

SURVEY DESCRIPTION

PARCEL "A"  
LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 40-85, APPROVED DECEMBER 4, 1986, RECORDED DECEMBER 8, 1986, IN BOOK 7 OF SHORT PLATS, PAGE 146, UNDER AUDITORS' FILE NO. 8612060005, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES OVER AND ACROSS A PORTION OF THE EASTERLY PORTION OF TRACT 2 OF SAID SHORT PLAT. SAID EASEMENT TO BE FURTHER DENIED AT A LATER DATE WHEN UTILITIES HAVE BEEN PLACED UPON TRACT 2.

PARCEL "B"

THE EAST 5 ACRES OF ALL OF THE FOLLOWING DESCRIBED PARCELS 1, 2 AND 3 COMBINED.

PARCEL 1:

THAT PORTION OF GOVERNMENT LOT 3, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE EAST TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH, 140 FEET; THENCE WEST TO THE MEANDER LINE OF PADILLA BAY; THENCE SOUTHERLY ALONG SAID MEANDER LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF AN EXISTING FENCE RUNNING NORTH FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3, WHICH IS APPROXIMATELY 200 FEET EAST OF THE EASTERLY LINE OF THE COUNTY ROAD, RUNNING IN A GENERALLY NORTHERLY AND SOUTHERLY DIRECTION THROUGH SAID SUBDIVISION.

PARCEL 2:

THE SOUTH 24 FEET OF THAT PORTION OF GOVERNMENT LOT 3, IN SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST 1/4M, LYING WESTERLY OF SAID FENCE LINE AND THE EASTERLY LINE OF THE COUNTY ROAD.

PARCEL 3:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACTS, LYING NORTH OF THE EXISTING FENCE LINE MARKING THE NORTH LINE OF PROPERTY ACQUIRED BY CARL O. ROSSUM, ET UX BY DEED RECORDED SEPTEMBER 15, 1944, UNDER AUDITORS' FILE NO. 3714462, VOLUME 145 OF DEEDS, PAGE 448.

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST 1/4M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH 84°40'20" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 646.68 FEET; THENCE NORTH 0°07'120" EAST, A DISTANCE OF 1332.10 FEET TO THE NORTH LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°32'10" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 655.47 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°24'30" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 25.00 FEET; THENCE NORTH 84°58'24" WEST, A DISTANCE OF 665.30; THENCE NORTH 0°07'120" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH 84°40'20" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 646.68 FEET; THENCE NORTH 0°07'120" EAST, A DISTANCE OF 1332.10 FEET TO THE NORTH LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°07'120" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 84°41'52" WEST, A DISTANCE OF 582.64 FEET; THENCE NORTH 0°07'120" EAST, A DISTANCE OF 33.00 FEET TO THE NORTH LINE OF SAID SUBDIVISION AT A POINT WHICH LIES SOUTH 84°32'10" EAST, A DISTANCE OF 103 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;

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SURVEYORS 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 CHARLES DEREK ARNDT AND SUSAN P. ARNDT, HUSBAND AND WIFE, IN NOVEMBER 2002.

BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22960  
LISSEY & ASSOCIATES, PLLC  
320 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSEY.COM

-CONTINUED-

THENCE SOUTH 84°32'10" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 582.70 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER PARCEL 2 ABOVE DESCRIBED AND OVER THE SOUTH 24 FEET OF PARCEL 1 ABOVE DESCRIBED, LYING WESTERLY OF THE WEST LINE OF THE MAIN TRACT HEREIN.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

