANGLE OF 08°18'12" AND AN ARC LENGTH OF 353.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE N00°30'45"E ALONG SAID WEST LINE, A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651"
- AND WHITE 2" x 2" WITNESS STAKE, EXCEPT AS NOTED.

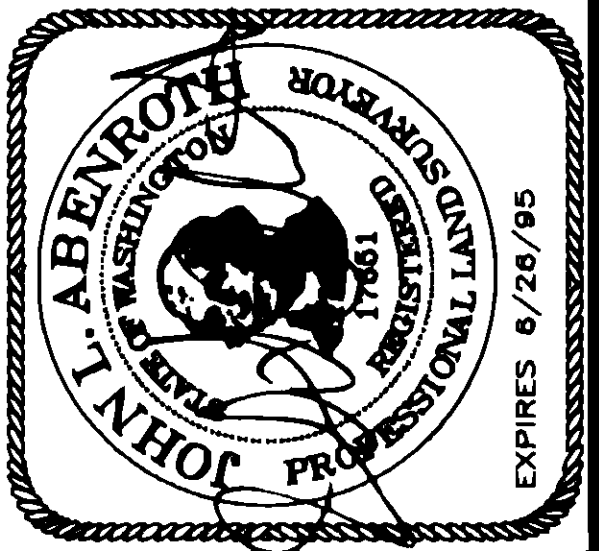
Notes

1. BASIS-OF-BEARINGS - ASSUMED N00°08'59"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.

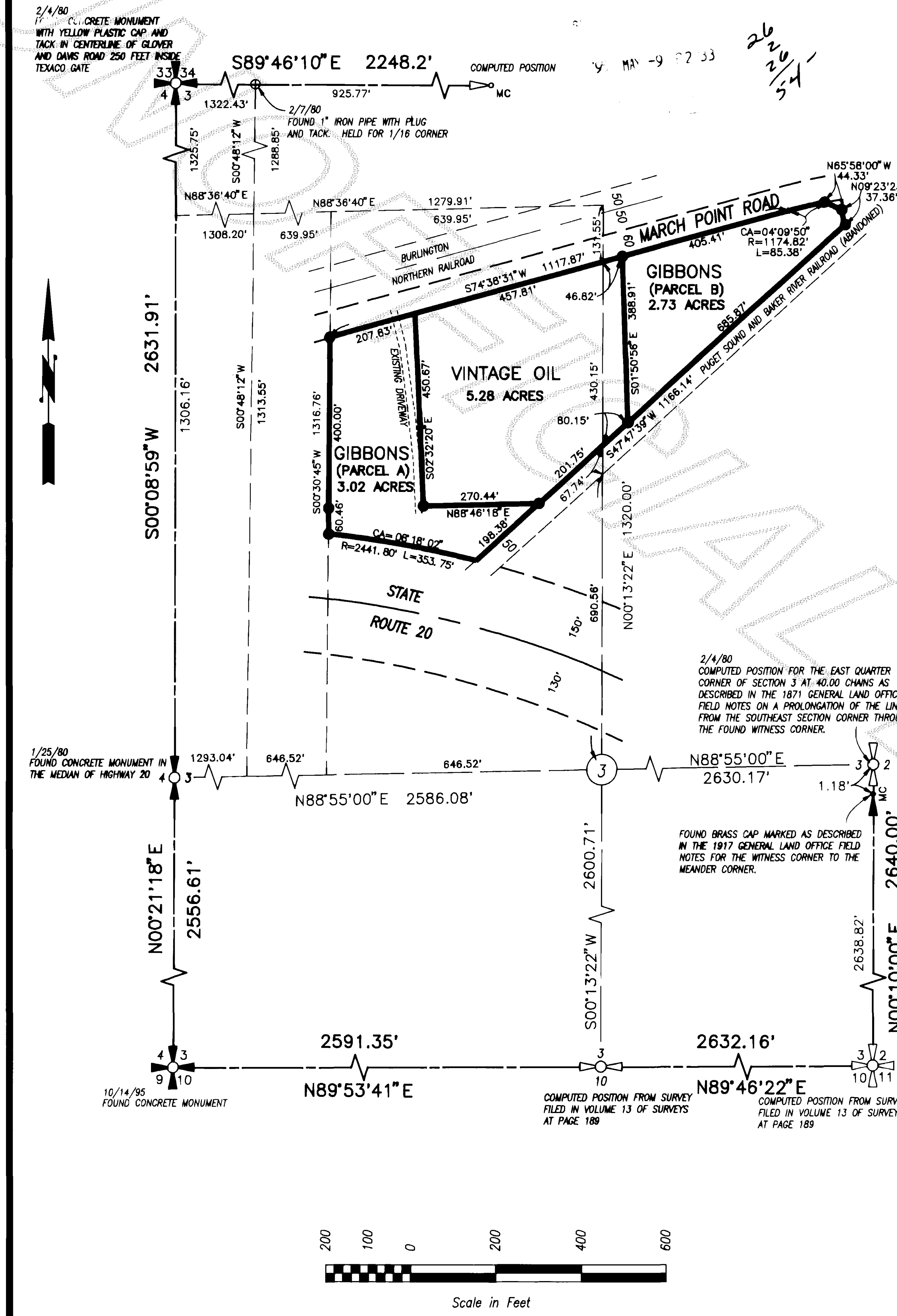
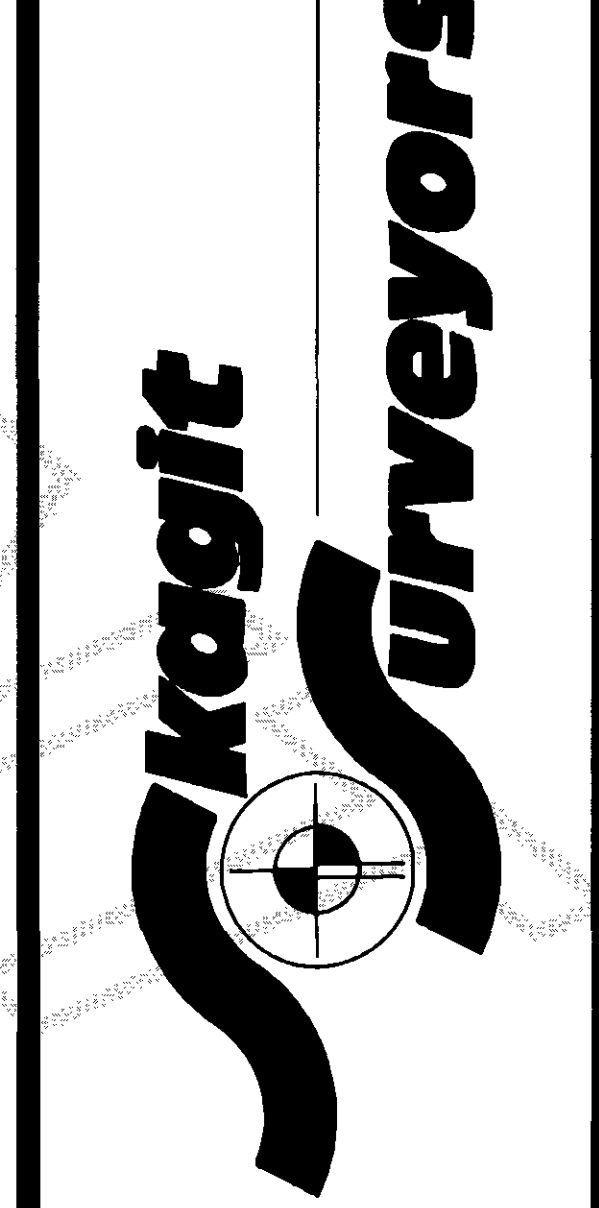
Survey for
Vintage Oil, Inc. and Russel Gibbons

AUDITOR'S CERTIFICATE
Filed for record this 9 day of May 1995 at 3:33 minutes past 2 o'clock P.M., and recorded in Volume 17 of Surveys at page 7 of Skagit County, Wa.
John L. Abernethy
County Auditor or Deputy Auditor
A-F# 9505090054

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 1995 at the request of Vintage Oil, Inc. and Russel Gibbons
John L. Abernethy
Date 5/5/95
CERT#17651



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1591-94	FM	JLA	01JAN95	1" = 200'	1 OF 1

was 17 Surv Pg 7