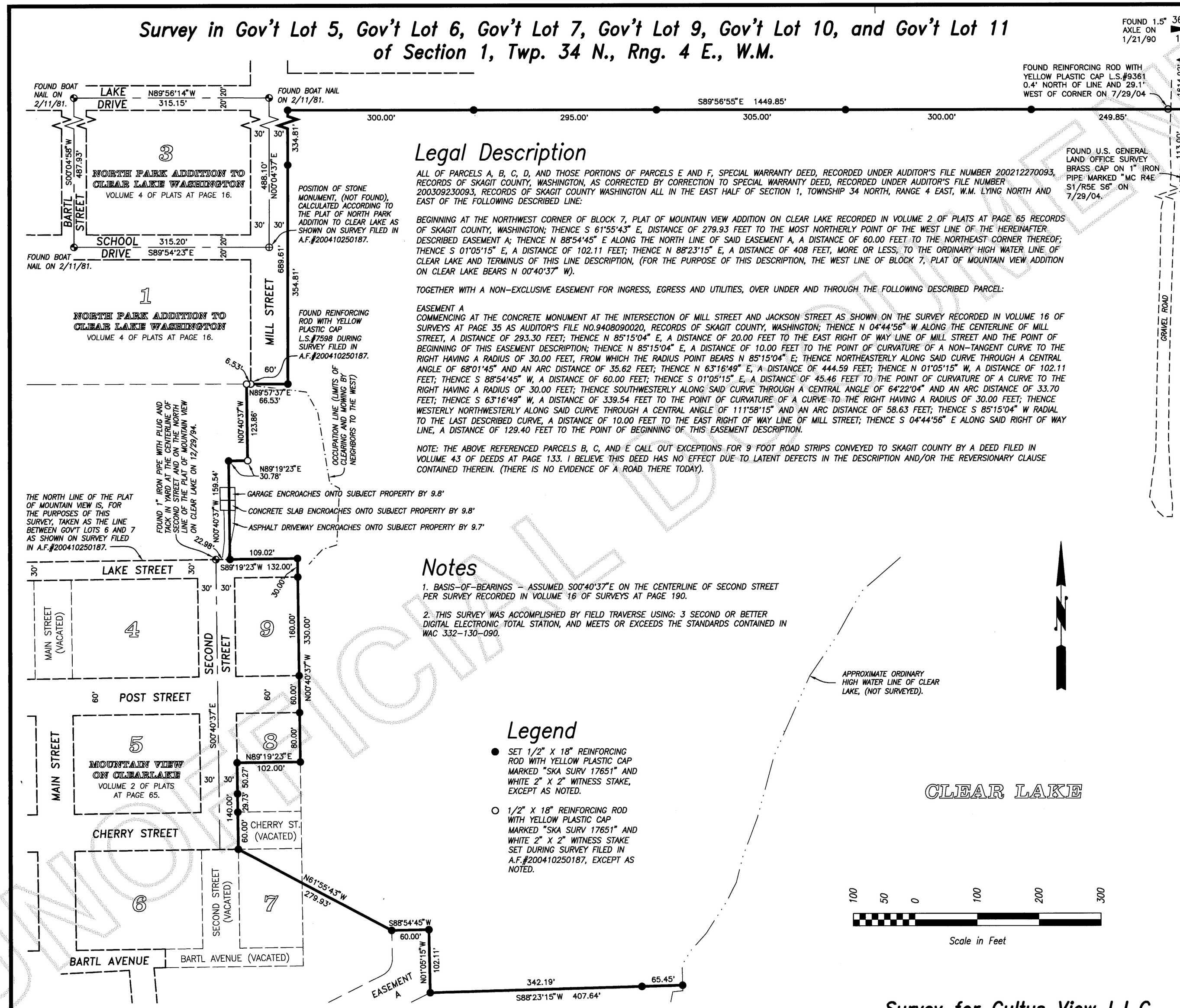
Survey in Gov't Lot 5, Gov't Lot 6, Gov't Lot 7, Gov't Lot 9, Gov't Lot 10, and Gov't Lot 11 of Section 1, Twp. 34 N., Rng. 4 E., W.M.



