

SURVEY DESCRIPTION

LOT 5, SOUTH OF SLOUGH; LOT 6, EAST OF SLOUGH; LOT 7 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WM., LESS DIKE AND DRAINAGE RIGHTS-OF-WAY HERETOFORE CONVEYED.

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING WHERE O'KEEFE'S SLOUGH RUNNING WESTERLY TOUCHES THE SOUTH LINE OF THE M.B. RICHARDS WAREHOUSE LOT;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT TO AN OLD DIKE;

THENCE SOUTHWESTERLY ALONG SAID DIKES 60 FEET;

THENCE NORTHWESTERLY TO SAID SLOUGH;

THENCE NORTHWESTERLY ALONG SAID SLOUGH TO THE PLACE OF BEGINNING (ALSO DESCRIBED AS SKAGIT COUNTY ASSESSOR'S TAX NO. 2).

ALL OF LOT 1, AND THE NORTH 1/2 OF LOT 2, THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM., IN SKAGIT COUNTY, WASHINGTON.

EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18 (SOUTHEAST SECTION CORNER);

THENCE NORTH 0°06'06" EAST, 1,332.26 FEET, ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE CENTERLINE OF D'ARCY ROAD;

THENCE SOUTH 88°56'24" WEST ALONG SAID CENTERLINE OF D'ARCY ROAD, 1,332.44 FEET, MORE OR LESS, TO AN IRON PIPE AT THE INTERSECTION OF THE CENTERLINE OF D'ARCY ROAD WITH THE CENTERLINE OF THE BAYVIEW-EDISON ROAD;

THENCE NORTH 0°25'48" EAST ALONG SAID CENTERLINE OF THE BAYVIEW-EDISON ROAD (PER ROAD ALIGNMENT FOUND ON THAT CERTAIN SKAGIT COUNTY SUBDIVISION MAP FOR SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM., BY FRANK GILKEY, DATED JUNE 1954, AVAILABLE AT SKAGIT COUNTY PUBLIC WORKS), 2,642.50 FEET TO AN ANGLE POINT IN THE CENTERLINE

THENCE NORTH 0°54'49" EAST, 321.56 FEET ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF A GRAVEL DRIVEWAY;

THENCE NORTH 84°38'28" WEST, 20.00 FEET ALONG SAID CENTERLINE OF THE GRAVEL DRIVEWAY TO THE WESTERLY RIGHT OF WAY MARGIN OF SAID BAYVIEW-EDISON ROAD AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;

THENCE CONTINUE NORTH 84°38'28" WEST ALONG THE CENTERLINE OF SAID GRAVEL DRIVE, OR CENTERLINE EXTENDED, 400.00 FEET;

THENCE NORTH 0°54'49" EAST, 260.00 FEET;

THENCE SOUTH 84°38'28" WEST, 888.42 FEET;

CENTERLINE OF SAID SECTION 18, 1,320.00 FEET;

THENCE NORTH 84°38'28" WEST, 1,156.1 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EXISTING DIKE ALONG THE SHORE OF PADILLA BAY;

THENCE CONTINUE NORTH 84°38'28" WEST TO THE WEST LINE OF SAID GOVERNMENT LOT 1 AND BEING THE TERMINUS OF SAID LINE.

EXCEPT BAYVIEW-EDISON ROAD;

AND EXCEPT THAT PORTION OF LOTS 1 AND 2 CONVEYED TO DIKE DISTRICT NO. 5 BY DEED RECORDED DECEMBER 30, 1953, UNDER AUDITOR'S FILE NO. 446132, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 NORMAN HOFFMAN IN OCTOBER 2010.

BRUCE G. LISGER
BRUCE G. LISGER, P.L.S., CERTIFICATE NO. 22460 DATE 12/1/2010

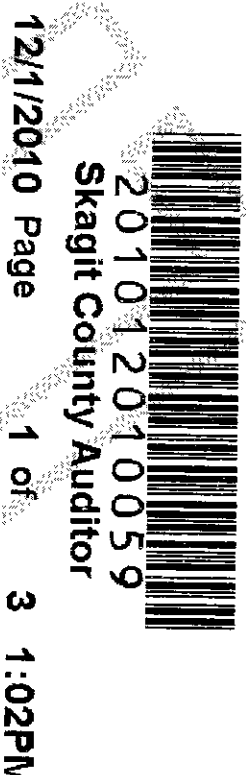
LISGER & ASSOCIATES, PLLC
300 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581
E-MAIL BRUCE@LISGER.COM

