

W. Brummett by: Andrew N. Osterborn
BRAGG COUNTY AUDITOR

LEGAL DESCRIPTION:

A TRACT OF LAND IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN GOVERNMENT
W.M. DESCRIBED AS FOLLOWS:

BEING AT A POINT WHICH IS 206.54 FEET NORTH AND 128.0 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 31, THE EAST LINE OF LOT 2 BEARS NORTH 0° 36' EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 3, PLAT OF ORCHARD BEACH TRACTS, NOW LOCATED; THENCE NORTH 89° 08' WEST 193.0 FEET; THENCE NORTH 20° 52' EAST 147.63 FEET TO THE HIGHWATER LINE OF PADILUA BAY; THENCE SOUTH 69° 08' EAST ALONG THE HIGHWATER LINE OF PADILUA BAY; THENCE SOUTH 20° 52' WEST 147.63 FEET TO THE POINT OF BEGINNING CONTAINING 0.65 ACRES.

ALSO ALL TIDELANDS OF THE SECOND CLASS LYING IN FRONT OF SAID PROPERTY.

ALSO EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER A STRIP OF LAND 40 FEET WIDE, BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE EAST ALONG THE SOUTH SECTION LINE 564.98 FEET; THENCE SOUTH 19° 10' WEST 166.25 FEET FOR THE TRUE POINT OF BEGINNING; THENCE WEST 215.20 FEET; THENCE SOUTH 51° 34.5' WEST 79.74 FEET; THENCE SOUTH 68° 9' WEST 37.7 FEET; THENCE SOUTH 72° 13' WEST 32.48 FEET; THENCE NORTH 87° 41' WEST 169 FEET; THENCE SOUTH 76° 41' WEST 150 FEET; MORE OR LESS TO THE COUNTY ROAD ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

ALSO EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER A STRIP OF LAND 20 FEET WIDE, THE NORTH LINE OF SAID 20 FOOT STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., THENCE EAST ALONG THE SECTION LINE 554.98 FEET; THENCE SOUTH 19° 10' WEST 166.25 FEET FOR THE TRIE POINT OF BEGINNING; THENCE SOUTH 83° 12' EAST 168.07 FEET; THENCE SOUTH 75° 22' EAST 157 FEET.

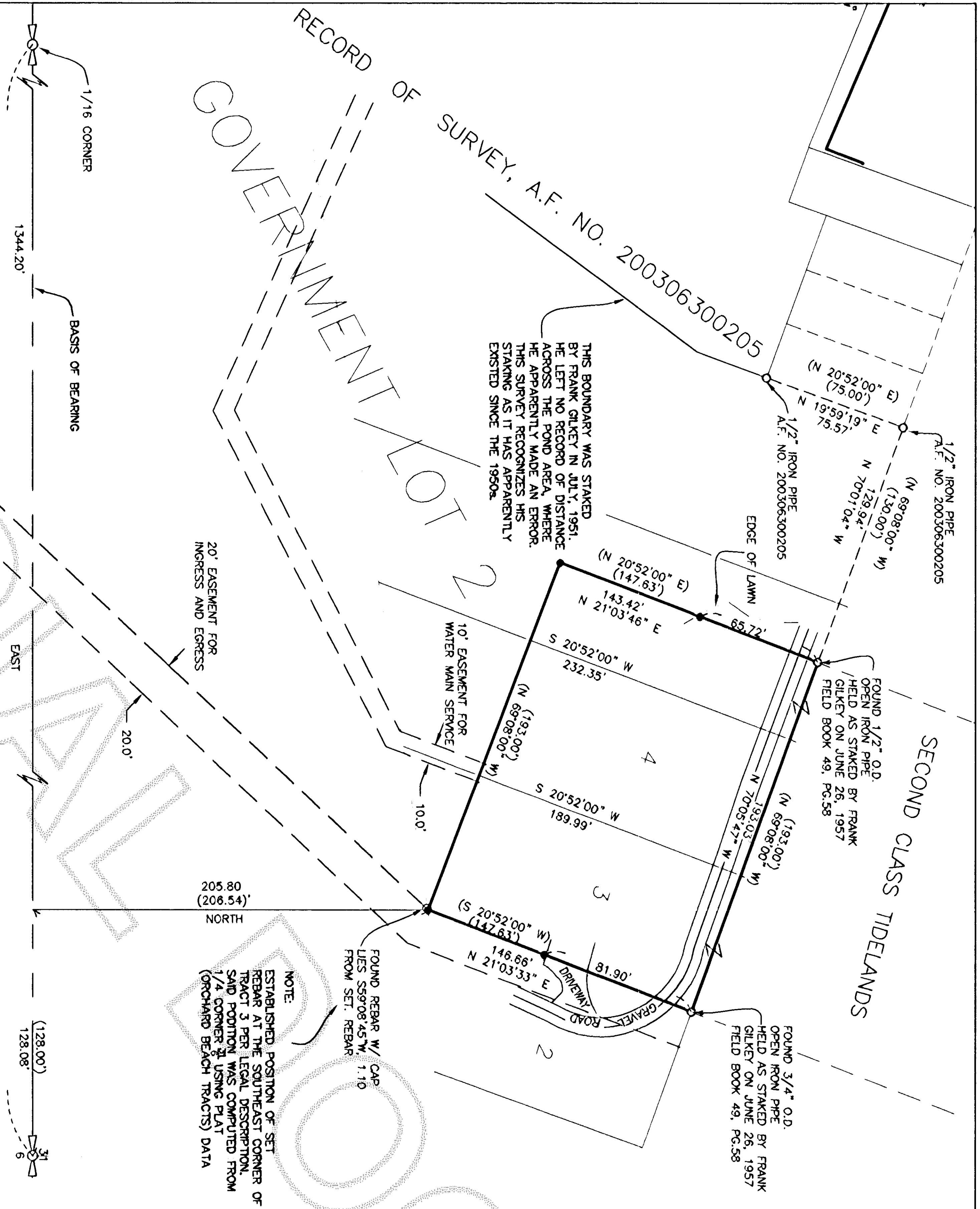
ALSO AN EASEMENT RIGHT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 10 FEET WIDE, THE WESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, SECTION 3, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. 554.98 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 19° 10' WEST 166.25 FEET; THENCE SOUTH 83° 12' EAST 168.07 FEET; THENCE SOUTH 75° 22' EAST 157 FEET FOR THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING IN A STRAIGHT LINE TO A POINT 128 FEET WEST AND 206.54 FEET NORTH OF THE NORTHEAST CORNER OF LOT 2, SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST OF W.M.; THENCE NORTH 20° 52' EAST 147.63 FEET;

