

LEGAL DESCRIPTION CONT.

TOGETHER WITH PARCEL "B" (PER TITLE REPORT, SEE LATER NOTE)  
ALSO, THAT PORTION OF TRACT 5, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 5 AND THE NORTHWESTERLY LINE OF D AVENUE AS SHOWN ON SAID PLAT (SAID POINT BEING ALSO ON THE NORTH LINE OF SECTION 31,  
TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.;  
THENCE WEST ALONG THE NORTH LINE OF TRACT 5, A DISTANCE OF 573.29 FEET; THENCE SOUTHEASTERLY PARALLEL WITH 7th STREET IN SAID PLAT TO THE NORTHERLY LINE OF D AVENUE; THENCE  
NORTHEASTERLY ALONG SAID AVENUE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PORTION OF SAID TRACT 5 AS DESCRIBED UNDER AUDITOR'S FILE NUMBER 9108020039, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF SAID SECTION 30, 165.1 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 20°34' WEST 144.35 FEET; THENCE NORTH 69°55' EAST 233.07 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 30; THENCE SOUTH 0°36'48" WEST ALONG THE SAID EAST LINE OF SECTION 30, 182.56 FEET TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 68°40' WEST ALONG THE NORTH LINE OF THE COUNTY ROAD 166.1 FEET; THENCE NORTH 20°34' WEST 30.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL "C" (PER TITLE REPORT, SEE LATER NOTE)  
A PORTION OF TRACT 5, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,  
THENCE NORTH 68°40'20" WEST ALONG THE NORTH LINE OF SAID SECTION 31, BEING ALSO THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 653.67 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL "B" IN REAL ESTATE CONTRACT BETWEEN ROBERT H. AND SELMA B. NEMTZ AND SEAVIER HOLDING L.L.C. RECORDED UNDER AUDITOR'S FILE NO. 837820; THENCE SOUTH 22°31'20" EAST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND A DISTANCE OF 68.88 FEET TO THE TRUE POINT OF BEGINNING,  
THENCE CONTING SOUTH 22°31'20" EAST, A DISTANCE OF 139.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOSH WILSON ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE WESTERLY A DISTANCE OF 143.81 FEET TO THE TRUE POINT OF BEGINNING.  
SUBJECT TO PUBLIC OR PRIVATE EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER ENCUMBRANCES OF RECORD.

SOURCES OF LEGAL DESCRIPTION

- 1) TITLE REPORT SUPPLIED BY LAND TITLE COMPANY, ORDER NO.112930-PF, SUPPLEMENTAL #2 TO TITLE REPORT IS DATED 8/5/04.
- 2) QUIT CLAIM DEED AS RECORDED UNDER AUDITOR'S FILE NUMBER 200406190097, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS REVISED BY LEONARD, BOUDNOT AND SKODJE INC.

OCCUPATIONAL INDICATORS & EXISTING FENCELINE 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.

LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
- DENOTES FOUND SURVEY MARKER AS NOTED.
- DENOTES SET 60D NAIL WITH YELLOW CAP MARKED "SKODJE 19645"
- \*\*\* DENOTES EXISTING FENCE LINE

		30	✓
		31	✓

SEC'S. 30 & 31, T35 N, R 3 E, W.M.

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR CONVEYANCE FROM PARCEL "A" TO PARCELS "B" AND "C"

ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 6 OF SURVEYS AT PAGES 75 AND 76, UNDER AUDITOR'S FILE NO. 8505090031, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89°40'20" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 165.10 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVERTED TO MARK R. OLSON AND GARRE A. OLSON, HUSBAND AND WIFE, BY INSTRUMENT DATED JULY 30, 1991 AND RECORDED UNDER AUDITOR'S FILE NO. 9108020039, RECORDS OF SAID COUNTY AND STATE; SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 20°34'20" WEST ALONG THE WESTERLY LINE OF SAID OLSON TRACT, A DISTANCE OF 144.35 FEET TO ITS NORTHWEST CORNER; THENCE SOUTH 83°34'01" WEST, A DISTANCE OF 452.35 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; SAID POINT LYING NORTH 0°40'13" EAST, A DISTANCE OF 81.60 FEET FROM THE SOUTHWEST CORNER THEREOF; SAID POINT BEING THE END OF SAID DESCRIBED LINE.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TOTAL STATION 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.
3. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, BEARS N 00°51'40" E AS SHOWN ON RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 8505090031, RECORDS OF SKAGIT VALLEY, WASHINGTON.
4. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.