NOTES

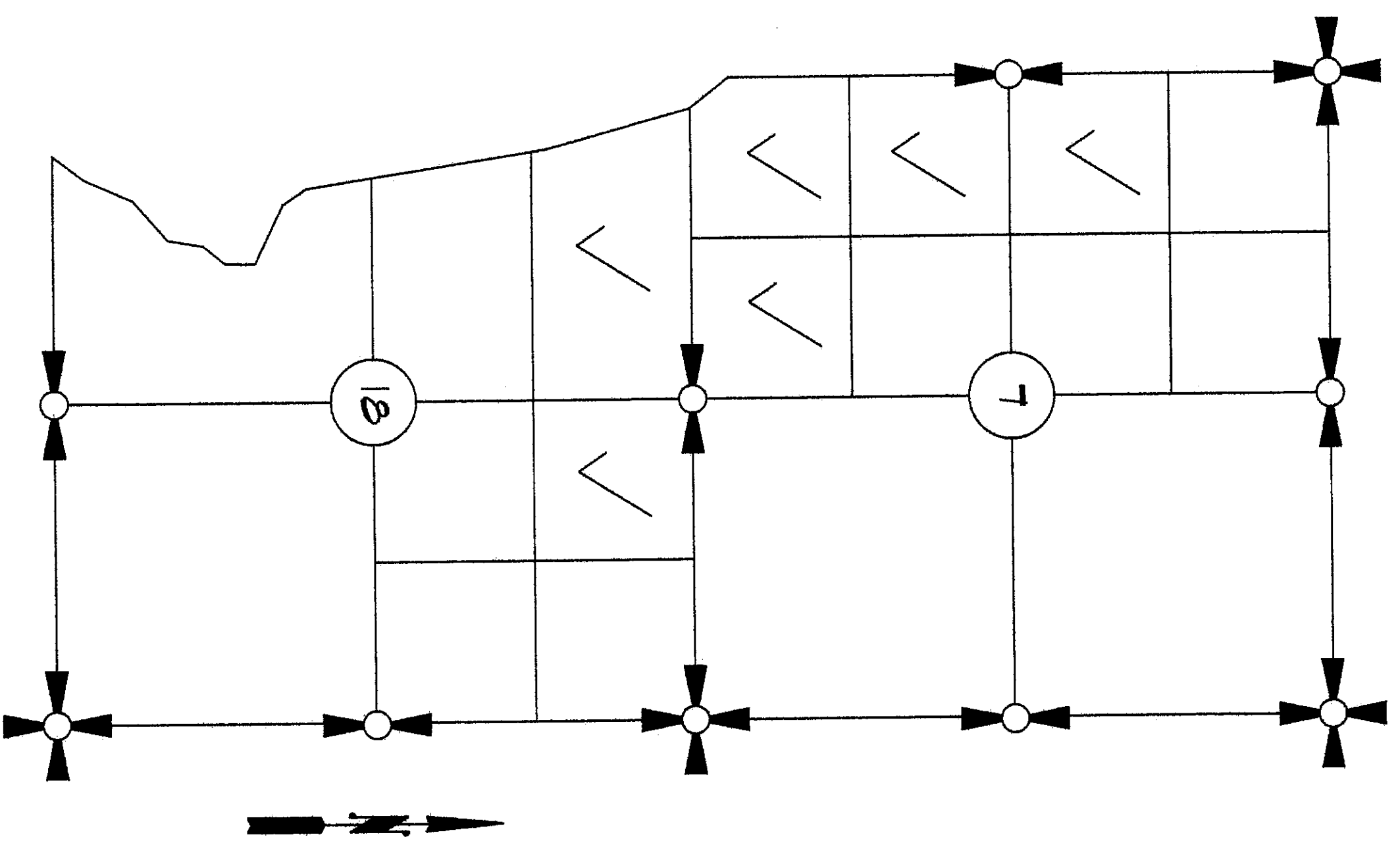
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISGER 22460.
 - INDICATES EXISTING IRON PIPE OR REBAR FOUND
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS, 4609250102 AND 200212240003.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS, 4704000003, 4902140022 AND 20001050004 AND SHORT PLAT NO. 44-044 RECORDED UNDER AUDITOR'S FILE NUMBER 441210047. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR AND THAT CERTAIN UNRECORDED SURVEY DATED JUNE 1947 PREPARED BY DENNIS M. DENTTER AND PROVIDED TO ME IN JANUARY 2001.
- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM. BEARING = SOUTH 84°50'06" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF NORMAN HOFFMAN FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTY, AS SHOWN HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, TIDAL AREAS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS, FENCE LINE, DITCHES, DIKES AND SLOUGHS) AS PER IAC CHAPTER 332-180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISGER & ASSOCIATES, PLLC.



