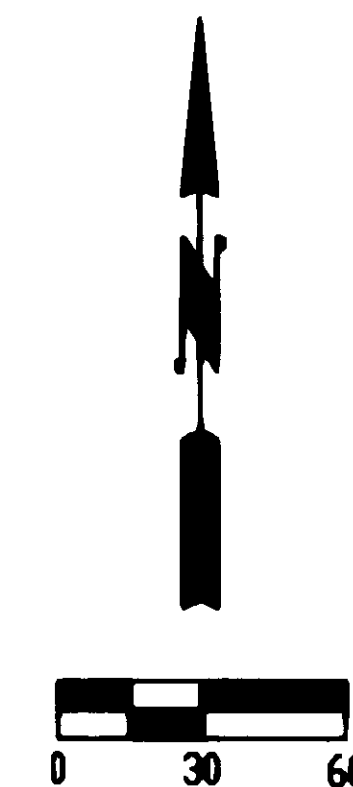




199908180068
Kathy Hill, Skagit County Auditor
8/18/1999 Page 1 of 2 10:04:29AM



SURVEY BOOK 15
PAGE 16

NOTE:
STATE ROUTE 20 ALIGNMENT DERIVED FROM SHEET 4 OF EXHIBIT A,
PRIMARY STATE HIGHWAY NO. 1 (SR 536) RIGHT OF WAY MAP OF THE
WASHINGTON STATE HIGHWAY COMMISSION APPROVED DECEMBER 21, 1960.

STA 361+50.7
FOUND CONCRETE MONUMENT WITH
NAIL IN CASE, (BK 441, PG.2), 8/14/91
AS SHOWN ON SURVEY BK. 16, PG. 171

(PSH NO. 1)

ABANDONED PUGET SOUND & BAKER RIVER RAILWAY
EXISTING CENTERLINE OF GRADE AS LOCATED BY SURVEY IN 1992

STATE

ROUTE

20

GIBBONS

$\Delta=5^{\circ}53'55''$
 $R=2441.83'$
 $L=251.39'$

$\Delta=4^{\circ}18'18''$
 $R=2441.83'$
 $L=183.47'$

FENCE END LIES
1.6' N.E. OF LINE

SET REBAR WITH CAP
2.2' S. OF FENCE &
2.3' N. OF BUILDING

$\Delta=5^{\circ}26'57''$
 $R=2161.83'$
 $L=205.60'$

20' X 30'
METAL BUILDING

SET REBAR WITH CAP
2.0' S.W. OF FENCE

$\Delta=8^{\circ}10'06''$
 $R=2161.83'$
 $L=308.20'$

EAST EDGE OF DEBRIS &
METAL SCRAP, ETC.

GIBBONS
(1.00 ACRE)

STA 378+78.7
FOUND CONCRETE MONUMENT WITH
NAIL IN CASE, (BK 441, PG.2), 8/14/91,
AS SHOWN ON SURVEY, BK. 15, PG.16

WEST 1/4 CORNER
FOUND CONCRETE
MONUMENT WITH
BRASS CAP MARKED
"E. 1/4", (1/7/92)

N 89°11'10" W

1939.65'

33.00' (2' RODS)

N 2°09'29" E
115.38'

N 2°09'29" E
24.42'

N 89°11'10" W

357.47'

N 87°43'32" W

267.00'

LOVRIC

N 87°43'32" W

267.00'

PADILLA HEIGHTS ROAD
(STEVENSON ROAD)

CENTERLINE OF EXISTING
ASPHALT ROAD

EXISTING PAVEMENT EDGE

S 2°07'34" V
203.33'

57.39'

N 89°11'10" W

98.5'

22.0'

EXISTING GRAVEL DRIVE

289.08'

N 89°11'10" W

90.38'

S 2°07'34" V

303.68'

N 27°46'56" E

130.00'

CENTER OF SECTION 3-34-2, SET
REBAR WITH CAP MARKED "LS 19645".

SHEET 1 OF 2

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

RUSSEL GIBBONS & ANTON LOVRIC

JEFFREY A. SKODJE, PLS

CERTIFICATE NO. 19645 DATE 8-17-99



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF Aug
1999, AT 10:04 PM, IN BOOK
OF SURVEYS AT PAGE 16, AT THE REQUEST OF
LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE
NUMBER 199908180068

Kathy Hill
SKAGIT COUNTY AUDITOR

Samuel J. Tranter
BY DEPUTY

RECORD OF SURVEY

FOR

RUSSEL GIBBONS & ANTON LOVRIC

IN PORTIONS OF THE WEST 1/2, SECTION 3, TWP. 34 N., RGE. 2 E., W.M.

