

SURVEY IN GOVERNMENT LOTS 1 AND 2 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 16 TOWNSHIP 36 NORTH RANGE 3 EAST WM

AUDITOR'S CERTIFICATE

SECTION CORNER  
 FOUND 3" OUTSIDE DIAMETER IRON PIPE WITH  
 STANDARD DNR 3" BRASS CAP STAMPED: "T36N R3E  
 IN ROCK MOUND WITH BEARING  
 TREES AND REFERENCES AS  
 DESCRIBED BY ROS AFN 8511140008  
 5/5/1994 AND 10/21/2009

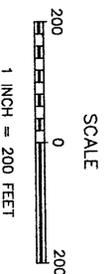
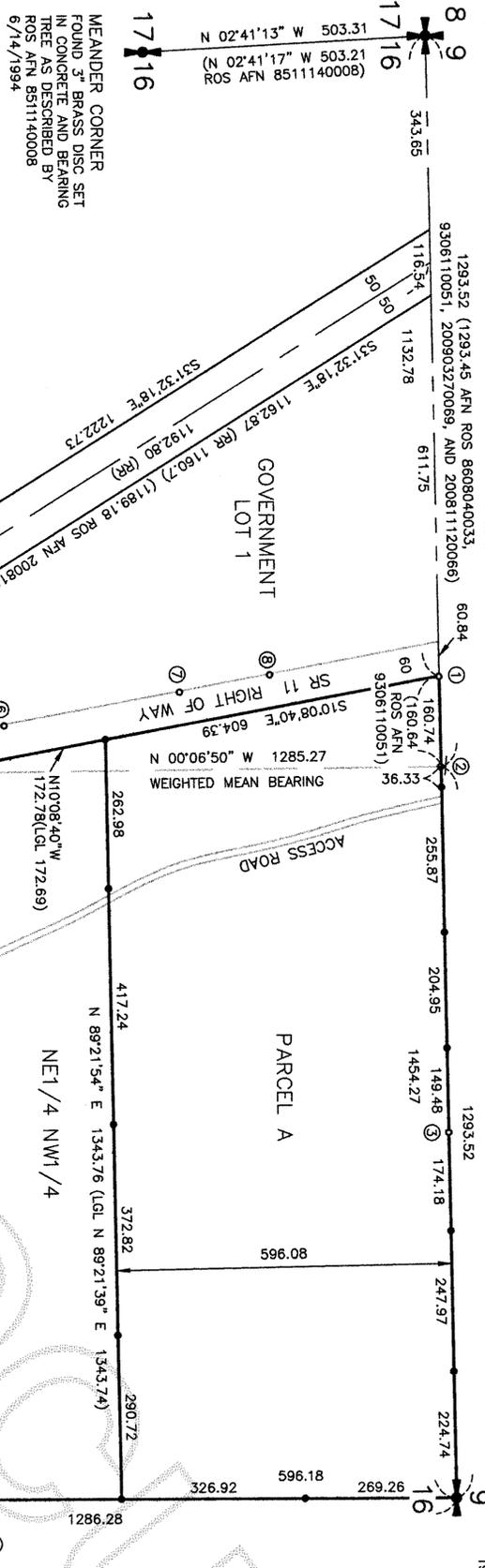
1/4 CORNER  
 FOUND 3" OUTSIDE DIAMETER IRON PIPE WITH  
 STANDARD DNR 3" BRASS CAP STAMPED: "T36N R3E  
 ROS AFN 8511140008  
 9/1/1994 AND 10/9/2009

FILED FOR RECORD AT REQUEST OF EVERGREEN SURVEYING, INC.

