

Survey in the SW1/4 of the NE1/4 (Government Lot 6) of Section 36, Twp. 34 N., Rng. 4 E., W.M.

Legal Description

TRACT A

THE EAST 230 FEET OF THE NORTH 130 FEET AND THE SOUTH 160 FEET OF THE NORTH 290 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF GOVERNMENT LOT 6, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE S89°25'43"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1208.46 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N17°05'32"W, A DISTANCE OF 930.67 FEET; THENCE S74°16'52"W, A DISTANCE OF 508.04 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 1-A; ON A CURVE TO THE RIGHT, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 36; THENCE N89°25'43"E ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 514.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL B DESCRIBED IN STATUTORY WARRANTY DEED TO TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH UNDER AUDITOR'S FILE NUMBER 8609100047 LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE N74°52'01"E ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 222.69 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE S23°54'01"W, A DISTANCE OF 77.24 FEET TO THE SOUTH LINE OF SAID PARCEL B AND TERMINUS OF THIS LINE DESCRIPTION.

EXCEPT THAT PORTION OF PARCEL A DESCRIBED IN STATUTORY WARRANTY DEED TO TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH UNDER AUDITOR'S FILE NUMBER 8609100047 LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N74°52'01"E ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 222.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N23°54'01"E, A DISTANCE OF 14.16 FEET; THENCE N74°52'01"E, A DISTANCE OF 183.51 FEET TO THE EASTERLY LINE OF SAID PARCEL A; THENCE S16°30'23"E ALONG SAID EASTERLY LINE, A DISTANCE OF 11.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE S74°52'01"W ALONG THE SOUTHERLY LINE OF SAID PARCEL A, A DISTANCE OF 192.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT B

THE NORTHERLY 60 FEET OF THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., LYING NORTHERLY AND EASTERLY OF A PRIVATE ROAD AS IT LIES ON THE GROUND:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 89°25'43"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1208.46 FEET TO A POINT; THENCE CONTINUE SOUTH 89°25'43"W, 514.21 FEET, MORE OR LESS, TO THE EASTERLY LINE OF STATE HIGHWAY NO. 1-A; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 184 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EASTERLY LINE, 328 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THOSE PREMISES CONTRACTED TO BE CONVEYED TO ERWIN A. TAYLOR, ETAL, BY INSTRUMENT DATED MAY 31, 1961, FILED JUNE 27, 1961, AS AUDITOR'S FILE NO. 609310, AND RECORDED IN VOLUME 317 OF DEEDS, AT PAGE 126; THENCE NORTH 74°16'52"E EAST TO THE SOUTHWEST CORNER OF SAID TAYLOR PREMISES; THENCE SOUTH 17°05'32"E EAST TO A POINT WHICH LIES NORTH 74°16'52"E EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 74°16'52"E WEST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL A DESCRIBED IN STATUTORY WARRANTY DEED TO TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH UNDER AUDITOR'S FILE NUMBER 8609100047 LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N74°52'01"E ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 222.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N23°54'01"E, A DISTANCE OF 14.16 FEET; THENCE N74°52'01"E, A DISTANCE OF 183.51 FEET TO THE EASTERLY LINE OF SAID PARCEL A; THENCE S16°30'23"E ALONG SAID EASTERLY LINE, A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE S74°52'01"W ALONG THE SOUTHERLY LINE OF SAID PARCEL A, A DISTANCE OF 192.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THAT PORTION OF PARCEL B DESCRIBED IN STATUTORY WARRANTY DEED TO TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH UNDER AUDITOR'S FILE NUMBER 8609100047 LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE N74°52'01"E ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 222.69 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE S23°54'01"W, A DISTANCE OF 77.24 FEET TO THE SOUTH LINE OF SAID PARCEL B AND TERMINUS OF THIS LINE DESCRIPTION.

Notes

1. BASIS-OF-BEARINGS - ASSUMED N89°59'08"W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 36.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND METS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.