DWN BY: MAL DATE: JULY 1999

FIELD BOOK: 588, PG. 62-66

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1"=60'

JOB NO: 99163

LEGAL DESCRIPTIONS

GIBBONS:

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 SOUTHEASTERLY OF THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RIGHT-OF-WAY TO SAID COMPANY BY DOCUMENT RECORDED SEPTEMBER 20, 1922, UNDER AUDITOR'S FILE NO. 158894, IN VOLUME 127 OF DEEDS, PAGE 482, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING NORTHERLY OF THE NORTH LINE OF THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 30, 1980, UNDER AUDITOR'S FILE NO. 802563, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 1 ACRE OF 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 THE SAID STATE HIGHWAY RIGHT-OF-WAY AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 802563.

(DESCRIPTION FROM FIRST AMERICAN TITLE COMPANY JANUARY 28, 1997 POLICY ORDER NO. A50549 AND STATUTORY WARRANTY DEED A.F. NO. 9701210091).

LOVRIC:

THE WESTERLY 3 ACRES OF THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED DECEMBER 30, 1980 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 802563;

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., LYING SOUTHEASTERLY OF THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RIGHT-OF-WAY.

AND ALL EXCEPT THE EASTERLY 1 ACRE OF THE ABOVE DESCRIBED TRACT.

(DESCRIPTION FROM STATUTORY WARRANTY DEED A.F. NO. 9009240116).

LOVRIC:

THE WEST 300 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF STEVENSON ROAD, EXCEPT THE WEST 2 RODS THEREOF.

(DESCRIPTION FROM STATUTORY WARRANTY DEED A.F. NO. 9010030068).

BASIS OF BEARING

PER SURVEY RECORDED IN BOOK 15 OF SURVEYS, PAGE 16, RECORDS OF SKAGIT COUNTY, WA, THE BEARING FROM MONUMENT AT THE SOUTH 1/4 CORNER OF SECTION 3 TO MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION= NORTH 88°12'19" WEST.

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION 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.