Norman Hoffman
SKAGIT COUNTY AUDITOR
Shawn M. Water
DEPUTY



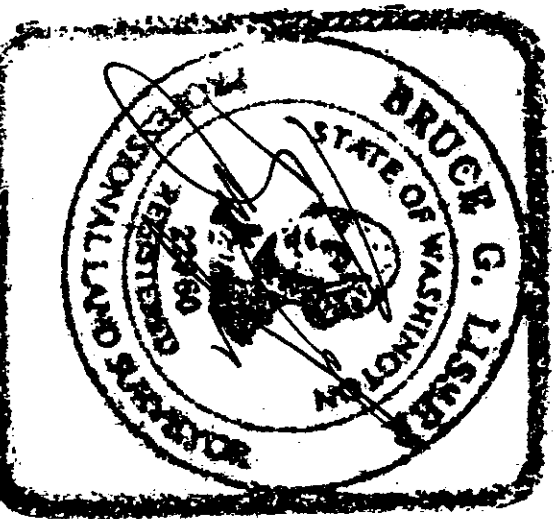
SECTIONS 7 & 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM.

VICINITY MAP
N.T.S.

SHEET 1 OF 3

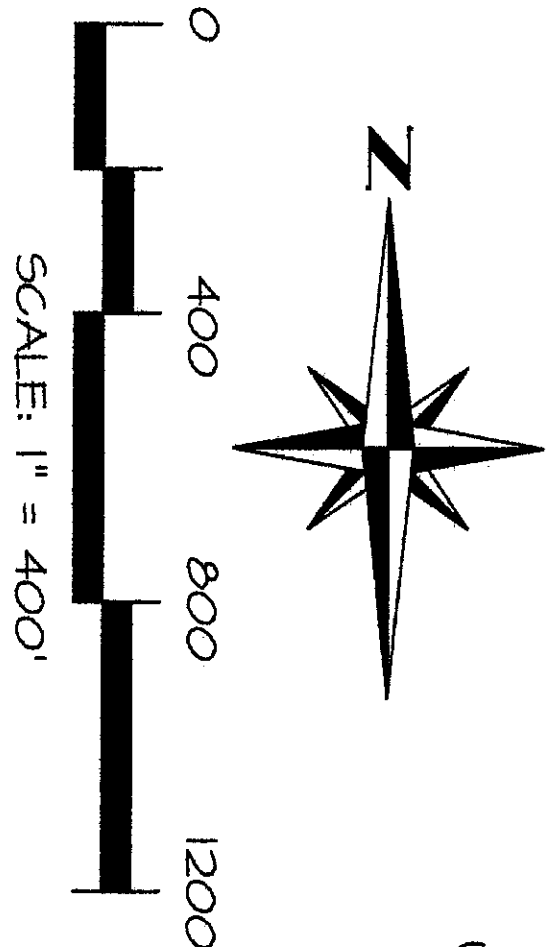
DATE: 12/1/10

SURVEY IN PORTIONS OF THE NW 1/4 AND SW 1/4 OF SECTION 7 AND THE NW 1/4 AND NE 1/4 OF SECTION 18, T. 35 N., R. 3 E., WM. SKAGIT COUNTY, WASHINGTON FOR: NORMAN HOFFMAN	
LISGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360-414-7442	SCALE: N/A DWG: 10-058R05
MERIDIAN: ASSUMED	





12/1/10



SHEET 3 OF 3

SURVEY IN PORTIONS OF
THE NW 1/4 AND SW 1/4 OF SECTION 7
AND THE NW 1/4 AND NE 1/4 OF SECTION 18,
T. 35 N., R. 3 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: NORMAN HOFFMAN

FB 315 PG 70
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-448-1442
MERIDIAN: ASSIGNED
DATE: 12/1/10
SCALE: 1" = 400'
DWG: 10-055R05

