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Skagit County Auditor
3/27/2009 Page 1 of 1 3:25PM

AUDITOR'S CERTIFICATE

J Yanaguist Jacquelyn Barela
SKAGIT COUNTY AUDITOR

LEGAL DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION;

THENCE EAST 21 RODS;
THENCE SOUTH 80 RODS, MORE OR LESS, TO THE SHORELINE OF LAKE CAMPBELL;
THENCE WESTERLY ALONG SAID SHORELINE TO THE WEST LINE OF SAID GOVERNMENT LOT;
THENCE NORTH TO THE POINT OF BEGINNING.

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET SOUTH AND 346.5 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT, 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 FENCE LINE;
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.

EXCEPT A TRACT CONVEYED TO MARTHA A. GILES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 64 RODS, SOUTH OF THE CENTER OF SAID SECTION;
THENCE EAST 208.71 FEET;
THENCE SOUTH 208.71 FEET;
THENCE WEST 208.71 FEET;
THENCE NORTH 208.71 FEET TO THE POINT OF BEGINNING;

EXCEPT FROM ANY OF THE ABOVE DESCRIBED PARCEL, ALL ROADS AND/OR COUNTY RIGHT OF WAY.

AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTH OF CAMPBELL LAKE ROAD;

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4;
THENCE SOUTH ON THE WEST LINE OF SAID LOT 4 SOUTH 0°24'26" WEST, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING
THENCE CONTINUING SOUTH ON SAID WEST LINE SOUTH 0°24'26" WEST, A DISTANCE OF 320.84 FEET TO THE NORTH RIGHT OF WAY OF LAKE CAMPBELL ROAD;
THENCE EAST ON THE NORTH RIGHT-OF-WAY OF LAKE CAMPBELL ROAD ON A NON-TANGENT CURVE TO THE LEFT, WHICH CURVE'S CORD BEARS SOUTH 89°09'12" EAST, THROUGH A CENTRAL ANGLE OF 1°07'33", HAVING A RADIUS OF 2,334.30 FEET, A DISTANCE OF 45.87 FEET TO THE INTERSECTION OF THE RIGHT-OF-WAY AND AN EXISTING WIRE FENCE LINE EXTENDED SOUTH TO THE NORTH RIGHT-OF-WAY OF LAKE CAMPBELL ROAD;
THENCE NORTH ALONG THE EXISTING WIRE FENCE LINE NORTH 0°17'31" WEST, A DISTANCE OF 322.47 FEET;
THENCE NORTH 86°55'50" WEST, A DISTANCE OF 41.84 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

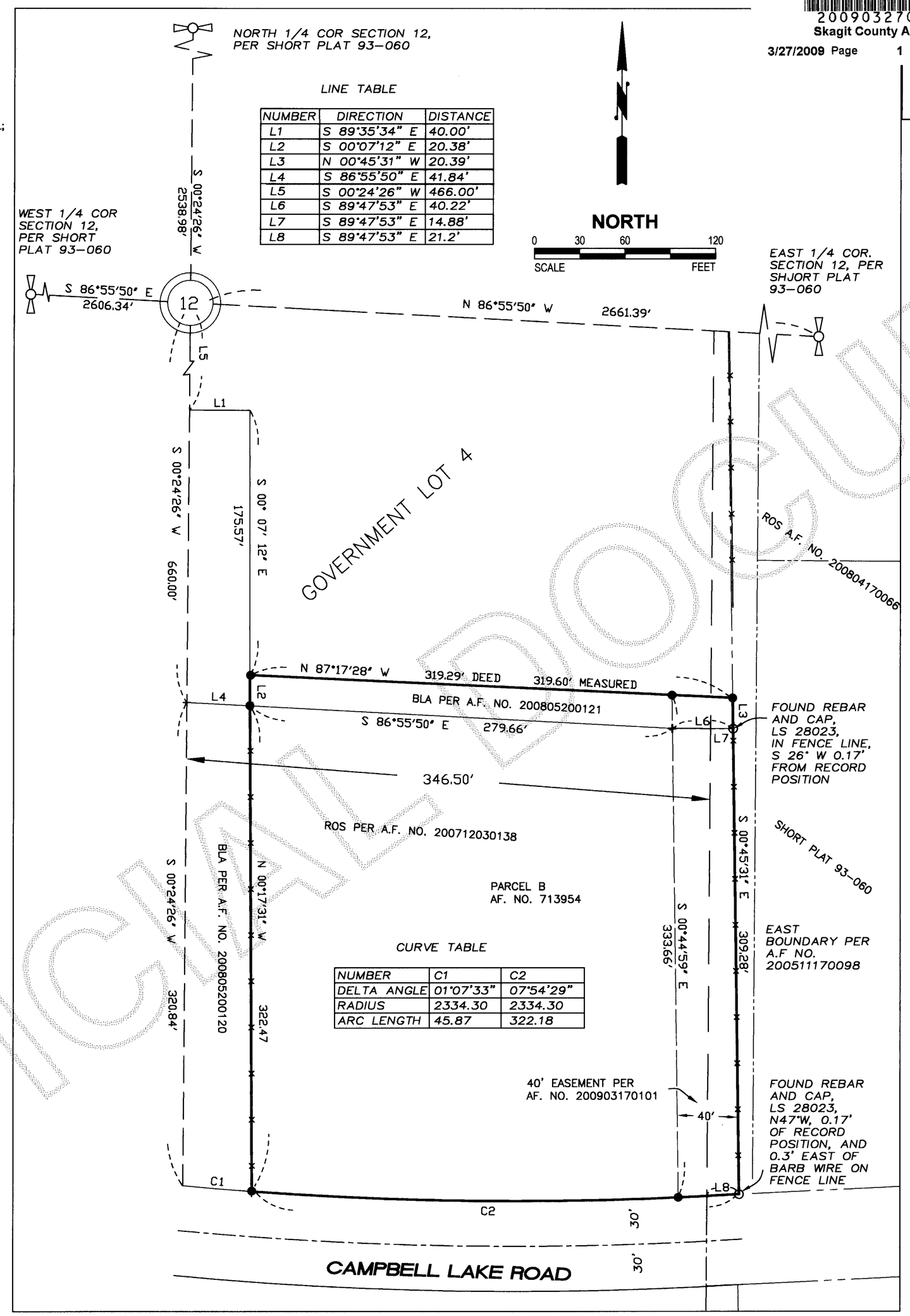
BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4;
THENCE SOUTH ON THE WEST LINE OF SAID LOT 4 SOUTH 0°24'26" WEST, A DISTANCE OF 466.00 FEET;
THENCE SOUTH 89°35'34" EAST TO THE NORTH EXTENSION OF AN EXISTING WIRE FENCE LINE, A DISTANCE OF 40.00 FEET;
THENCE SOUTH ON SAID FENCE LINE SOUTH 0°07'12" EAST, A DISTANCE OF 175.57 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH ON SAID FENCE LINE SOUTH 0°07'12" EAST, A DISTANCE OF 20.38 FEET;
THENCE SOUTH 86°55'50" EAST, A DISTANCE OF 279.66 FEET;
THENCE SOUTH 89°47'53" EAST, A DISTANCE OF 40.22 FEET;
THENCE NORTH 0°45'31" WEST, A DISTANCE OF 20.39 FEET;
THENCE NORTH 87°17'28" WEST, A DISTANCE OF 319.29 FEET TO THE TRUE POINT OF BEGINNING.