Legal Description

ALL OF PARCELS A, B, C, D, AND THOSE PORTIONS OF PARCELS E AND F, SPECIAL WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 200212270093, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS CORRECTED BY CORRECTION TO SPECIAL WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 200309230093, RECORDS OF SKAGIT COUNTY WASHINGTON ALL IN THE EAST HALF OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 7, PLAT OF MOUNTAIN VIEW ADDITION ON CLEAR LAKE RECORDED IN VOLUME 2 OF PLATS AT PAGE 65 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 61°55'43" E, DISTANCE OF 279.93 FEET TO THE MOST NORTHERLY POINT OF THE WEST LINE OF THE HEREINAFTER DESCRIBED EASEMENT A; THENCE N 88°54'45" E ALONG THE NORTH LINE OF SAID EASEMENT A, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 01°05'15" E, A DISTANCE OF 102.11 FEET; THENCE N 88°23'15" E, A DISTANCE OF 408 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF CLEAR LAKE AND TERMINUS OF THIS LINE DESCRIPTION, (FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF BLOCK 7, PLAT OF MOUNTAIN VIEW ADDITION ON CLEAR LAKE BEARS N 00°40'37" W).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER UNDER AND THROUGH THE FOLLOWING DESCRIBED PARCEL:

EASEMENT A
COMMENCING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF MILL STREET AND JACKSON STREET AS SHOWN ON THE SURVEY RECORDED IN VOLUME 16 OF SURVEYS AT PAGE 35 AS AUDITOR'S FILE NO.9408090020, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE N 04°44'56" W ALONG THE CENTERLINE OF MILL STREET, A DISTANCE OF 293.30 FEET; THENCE N 85°15'04" E, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILL STREET AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE N 85°15'04" E, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, FROM WHICH THE RADIUS POINT BEARS N 85°15'04" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°01'45" AND AN ARC DISTANCE OF 35.62 FEET; THENCE N 63°16'49" E, A DISTANCE OF 444.59 FEET; THENCE N 01°05'15" W, A DISTANCE OF 102.11 FEET; THENCE S 88°54'45" W, A DISTANCE OF 60.00 FEET; THENCE S 01°05'15" E, A DISTANCE OF 45.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°22'04" AND AN ARC DISTANCE OF 33.70 FEET; THENCE S 63°16'49" W, A DISTANCE OF 339.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°58'15" AND AN ARC DISTANCE OF 58.63 FEET; THENCE S 85°15'04" W RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 10.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILL STREET; THENCE S 04°44'56" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 129.40 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION.

NOTE: THE ABOVE REFERENCED PARCELS B, C, AND E CALL OUT EXCEPTIONS FOR 9 FOOT ROAD STRIPS CONVEYED TO SKAGIT COUNTY BY A DEED FILED IN VOLUME 43 OF DEEDS AT PAGE 133. I BELIEVE THIS DEED HAS NO EFFECT DUE TO LATENT DEFECTS IN THE DESCRIPTION AND/OR THE REVERSIONARY CLAUSE CONTAINED THEREIN. (THERE IS NO EVIDENCE OF A ROAD THERE TODAY).

Notes

1. BASIS-OF-BEARINGS – ASSUMED S00°40'37"E ON THE CENTERLINE OF SECOND STREET PER SURVEY RECORDED IN VOLUME 16 OF SURVEYS AT PAGE 190.

2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

Legend

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

○ 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE SET DURING SURVEY FILED IN A.F.#200410250187, EXCEPT AS NOTED.

UNOFFICIAL DOCUMENT

AUDITOR'S CERTIFICATE
200503030016
Skagit County Auditor
3/3/2005 Page 1 of 1 9:11AM
County Auditor or Deputy Auditor

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 2004 at the request of Cultus View L.L.C.

John L. Abenroth CERT#17651
Date 2/17/05

JOHN L. ABENROTH STATE OF WASHINGTON 17651 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/2005

DATE	REVISION	BY	JOB# 203089B	DRAWN srm	CHECKED jla	DATE 210CT04	SCALE 1" = 100'	SHEET 1 OF 1

Survey for Cultus View L.L.C.

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