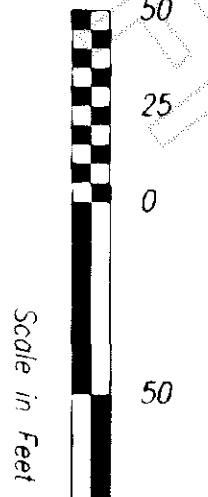
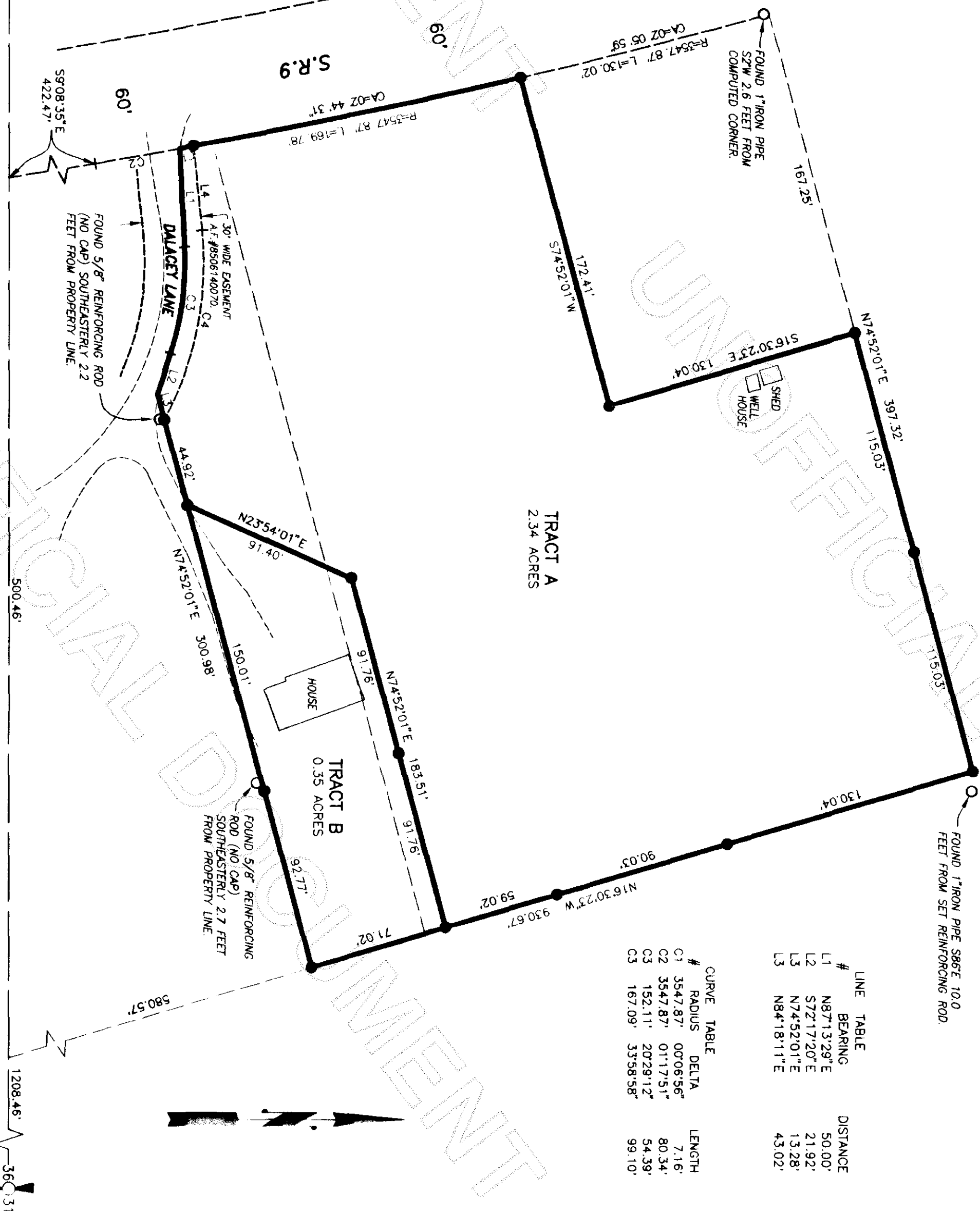
Legend

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

11/22/2000 Page 1 of 1 2:00:08PM
200011220092
Skagit County Auditor

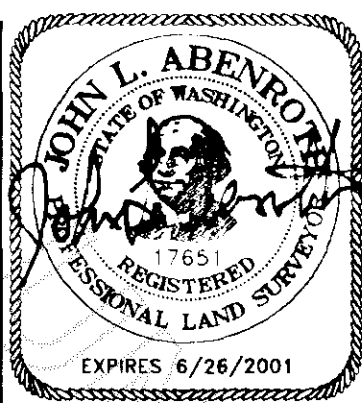
LINE TABLE	
#	BEARING
L1	N87°13'28"E
L2	S72°17'20"E
L3	N74°52'01"E
L3	N84°18'11"E
DISTANCE	
L1	50.00'
L2	21.92'
L3	13.28'
L3	43.02'

CURVE TABLE	
#	RADIUS
C1	3547.87'
C2	3547.87'
C3	152.11'
C3	167.09'
DELTA	
C1	00°06'56"
C2	01°17'51"
C3	20°29'12"
C3	33°58'56"
LENGTH	
C1	7.16'
C2	80.34'
C3	54.39'
C3	99.10'



Survey for
Timothy and Chikita McGarrah

skagit
Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2000 at the request of Timothy and Chikita McGarrah
John L. Abenroth CERT#17651
Date 11/20/2000

AUDITOR'S CERTIFICATE
Filed for record this 22 day of Nov at 00 minutes past 2 o'clock, P.M.,
as A.F. # 200011220092
Sananda Prangan
County Auditor or Deputy Auditor