NOTES

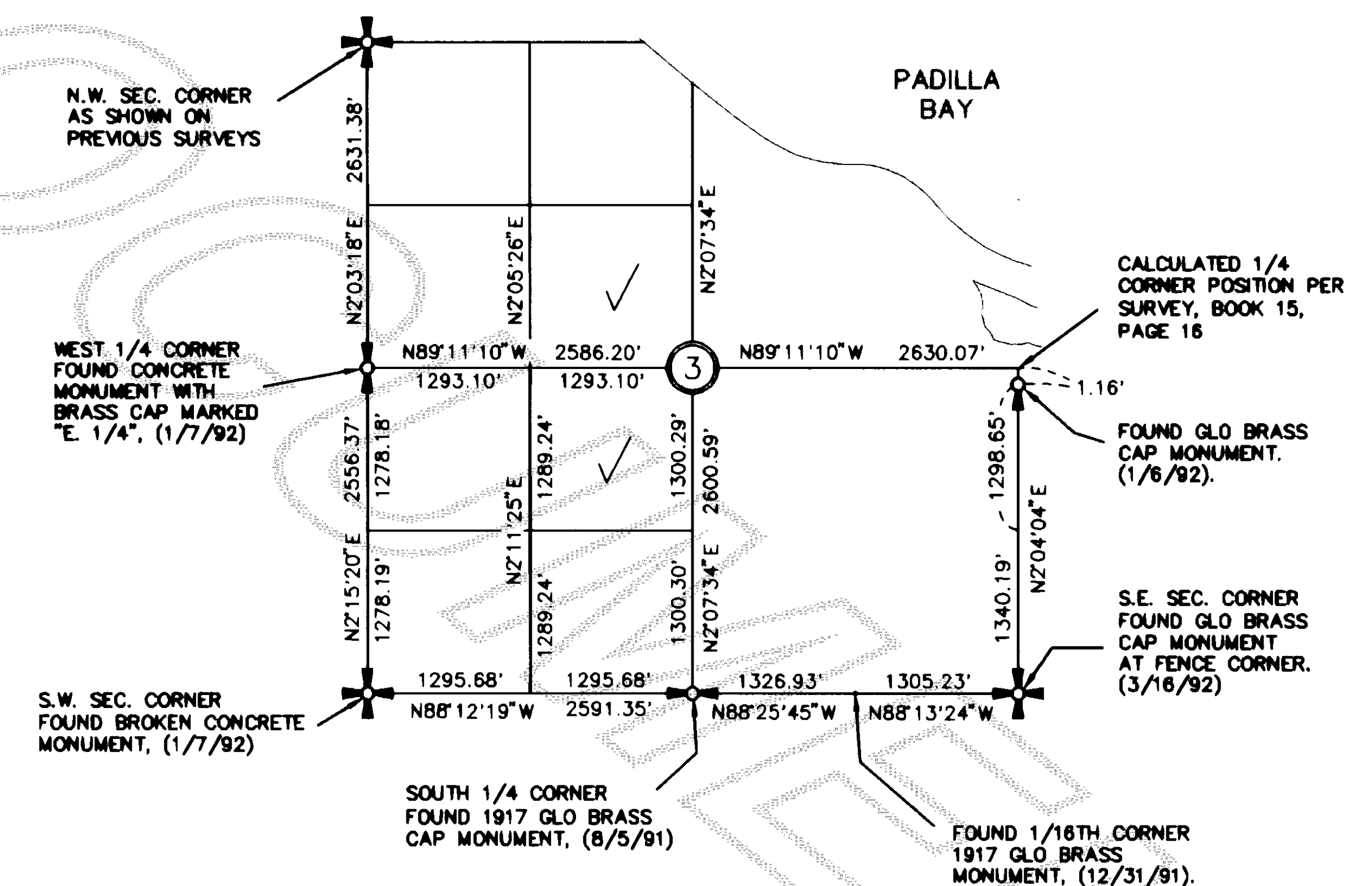
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.

LEGEND

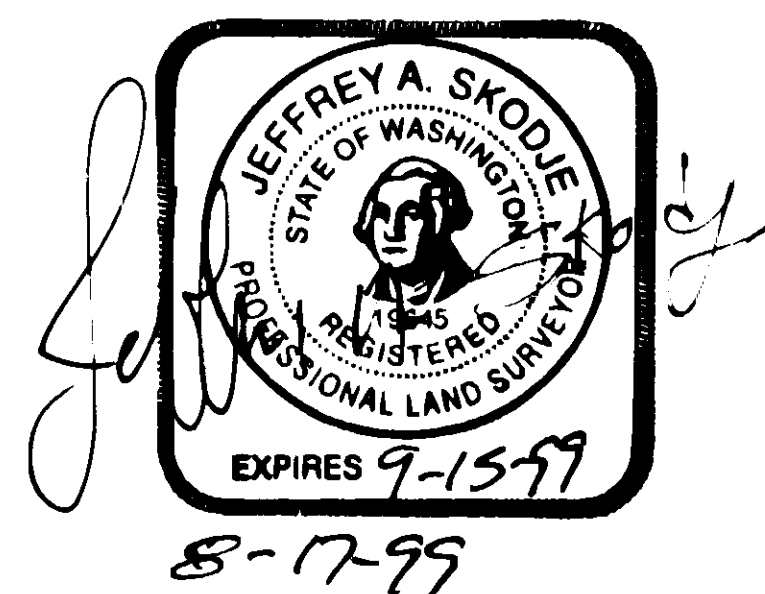
- - DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645".
- - DENOTES FOUND 1/2" REBAR WITH YELLOW CAP MARKED "LS 8992".
- X — X - EXISTING FENCE LINE.

VICINITY MAP

SECTION 3, TWP. 34 N., RGE. 2 E., W.M.



SHEET 2 OF 2



RECORD OF SURVEY

FOR

RUSSEL GIBBONS & ANTON LOVRIC

IN PORTIONS OF THE WEST 1/2, SECTION 3, TWP. 34 N., RGE. 2 E., W.M.

DWN BY: MAL DATE: JULY 1999

FIELD BOOK: 588, PG. 82-86

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

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SCALE: -

JOB NO: 99163