James B. Smith  
 SKAGIT COUNTY AUDITOR

Mary J. [Signature]  
 BY DEPUTY

4/7/2011 Page 1 of 2 3:45PM  
 Skagit County Auditor  
 201104070072



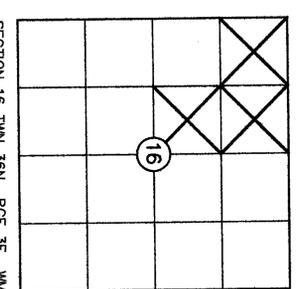
LEGEND

- DENOTES 1/2" REBAR WITH CAP MARKED "ESI 27327" SET THIS SURVEY
- DENOTES FOUND POINT AS DESCRIBED
- ② FOUND POINT DESCRIPTION REFERENCE
- DENOTES FOUND WASHINGTON STATE DEPT. OF NATURAL RESOURCES (DNR) MONUMENT AS DEPICTED BY ROS AFN 8511140008
- ( ) DENOTES DNR RECORD DISTANCE AS DEPICTED BY ROS AFN 8511140008
- (LGL) DENOTES RECORD BEARING/DISTANCE FROM LEGAL DESCRIPTIONS REFERENCED IN NOTE 4
- (RR) DENOTES RECORD DISTANCE FROM RAILROAD MAP REFERENCED IN NOTE 6
- AFN : REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER
- ROS : REFERENCE TO SKAGIT COUNTY RECORD OF SURVEY

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 DAVID STEELE, CAIRN STEELE, AND EARL STEELE, IN JANUARY, 2011.

James B. Smith  
 JAMES B. SMITH, P.L.S., C.R.S.  
 CERTIFICATE NO. 27327



SECTION INDEX

FOUND POINT DESCRIPTIONS

- ① FOUND 5/8" REBAR WITH "AZIMUTH NW 21591" CAP S 0.47 E 1.36 OF CALCULATED CORNER
- ② FOUND 5/8" REBAR WITH "AZIMUTH NW 21591" CAP S 0.57 W 0.08 OF CALCULATED CORNER
- ③ FOUND 5/8" REBAR WITH "AH LS 18074" CAP AND TACK N 0.19 OF CALCULATED LINE
- ④ FOUND 3-1/2" CONCRETE-FILLED PLASTIC DRAIN PIPE WITH STANDARD DNR 3" BRASS CAP S 0.22 W 0.10 OF CALCULATED LOCATION - ACCEPTED AS CORNER FOUND DISPLACED 11/24/2003
- ⑤ FOUND 1/2" REBAR WITH "LS 37549" CAP NE 0.19 OF CALCULATED RE RIGHT-OF-WAY LINE W 11.17 OF CALCULATED GOVERNMENT LOT LINE N 18.63 W 11.20 OF CALCULATED INTERSECTION
- ⑥ FOUND P-K NAIL WITH 1-1/2" BRASS WASHER STAMPED "BV PLS37549" N 0.57 E 2.54 OF CALCULATED POINT OF CURVATURE
- ⑦ FOUND 1/2" REBAR WITH "LS 37549" CAP NE 2.15 OF CALCULATED RIGHT-OF-WAY LINE
- ⑧ FOUND 1/2" REBAR WITH "LS 37549" CAP NE 1.85 OF CALCULATED RIGHT-OF-WAY LINE

SURVEY FOR

DAVID STEELE, CAIRN STEELE, AND EARL STEELE  
 IN GOVERNMENT LOTS 1 AND 2 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 16 TOWNSHIP 36 NORTH RANGE 3 EAST WM

EVERGREEN SURVEYING, INC.

PO BOX 1331 STANWOOD WA 98292  
 PROJECT 20090811 (360) 629-2726 SHEET 1 OF 2

4/6/2011

LEGAL DESCRIPTIONS

**PARCEL A**  
 THE NORTH 596.08 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING EASTERLY OF THE RIGHT-OF-WAY OF STATE ROUTE 11;  
 TOGETHER WITH THE NORTH 596.08 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.  
 SITUATE IN SKAGIT COUNTY, WASHINGTON.

