

LEGAL DESCRIPTION

EXHIBIT A OF ORDER NO. IC44150

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. SPT 93-060 AS APPROVED JANUARY 18, 1994, AND RECORDED JANUARY 18, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 54, UNDER AUDITOR'S FILE NO. 9401180147, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 660 FEET SOUTH AND 346.5 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL B AS CONVEYED TO HARRY HAUGLAND AND RUTH J. HAUGLAND, HUSBAND AND WIFE, IN DEED RECORDED MAY 23, 1968, UNDER AUDITOR'S FILE NO. 713954, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELL LAKE ROAD AND THE TRUE POINT OF BEGINNING;

THENCE EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID CAMPBELL LAKE ROAD A DISTANCE OF 218 FEET TO AN EXISTING FENCELINE;

THENCE SOUTHERLY ALONG SAID EXISTING FENCE AND FENCELINE EXTENDED, A DISTANCE OF 1035 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE CAMPBELL;

THENCE WESTERLY ALONG SAID SHORELINE 317 FEET MORE OR LESS, TO A POINT 346.5 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH TO THE POINT OF BEGINNING;

TOGETHER WITH THE TIDE AND SHORE LANDS OF THE ABOVE DESCRIBED PROPERTY, ADJACENT TO OR ABUTTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY.

LEGAL DESCRIPTION FROM CHICAGO TITLE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NO. IC44149, EFFECTIVE DATE: NOV. 5, 2007 AT 8:30 A.M.

EXHIBIT A, ORDER NO. IC44150

PARCEL A:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. SPT 93-060, AS APPROVED JANUARY 18, 1994 AND RECORDED JANUARY 18, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 54, UNDER AUDITOR'S FILE NO. 9401180147, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET SOUTH AND 346.5 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL B AS CONVEYED TO HARRY HAUGLAND AND RUTH J. HAUGLAND, HUSBAND AND WIFE, IN DEED RECORDED MAY 23, 1968, UNDER AUDITOR'S FILE NO. 713954, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE EAST 15.3 FEET, MORE OR LESS, TO AN EXISTING NORTH-SOUTH FENCELINE;

THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE, A DISTANCE OF 312.7 FEET MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY OF CAMPBELL LAKE ROAD;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 21.2 FEET, MORE OR LESS, TO A POINT 346.5 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET SOUTH AND 346.5 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL B AS CONVEYED TO HARRY HAUGLAND AND RUTH J. HAUGLAND, HUSBAND AND WIFE, IN DEED RECORDED MAY 23, 1968, UNDER AUDITOR'S FILE NO. 713954, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE EAST A DISTANCE OF 15.3 FEET, MORE OR LESS, TO AN EXISTING NORTH-SOUTH FENCELINE;

THENCE NORTHERLY ALONG SAID FENCELINE, AND SAID FENCELINE EXTENDED, A DISTANCE OF 658.9 FEET, MORE LOT LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 4;

THENCE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 26.9 FEET, MORE OR LESS, TO A POINT 321.50 FEET FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 660.00 FEET; THENCE EAST, A DISTANCE OF 25.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 4 AND THAT PORTION OF THE NORTHEAST QUARTER ALL IN IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 86°55'50" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 317.0 FEET TO AN EXTENSION NORTH OF AN EXISTING FENCE LINE LYING TO THE SOUTH ON GOVERNMENT LOT 4;

THENCE NORTH 0°45'31" WEST, A DISTANCE OF 176.06 FEET;

THENCE SOUTH 89°41'52" EAST 319.87 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 0°18'02" WEST ALONG THE EAST LINE THEREOF, 191.34 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF EXTENDED 5.3 FEET, MORE OR LESS, TO AN EXISTING EAST-WEST FENCELINE;

THENCE WESTERLY ALONG THE EXISTING FENCELINE, A DISTANCE OF 317 FEET, MORE OR LESS, TO AN EXISTING FENCE CORNER;

THENCE NORTH ON AN EXTENSION OF THE FENCELINE HEADING SOUTH, A DISTANCE OF 15.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WEST HALF;

THENCE SOUTH 86°55'50" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 317.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

