

Survey in the NW1/4 of the NW1/4 of Section 16, Twp. 35 N., Rng. 6 E., W.M.

Legal Descriptions

PARCEL A
That portion of Lot 2, Short Plat No. 95-004, approved May 17, 1995, recorded in Volume 11 of Short Plats at page 215 records of Skagit County, Washington lying west of the following described line:
Commencing at the northwest corner of said Lot 2; thence S 88°56'09"E along the north line of said Lot 2; a distance of 259.00 feet to the initial point of this line description; thence S 01°08'39"W, a distance of 342.80 feet to the south line of said Lot 2 and terminus of this line description.
TOGETHER WITH an easement for utilities over, under and through a strip of land 15 feet wide lying northerly of, adjacent to and contiguous with the south line of the above described Lot 2 and extending westerly from the northerly prolongation of the east line of the 15 FOOT WIDE EASEMENT FOR UTILITIES TO LOT 2 as shown across Lot 1 of said Short Plat No. 95-004 to the east line of the EMERGENCY ACCESS EASEMENT as shown across Lot 2 of said Short Plat No. 95-004.
SUBJECT TO an easement for ingress, egress and utilities over, under and through the north 200 feet of the 20 foot wide EMERGENCY ACCESS EASEMENT through said Lot 2.

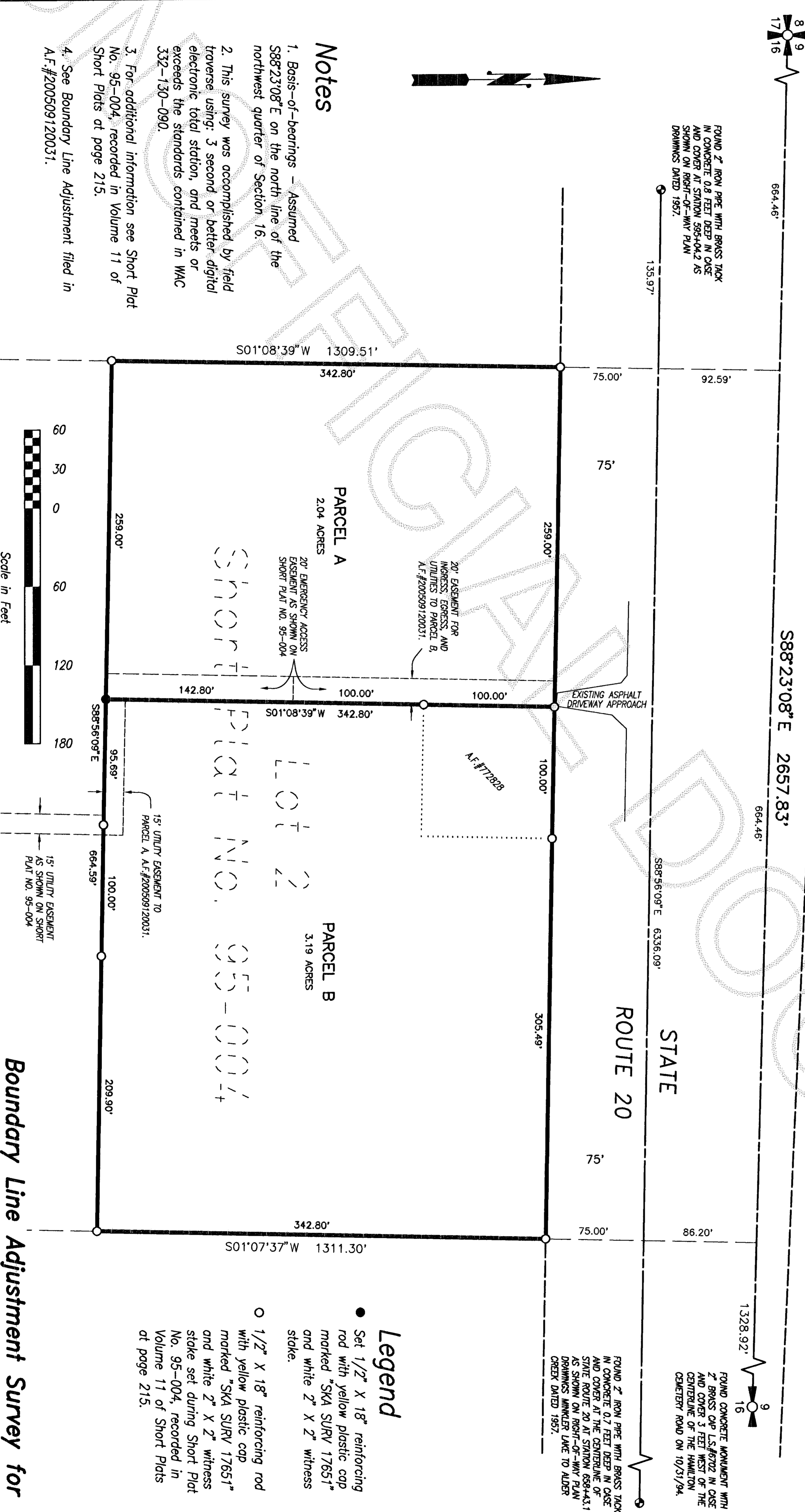
PARCEL B
That portion of the East 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 6 East, W.M., lying North of the Old State Highway and South of State Highway 20, described as follows:
Beginning at a point 259 feet East of the Northwest corner of the aforesaid tract; thence South 100 feet parallel to the West line of the aforesaid tract; thence East 100 feet parallel with the aforesaid State Highway 20; thence North 100 feet to a point on the South line of said State Highway 20, 100 feet from the point of beginning; thence West 100 feet to the point of beginning.
TOGETHER WITH a non-exclusive easement for ingress and egress over, to, through and across an existing driveway lying to the West of the parcel being conveyed herein running to secondary state highway 20.
AND TOGETHER WITH that portion of Lot 2, Short Plat No. 95-004, approved May 17, 1995, recorded in Volume 11 of Short Plats at page 215 records of Skagit County, Washington lying east of the following described line:
Commencing at the northwest corner of said Lot 2; thence S 88°56'09"E along the north line of said Lot 2; a distance of 259.00 feet to the initial point of this line description; thence S 01°08'39"W, a distance of 342.80 feet to the south line of said Lot 2 and terminus of this line description.
AND TOGETHER WITH an easement for ingress, egress and utilities over, under and through the north 200 feet of the 20 foot wide EMERGENCY ACCESS EASEMENT through said Lot 2.
SUBJECT TO an easement for utilities over, under and through a strip of land 15 feet wide lying northerly of, adjacent to and contiguous with the south line of the above described Lot 2 and extending westerly from the northerly prolongation of the east line of the 15 FOOT WIDE EASEMENT FOR UTILITIES TO LOT 2 as shown across Lot 1 of said Short Plat No. 95-004 to the east line of the EMERGENCY ACCESS EASEMENT as shown across Lot 2 of said Short Plat No. 95-004.