(SAID PARCEL ALSO KNOWN AS LOT A OF THAT BOUNDARY LINE ADJUSTMENT, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200805200121.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION FROM SCHEDULE A-1, ALTA OWNERS POLICY, AGENT ORDER NUMBER 130661-PAE, BY LAND TITLE COMPANY OF SKAGIT COUNTY.

EFFECTIVE DATE: JULY 25, 2008 AT 8:00AM.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°35'34" E	40.00'
L2	S 00°07'12" E	20.38'
L3	N 00°45'31" W	20.39'
L4	S 86°55'50" E	41.84'
L5	S 00°24'26" W	466.00'
L6	S 89°47'53" E	40.22'
L7	S 89°47'53" E	14.88'
L8	S 89°47'53" E	21.2'

CURVE TABLE

NUMBER	C1	C2
DELTA ANGLE	01°07'33"	07°54'29"
RADIUS	2334.30	2334.30
ARC LENGTH	45.87	322.18

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 TCA1103 ELECTRONIC DISTANCE MEASURING THEODOLITE.

2. SURVEY METHOD WAS A STANDARD FIELD TRAVERSE. ACCURACY MEETS OR EXCEEDS THE STANDARDS SET IN WAC 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, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.

5. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.

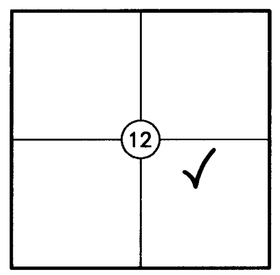
6. THE BEARINGS AND DISTANCES SHOWN ON THE EASTERLY BOUNDARY ARE THE BEARINGS AND DISTANCES BETWEEN THE REBARS SET IN THE FENCELINE. HOWEVER, THE EASTERLY LINE OF THIS PARCEL IS THE FENCELINE AS IT EXISTED ON THE DATE OF THE SURVEY: JANUARY 15, 2009

7. THE BEARINGS AND DISTANCES SHOWN ON THE WESTERLY BOUNDARY ARE THE BEARINGS AND DISTANCES BETWEEN THE REBARS SET IN THE FENCELINE. HOWEVER, THE WESTERLY LINE OF THIS PARCEL IS THE FENCELINE AS IT EXISTED ON THE DATE OF THE SURVEY: JANUARY 15, 2009.

8. BASIS OF BEARING: S 86° 55' 50" E BETWEEN THE WEST 1/4 CORNER OF SECTION 12, T 34 N, R 1 E. W.M., AND THE EAST 1/4 CORNER OF SAID SECTION AS PER SHORT PLAT "SPT 93-060", AS RECORDED IN BOOK 11 OF SHORT PLATS AT PAGE 54, AF# 9401180147, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- ○ 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, TWN. 34 N., RGE. 1 E., 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

BILL CONRY & JANINE BABICH

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19645 DATE 3/24/09

JEFFREY A. SKODJE STATE OF WASHINGTON 19645 REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY
FOR
WILLIAM CONRY AND JANINE BABICH
PORTION OF GOVERNMENT LOT 4 IN SECTION 12, TWP. 34 N., RGE. 1 E., W.M.

SKAGIT COUNTY, WASHINGTON

DWN BY: SAZ DATE: 2-2-09	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1" = 60'
FIELD BOOK: FB 670, PGS.75-76		JOB NO: 08127

UNOFFICIAL DOCUMENT