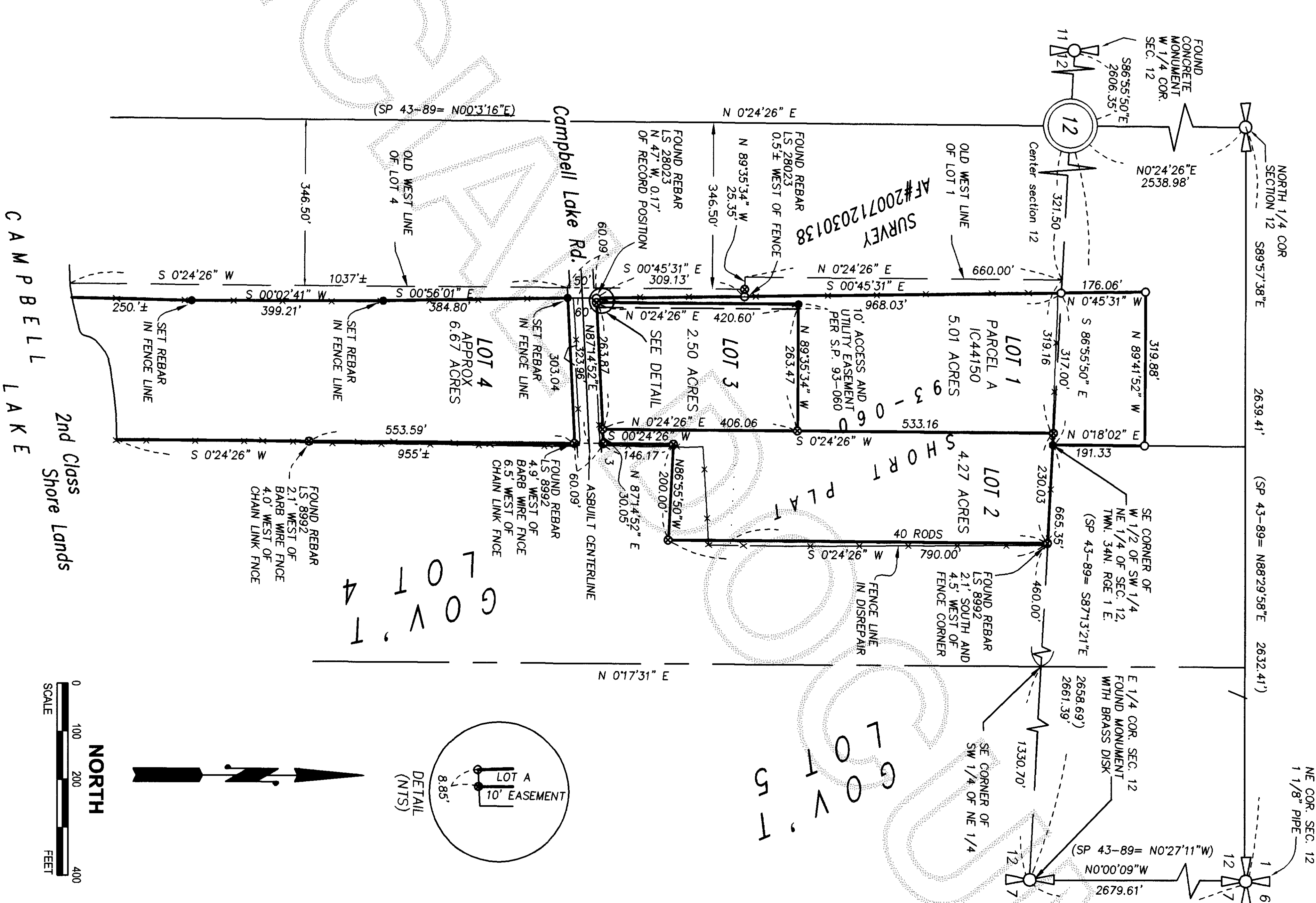
SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

LOTS 2 AND 3 OF SKAGIT COUNTY SHORT PLAT NO. SPT 93-060 AS APPROVED JANUARY 18, 1994, AND RECORDED JANUARY 18, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 54, UNDER AUDITOR'S FILE NO. 9401180147, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE, COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER IC44150, EFFECTIVE DATE: NOV. 6, 2007 AT 8:30 A.M.