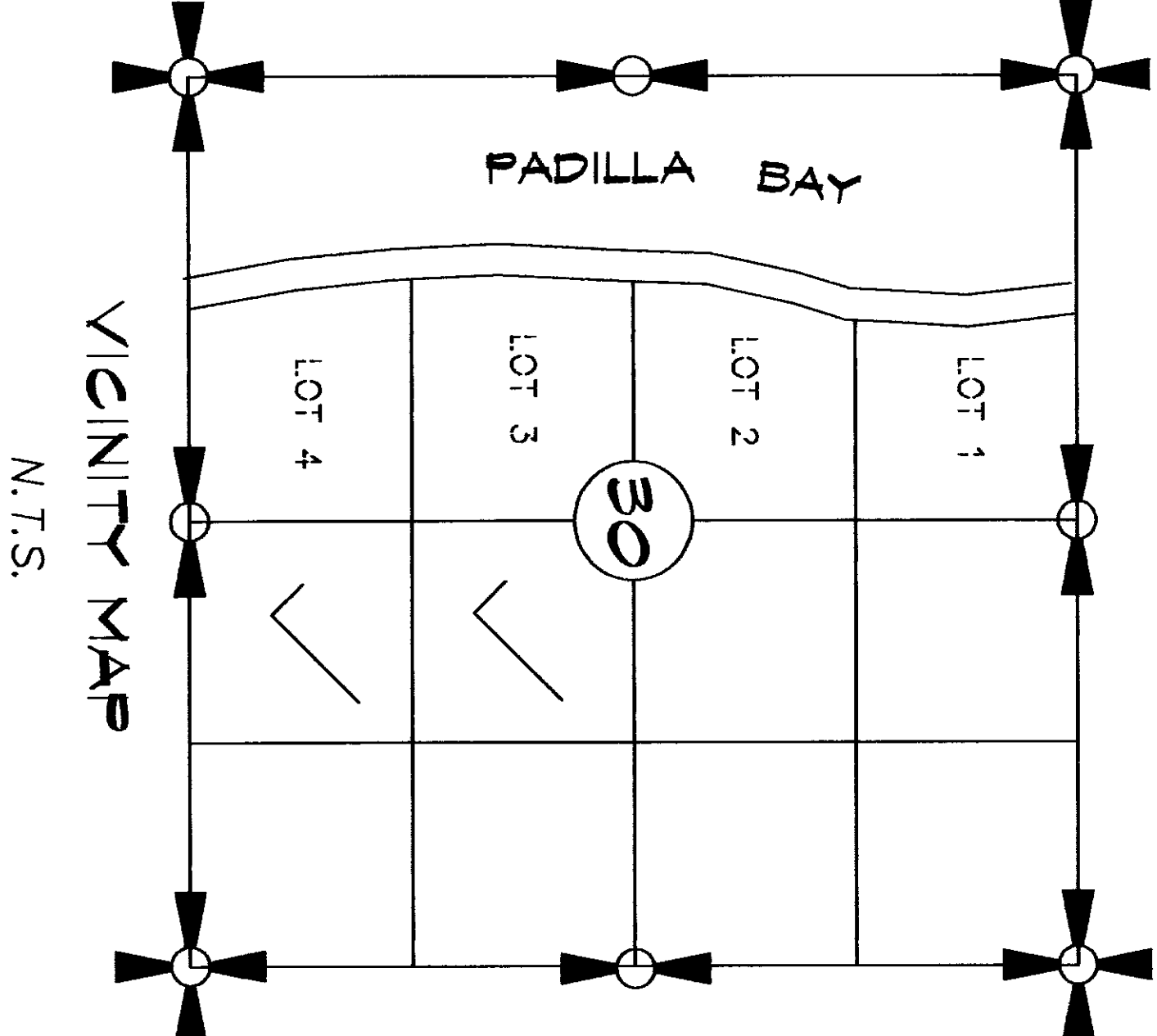
- -INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEY 22960.  
○ -INDICATES EXISTING IRON PIPE OR REBAR FOUND
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 200204250112.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 18-76 RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 211, SHORT PLAT NO. 12-718, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 4, SHORT PLAT NO. 45-030 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 146, SHORT PLAT NO. 45-030 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 124 AND 125, SHORT PLAT NO. 45-84 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGES 185 AND 184, SHORT PLAT NO. 40-26 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 244, SHORT PLAT NO. 47-0063 RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 45 AND 46, AND THAT CERTAIN SURVEY FOR BREAZEALE WILDLIFE SANCTUARY PERFORMED BY THE STATE OF WASHINGTON DEPARTMENT OF GAME IN FEBRUARY, 1976, AVAILABLE AT SKAGIT COUNTY PUBLIC WORKS DEPARTMENT, ALL OTHER MAPS ARE IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, (SEE SHORT PLAT NO. 12-718 RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 4), BEARING = NORTH 00°51'40" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLES DEREK ARNDT AND SUSAN P. ARNDT, HUSBAND AND WIFE FOR THE DELINEATION AND STAKING OF THE DEEDED BOUNDARY LINES.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCES) AS PER IAC CHAPTER 352-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- THIS SURVEY IS BOUND BY THE SUBDIVISION SOLUTION AS SHOWN ON SHORT PLAT NO. 40-85 FOR THE PORTION OF THE OWNERSHIP DESCRIBED AS LOT 1 SHORT PLAT NO. 40-85. THE SUBDIVISION SHOWN FOR THAT SHORT PLAT DOES NOT MATCH OTHER SURVEY WORK IN THE AREA. I HAVE PERFORMED INDEPENDENT SURVEY WORK AND HAVE COMPUTED A SUBDIVISION BASED UPON THE EXISTING MONUMENTATION, WHICH IS CLOSE TO THE SURVEY WORK PERFORMED BY THE STATE OF WASHINGTON DEPARTMENT OF GAME IN 1976. THE OWNERSHIP OUTSIDE OF THE RECORDED SHORT PLAT UTILIZED OUR SUBDIVISION SOLUTION.
- BASED UPON THE POOR CONDITION OF THE EXISTING FENCE LINE THIS SURVEY HELD WITH THE BOUNDARY AS DESCRIBED, NOT THE "FENCE LINE AS MARKED", THIS IS CONSISTENT WITH THE SOLUTION FOUND ON SHORT PLAT NO. 45-030.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC.

