

9807230082

LEGEND:

- x—x— DENOTES EXISTING FENCE LINE
● DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
○ DENOTES SURVEY MARKER SET OR FOUND AS NOTED

LEGAL DESCRIPTION

LOT "B"

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 257 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 WITH THE SOUTH LINE OF THE ANDIS ROAD, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 26, 1991 IN BOOK 11 OF SURVEYS AT PAGE 98, UNDER AUDITOR'S FILE NO. 9106260015, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00° 08' 10" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 428.72 FEET; THENCE NORTH 88° 59' 14" WEST, PARALLEL WITH SAID SOUTH LINE OF THE ANDIS ROAD, FOR A DISTANCE OF 123.00 FEET; THENCE SOUTH 85° 48' 21" WEST FOR A DISTANCE OF 66.48 FEET; THENCE NORTH 46° 24' 29" WEST FOR A DISTANCE OF 36.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.75 FEET; THENCE NORTHWESTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 35' 17" FOR AN ARC DISTANCE OF 11.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 17° 58' 23" FOR AN ARC DISTANCE OF 20.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 00° 09' 11" EAST FOR A DISTANCE OF 132.93 FEET; THENCE NORTH 00° 47' 24" EAST FOR A DISTANCE OF 165.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 58.44 FEET; THENCE NORTHERLY AND NORTHEASTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 31' 16" FOR AN ARC DISTANCE OF 54.59 FEET TO ITS INTERSECTION WITH A LINE; THENCE NORTH 44° 58' 39" EAST, FOLLOWING SAID LINE FOR A DISTANCE OF 48.59 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE ANDIS ROAD; THENCE SOUTH 88° 59' 14" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 164.60 FEET TO THE POINT OF BEGINNING.

FOUND REBAR W/ CAP,
"LS 11691", 3-20-98
LYING N 07°18'33" E,
0.11' FROM CORNER
FIELD BOOK 561, PG. 43

LEGAL DESCRIPTION

LOT "A"

THE WEST 257 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE WEST 12 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SUB-DIVISION 5 FEET WEST OF THE EAST LINE THEREOF; THENCE EAST 5 FEET; THENCE SOUTH TO THE POINT OF BEGINNING; EXCEPT ANDIS ROAD ALONG THE NORTH LINE OF SAID PROPERTY

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THE FOLLOWING DESCRIBED TRACTS:

1.) BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 257 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 WITH THE SOUTH LINE OF THE ANDIS ROAD, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 26, 1991 IN BOOK 11 OF SURVEYS AT PAGE 98, UNDER AUDITOR'S FILE NO. 9106260015, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00° 08' 10" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 428.72 FEET; THENCE NORTH 88° 59' 14" WEST, PARALLEL WITH SAID SOUTH LINE OF THE ANDIS ROAD, FOR A DISTANCE OF 123.00 FEET; THENCE SOUTH 85° 48' 21" WEST FOR A DISTANCE OF 66.48 FEET; THENCE NORTH 46° 24' 29" WEST FOR A DISTANCE OF 36.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.75 FEET; THENCE NORTHWESTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 35' 17" FOR AN ARC DISTANCE OF 11.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 17° 58' 23" FOR AN ARC DISTANCE OF 20.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 00° 09' 11" EAST FOR A DISTANCE OF 132.93 FEET; THENCE NORTH 00° 47' 24" EAST FOR A DISTANCE OF 165.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 58.44 FEET; THENCE NORTHERLY AND NORTHEASTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 31' 16" FOR AN ARC DISTANCE OF 54.59 FEET TO ITS INTERSECTION WITH A LINE; THENCE NORTH 44° 58' 39" EAST, FOLLOWING SAID LINE FOR A DISTANCE OF 48.59 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE ANDIS ROAD; THENCE SOUTH 88° 59' 14" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 164.60 FEET TO THE POINT OF BEGINNING.

2.) THAT PORTION THEREOF AS CONVEYED TO THE STATE OF WASHINGTON FOR SR-5 BY INSTRUMENT RECORDED MAY 24, 1972, UNDER AUDITOR'S FILE NO. 768698.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCES OF LEGAL DESCRIPTIONS ARE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 54191, DATED MARCH 11, 1998, AND QUIT CLAIM DEED DATED MAY 18, 1998, AND RECORDED UNDER AUDITOR'S FILE NO. 9806230083, RECORDS OF SKAGIT COUNTY.

INTERSTATE HIGHWAY 5

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C1	28°35'17"	22.75	11.35
C2	17°58'23"	65.00	20.39
C3	53°31'16"	58.44	54.59

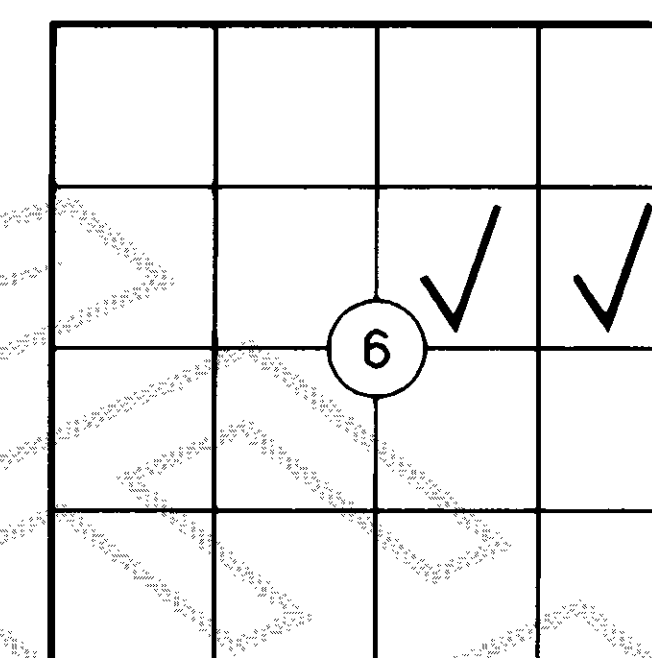
NOTES

- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A ELECTRONIC DISTANCE MEASURING THEODOLITE.
- BASIS OF BEARING: S 0°17'42" W, ON THE EAST LINE OF THE NE 1/4 OF SECTION 6, PER RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS AT PAGE 98 UNDER AUDITOR'S FILE NO. 9106260015.
- SUBDIVISION OF QUARTER SECTION AND BOUNDARY RESOLUTION ARE AS PER RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS, PAGE 98, UNDER AUDITOR'S FILE NO. 9106260015.
- LOT CORNERS WERE SET JUNE 26, 1998

OCCUPATIONAL INDICATORS NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

VICINITY MAP



SEC. 6, T34N, R4E, W.M.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF SHARON L. NEFF

JEFFREY A. SKODJE

CERTIFICATE NO. 19645 DATE 7-21-98



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23rd DAY OF JUL 1998 AT 11:00 A.M. IN BOOK 11 OF SURVEYS AT PAGE 98 AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 9807230082

Karen Hall
SKAGIT COUNTY AUDITOR

Judy Zavalza
BY DEPUTY

RECORD OF SURVEY

FOR

R.E. CARPET

IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6. TWP. 34 N., RGE., 4 E., W.M.

DWN BY: PRH DATE: MARCH, 1998

FIELD BOOK: 561 PGS 43 AND 58

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS

603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 50'

JOB NO: 98047

Vol 26 Surveys PG 179