RECORD OF SURVEY

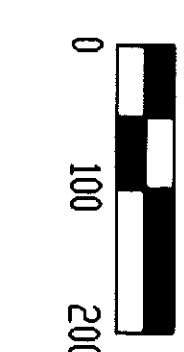
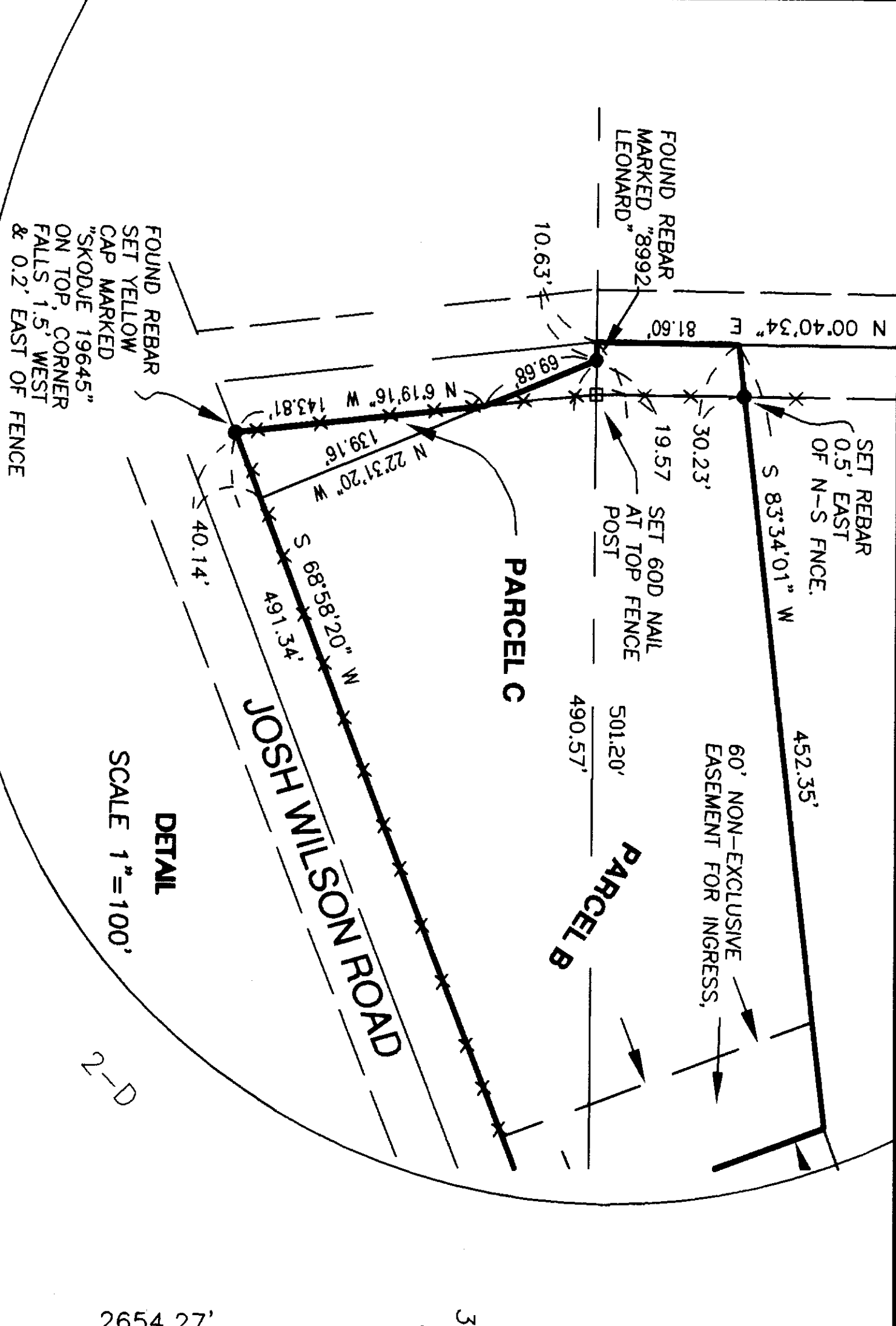
VIRGINIA FLAHERTY

PORTIONS OF THE SE 1/4 OF SECTION 30 AND THE NE 1/4 OF SECTION 31, TWP. 35 N., RGE. 3 E., W.M., SKAGIT COUNTY, WASHINGTON

DWN BY: MCJ DATE: 11-04  
FIELD BOOK: 643, PG.36

LEONARD, BOUDNOT and SKODJE INC.  
CML ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 386-5751

SCALE: 1" = 200'  
JOB NO. 04000



SURVEYORS CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF VIRGINIA FLAHERTY

CERTIFICATE NO. 19645 DATE 11/22/04



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 22nd DAY OF November 1972 at 2:02 P.M. AT THE REQUEST OF LEONARD, BOUDNOT and SKODJE INC. UNDER AUDITOR'S FILE NUMBER 200411220202

N. Boudnot COUNTY AUDITOR  
J. Flaherty DEPUTY