200212130023  
Skagit County Auditor  
12/13/2002 Page 1 of 2 9:59AM

Norma Brunnett  
SKAGIT COUNTY AUDITOR  
Melody Weissert  
DEPUTY



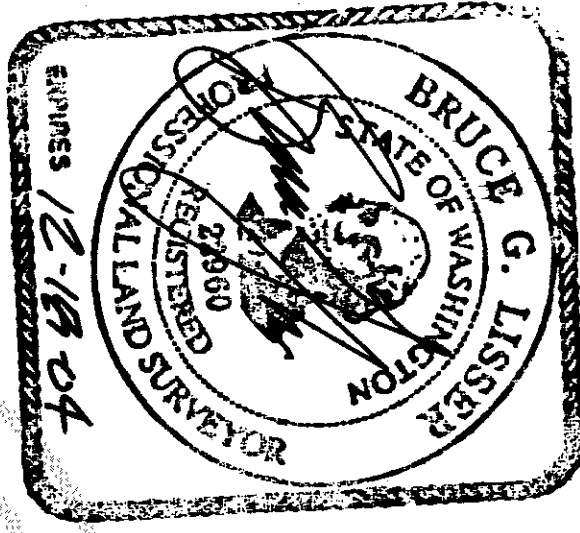
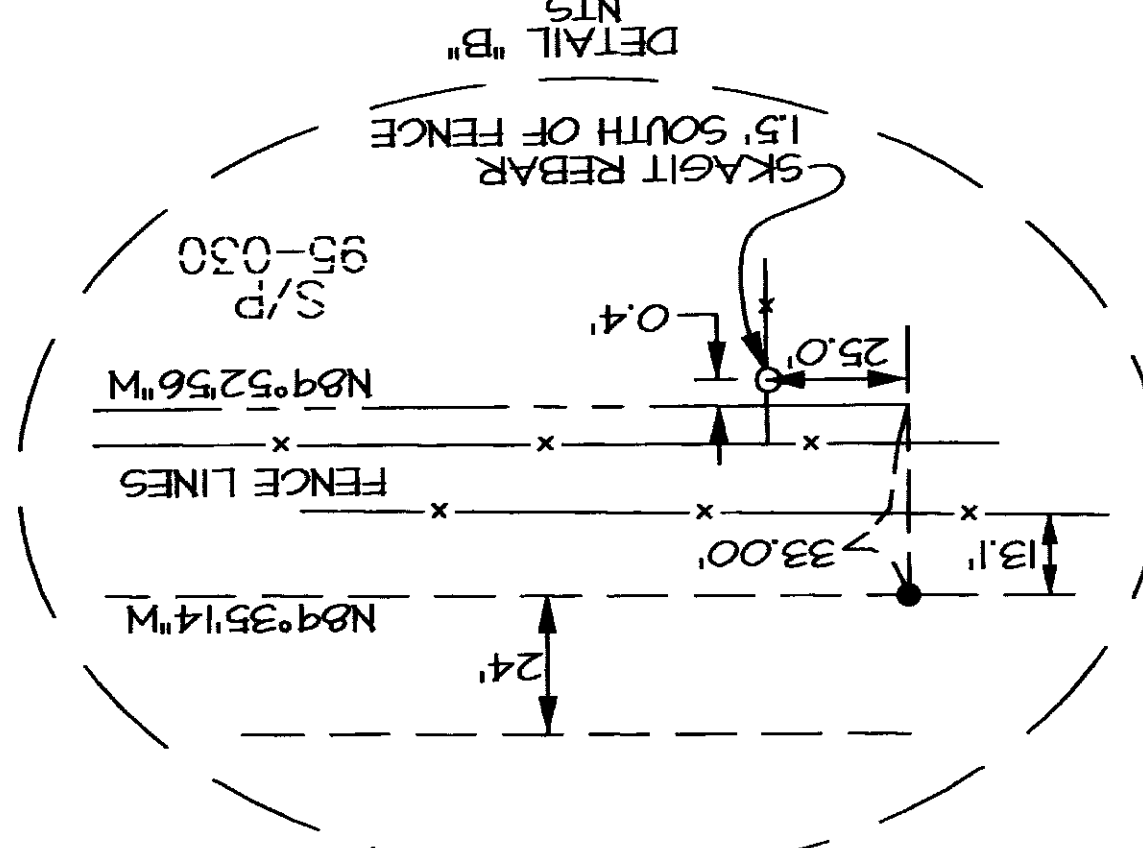
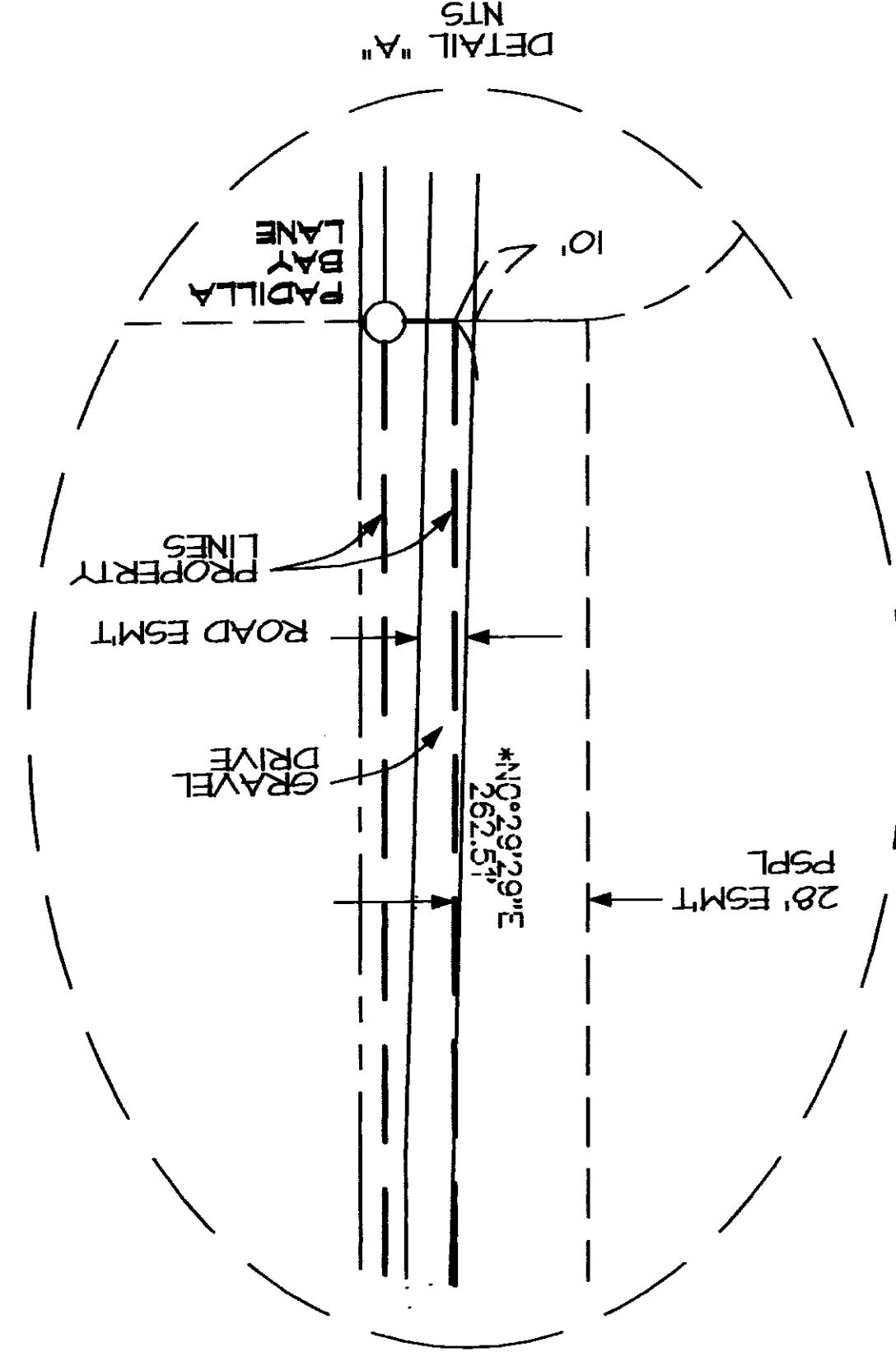
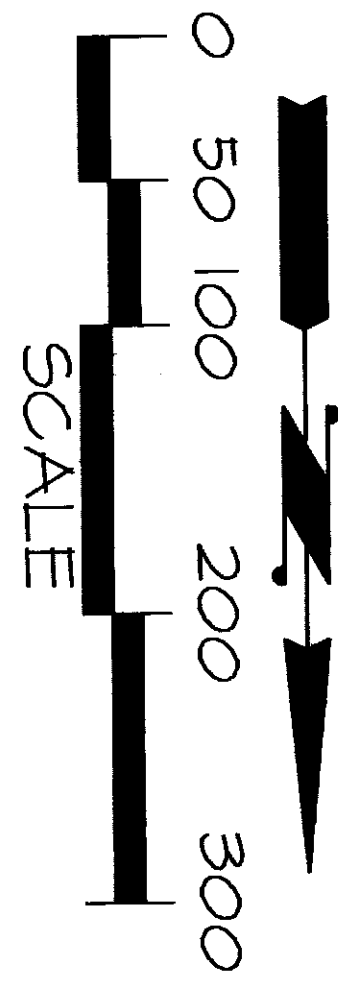
SHEET 1 OF 2

DATE: 12/10/02

SURVEY IN A PORTION OF THE  
WEST 1/2 OF THE SOUTHEAST 1/4 OF  
SECTION 30, T. 35 N., R. 3 E., 1/4M  
SKAGIT COUNTY, WASHINGTON  
FOR: DEREK AND SUSAN ARNDT

FB 38 PG 14  
MERIDIAN: ASSUMED  
LISSEY & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 360-419-1442  
SCALE: N/A  
JOB NO.: 02-093





12-11-02

SHEET 2 OF 2 DATE: 12/10/02

SURVEY IN A PORTION OF THE  
WEST 1/2 OF THE SOUTHEAST 1/4 OF  
SECTION 30, T. 35 N., R. 3 E., WM  
SKAGIT COUNTY, WASHINGTON  
FOR: DEREK AND SUSAN ARNDT

FB 36 PG 14  
MERIDIAN: ASSUMED

SCALE: 1"=100'  
JOB NO.: 02-093

NO 51.40'E 2654.74' (MEAS=2654.59')  
(HELD SHORT PLAT 40-85=NO 51.40'E)

