

LEGAL DESCRIPTION

THE WEST 297 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF SOUTH MARCH'S POINT ROAD, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED JANUARY 12, 1961, UNDER AUDITOR'S FILE NO. 603031, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCELS 1 AND 2:

PARCEL 1: THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 286.27 FEET EAST OF THE WEST LINE THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HARRIET M. DENNEY BY DEED RECORDED SEPTEMBER 13, 1911 UNDER AUDITOR'S FILE NO. 86555 IN VOLUME 1 OF TAX DEEDS PAGE 392 RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG SAID DENNEY TRACT, 208.73 FEET TO THE SOUTHWEST CORNER OF SAID DENNEY TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID DENNEY TRACT, 10.73 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO CARL JOHNSON ET UX. BY DEED RECORDED APRIL 13, 1943 UNDER AUDITOR'S FILE NO. 361349, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG SAID JOHNSON TRACT TO A POINT THAT IS EAST OF A POINT THAT IS 300 FEET SOUTH OF THE OLD STATE HIGHWAY 1A, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 6, 1938 IN VOLUME 175 OF DEEDS, PAGE 302 (FORMERLY CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MAY 8, 1911 IN VOLUME 85 OF DEEDS, PAGE 323) (NOW KNOWN AS THE SOUTH MARCH'S POINT ROAD) AS MEASURED BY A LINE DRAWN SOUTH FROM SAID HIGHWAY THAT IS PARALLEL TO AND 286.27 FEET OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE WEST 70.73 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID LINE 60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE OLD ANACORTES STATE HIGHWAY 1A (SOUTH MARCH'S POINT ROAD).

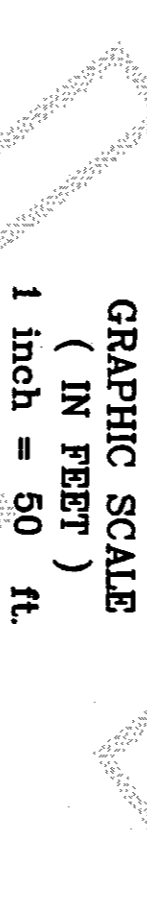
PARCEL 2: THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THOMAS G. MITCHELL, ET UX. BY DEED RECORDED UNDER AUDITOR'S FILE NO. 810990074, RECORDS OF SKAGIT COUNTY, WASHINGTON SAID POINT BEING ON THE WEST LINE OF TRACT C OF SKAGIT COUNTY SHORT PLAT NO. 58-77, APPROVED DECEMBER 13, 1977 AND RECORDED DECEMBER 13, 1977 UNDER AUDITOR'S FILE NO. 870298, IN VOLUME 2 OF SHORT PLATS, PAGE 164, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE WEST LINE OF TRACT C TO THE NORTH LINE OF THE PRIMARY STATE HIGHWAY NO. 1, AS CONDEMNED BY DECREE ENTERED MAY 22, 1961 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 26054;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID HIGHWAY TO A POINT THAT IS DUE SOUTH OF THE WEST LINE OF THE THOMAS G. MITCHELL TRACT PRODUCED SOUTH; THENCE NORTH ALONG THE PRODUCED LINE OF THE THOMAS G. MITCHELL TRACT TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID MITCHELL TRACT, A DISTANCE OF 70.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.



NOTES

EQUIPMENT USED: ELECTRONIC TOTAL STATION  
METHOD OF SURVEY: FIELD TRAVERSE  
PRECISION OF CONTROL TRAVERSE MEETS OR EXCEEDS MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.  
THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT AFFIRM TO SHOW ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD, IF ANY.

LEGEND

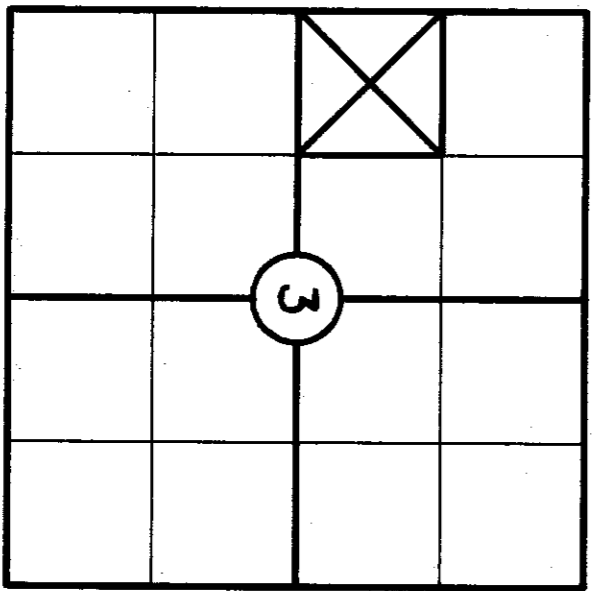
- DENOTES QUARTER CORNER FOUND AND HELD AS NOTED
- DENOTES A FOUND NAIL & SHINER AS NOTED
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( TMI LS #45174 ) SET THIS SURVEY.
- DENOTES SET WOOD LINE STAKE THIS SURVEY

BASIS OF BEARINGS

THE BEARINGS SHOWN FOR THIS SURVEY ARE BASED UPON SKAGIT COUNTY SHORT PLAT NUMBER 58-77, RECORDED UNDER AUDITOR'S FILE NUMBER 870298, NOVEMBER 29, 1972, HOLDING A BEARING OF NORTH 00°40'00" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS SHOWN HEREON.

SURVEY REFERENCES

- SKAGIT COUNTY SHORT PLAT 58-77, AFN. 870298.
- SKAGIT COUNTY RECORD OF SURVEY AFN. 200505120109.
- STATUTORY WARRANTY DEED AFN. 8109090074.



SEC. 3, TWP. 34N., R. 2E., W.M.

RECORD OF SURVEY OF A PORTION OF

SW 1/4 OF THE NW 1/4  
SEC. 3, TWP. 34N., R. 2E., W.M.

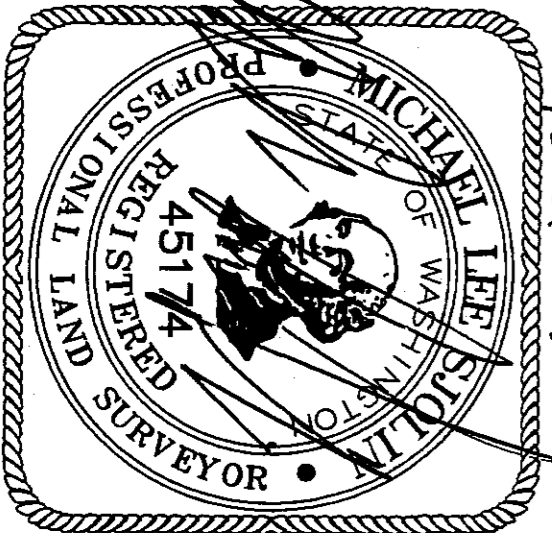
Skagit County

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, IN DECEMBER, 2010 AT THE REQUEST OF ELENOR POWERS.

MICHAEL LEE SUGAN REG. NO. 45174  
DATE: 12-21-2010



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF JAN 2010 AT 8:41 PM. IN BOOK 2010000219 OF SURVEYS AT PAGE 19 AT THE REQUEST OF TMI LAND SURVEYING, INC., UNDER AUDITOR'S FILE NUMBER 2010000219.

County Auditor

PLACE BAR CODE HERE



TMI Land Surveying

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