FOUND 1 1/2" IRON PIPE WITH PINCHED TOP 0.4 FEET DEEP AND 0.8 FEET SOUTH OF AN EAST-WEST FENCE LINE NEAR A FENCE CORNER ON 11/17/94.

FOUND 2" IRON PIPE WITH BRASS TACK IN CONCRETE 0.8 FEET DEEP IN CASE AND COVER AT STATION 359+44.2 AS SHOWN ON RIGHT-OF-WAY PLAN DRAWINGS DATED 1957.

FOUND CONCRETE MONUMENT WITH 2" BRASS CAP L.S.#702 IN CASE AND COVER 3 FEET WEST OF THE CENTERLINE OF THE HAMILTON CEMETERY ROAD ON 10/31/94.

FOUND 2" IRON PIPE WITH BRASS TACK IN CONCRETE 0.7 FEET DEEP IN CASE AND COVER AT THE CENTERLINE OF STATE ROUTE 20 AT STATION 638+43.1 AS SHOWN ON RIGHT-OF-WAY PLAN DRAWINGS MANKLER LAKE TO ALDER CREEK DATED 1957.



Notes

1. Basis-of-bearings - Assumed S88°23'08"E on the north line of the northwest quarter of Section 16.
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.
3. For additional information see Short Plat No. 95-004, recorded in Volume 11 of Short Plats at page 215.
4. See Boundary Line Adjustment filed in A.F.#200509120031.

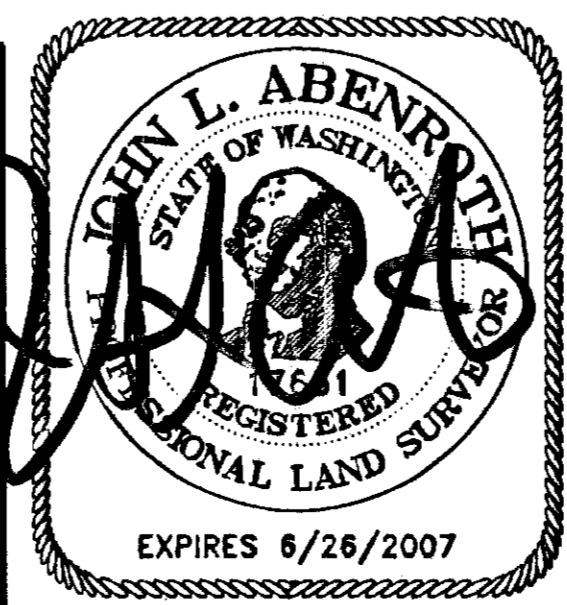
Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake set during Short Plat No. 95-004, recorded in Volume 11 of Short Plats at page 215.

Boundary Line Adjustment Survey for Tim and Marianne Tobiasson

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			2020084	STW	djm	05/JAN/06	1" = 60'	1 OF 1

Skagit Surveyors & Engineers
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 2005 at the request of Tim and Marianne Tobiasson.
John L. Abenroth CERT#17651
Date 3/8/06

AUDITOR'S CERTIFICATE
200604260057
Skagit County Auditor
4/28/2006 Page 1 of 110:38AM
N. Brummett by: Shauna Nosterbaan
County Auditor of Deputy Auditor