AUDITOR'S C  
200804170066  
Skagit County Auditor  
4/17/2008 Page 1 of 1 1:40PM

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

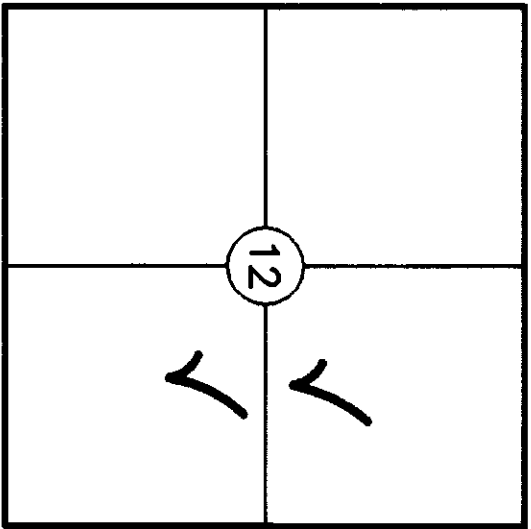
THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC1103 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. SURVEY METHOD WAS A STANDARD FIELD TRAVERSE. ACCURACY MEETS OR EXCEEDS THE STANDARDS SET IN WAS 332-130-090.
3. BASIS OF BEARING: SHORT PLAT SPT 93-060, AS PER PLAT RECORDED IN BOOK 11 OF SHORT PLATS AT PAGE 54, AF# 9401180147, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
5. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.
6. THE BEARINGS AND DISTANCES SHOWN ON THE WESTERLY BOUNDARY OF LOT 4 ARE THE BEARINGS AND DISTANCES BETWEEN THE REBARS THAT FALL IN THE FENCE. HOWEVER, THE WESTERLY LINE OF LOT 4 IS THE FENCELINE.
7. THE BEARINGS AND DISTANCES SHOWN ON THE WESTERLY BOUNDARY OF LOT 1 ARE THE BEARINGS AND DISTANCES BETWEEN THE REBARS. HOWEVER, THE WESTERLY LINE OF LOT 1 IS THE FENCELINE.
8. SHORELINE OF CAMPBELL LAKE LOCATION WAS TAKEN FROM SP 93-090. NO SHORELINE WAS DETERMINED BY THIS SURVEY.

LEGEND

- FOUND REBAR WITH YELLOW CAP MARKED  
"LEONARD 8892" PER SHORT PLAT 93-060
- FOUND REBAR WITH YELLOW CAP MARKED  
"DES 28023" PER SURVEY AF#200712030138
- SET REBAR WITH YELLOW CAP MARKED  
"SKODJE 19645"
- X— EXISTING FENCE LINES



SEC. 12, TWP. 34 N., RGE. 1 E., W.M.

RECORD OF SURVEY

FOR  
DUANE E. KNAPP

PORTION OF GOVERNMENT LOT 4 AND THE NE 1/4 OF SECTION 12, TWP. 34 N., RGE. 1 E., W.M.  
SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS

603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'

JOB NO: 08019

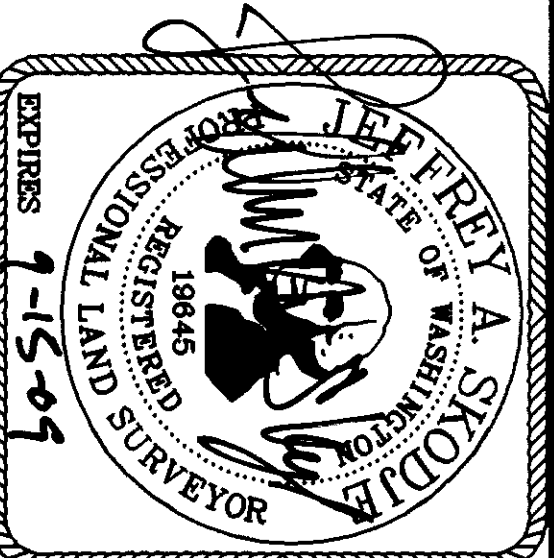
SURVEYOR'S CERTIFICATE

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

DUANE E. KNAPP

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19645 DATE 4-17-08



OWN BY: SAZ DATE: FEB. 13, 2008  
FIELD BOOK: 674, PAGES 16-19