ALSO EASEMENT RIGHTS FOR THE PURPOSE OF MAINTAINING A WATER MAIN SERVICE TO A STRIP OF LAND 10 FEET WIDE, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, TO-WIT:

SUBJECT TO: RESERVATIONS, EASEMENTS AND RESTRICTIONS AS CONTAINED IN DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 482844 AND OF RECORD IN SAID AUDITOR'S OFFICE IN VOLUME 253 OF RECORDS, PAGES 628 AND 629.

SOURCE OF LEGAL DESCRIPTION IS OUT CLAIM DEED FILED UNDER AUDITOR'S FILE NO. 9804240152



NOTES

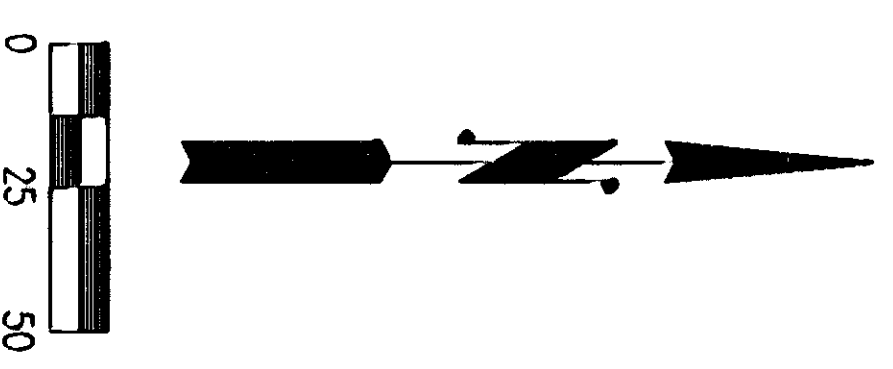
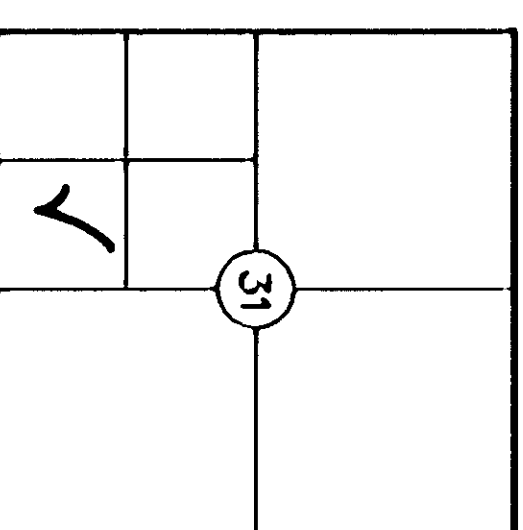
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TOTAL STATION ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT; THIS SURVEY DOES NOT PURPORT TO SHOW ALL CLAIMS, EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. BASES OF BEARING:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31 BEING EAST; AS PER SURVEY RECORDED IN BOOK 6 OF SURVEYS AT PAGE 122 UNDER A.F. NO. 85(10030003), RECORDS OF SAGAT COUNTY, WASHINGTON.

LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "XODLE 19645"
- DENOTES FOUND SURVEY MARKER DESCRIBED HEREON

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED 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.



SEC. 31, T36N, R2E, W.M.

SURVEYOR'S 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

JOHN GRIGGS

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19645



RECORD OF SURVEY

FOR

EDENS FAMILY, LLC

PORTION OF THE SE 1/4 OF GOVERNMENT LOT 2 OF SECTION 31, TWP. 36 N., RGE. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT and SKODJE, INC.

DWN BY: KWH DATE: 07-10-06

FIELD BOOK: FB #632, PG. 33-35

CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST MOUNT VERNON WA 98273 (360)336-5751

SCALE: 1" = 50'

JOB NO: 06059