**PARCEL B**  
 PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, OF GOVERNMENT LOT 1, AND OF GOVERNMENT LOT 2, OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING SOUTH 0° 23' 21" WEST 596.17 FEET FROM THE NORTHEAST CORNER THEREOF;  
 THENCE CONTINUING SOUTH 0° 23' 21" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 928.37 FEET;  
 THENCE NORTH 89° 36' 39" WEST 382.12 FEET; THENCE SOUTH 56° 47' 55" WEST 294.20 FEET;  
 THENCE SOUTH 38° 00' 52" EAST 50.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 750.00 FEET;  
 THENCE SOUTHEASTERLY 248.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 59' 39";  
 THENCE SOUTH 78° 16' 38" WEST 392.63 FEET TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF STATE ROUTE 11 AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 984.94 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 63° 14' 07" EAST;  
 THENCE NORTHWESTERLY 83.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 53' 05"; THENCE NORTH 67° 17' 22" EAST 94.75 FEET;  
 THENCE NORTH 22° 42' 38" WEST 100.00 FEET; THENCE NORTH 52° 51' 24" EAST 163.04 FEET;  
 THENCE NORTH 30° 52' 38" WEST 162.42 FEET; THENCE SOUTH 82° 17' 22" WEST 193.57 FEET;  
 THENCE SOUTH 67° 17' 22" WEST 186.77 FEET TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF STATE ROUTE 11 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 924.93 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 55° 04' 15" WEST;  
 THENCE NORTHWESTERLY 227.10 FEET ALONG SAID CURVE AND NORTHEASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 14° 04' 05";  
 THENCE NORTH 20° 51' 40" WEST ALONG SAID NORTHEASTERLY MARGIN FOR A DISTANCE OF 401.8 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1402.39 FEET;  
 THENCE NORTHWESTERLY 282.31 FEET ALONG SAID CURVE AND NORTHEASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 10° 43' 00";  
 THENCE NORTH 10° 08' 40" WEST ALONG SAID NORTHEASTERLY MARGIN FOR A DISTANCE OF 172.69 FEET;  
 THENCE NORTH 89° 21' 39" EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, FOR A DISTANCE OF 1343.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY AND SOUTHWESTERLY OF THE RIGHT-OF-WAY OF STATE ROUTE 11.  
 SITUATE IN SKAGIT COUNTY, WASHINGTON.

**PARCEL C**  
 PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF GOVERNMENT LOT 2, OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING SOUTH 0° 23' 21" WEST 1124.54 FEET FROM THE NORTHEAST CORNER THEREOF;  
 THENCE NORTH 89° 36' 39" WEST 382.12 FEET; THENCE SOUTH 56° 47' 55" WEST 294.20 FEET;  
 THENCE SOUTH 38° 00' 52" EAST 50.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 750.00 FEET;  
 THENCE SOUTHEASTERLY 248.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 59' 39";  
 THENCE SOUTH 78° 16' 38" WEST 392.63 FEET TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF STATE ROUTE 11 AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 984.94 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 63° 14' 07" EAST;  
 THENCE NORTHWESTERLY 83.97 FEET ALONG SAID CURVE AND NORTHEASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 4° 53' 05";  
 THENCE NORTH 67° 17' 22" EAST 94.75 FEET;  
 THENCE NORTH 22° 42' 38" WEST 100.00 FEET; THENCE NORTH 52° 51' 24" EAST 163.04 FEET;  
 THENCE NORTH 30° 52' 38" WEST 162.42 FEET; THENCE SOUTH 82° 17' 22" WEST 193.57 FEET;  
 THENCE SOUTH 67° 17' 22" WEST 186.77 FEET TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF STATE ROUTE 11 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 924.93 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 55° 04' 15" WEST;  
 THENCE NORTHWESTERLY 227.10 FEET ALONG SAID CURVE AND NORTHEASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 14° 04' 05";  
 THENCE NORTH 20° 51' 40" WEST ALONG SAID NORTHEASTERLY MARGIN FOR A DISTANCE OF 401.8 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1402.39 FEET;  
 THENCE NORTHWESTERLY 282.31 FEET ALONG SAID CURVE AND NORTHEASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 10° 43' 00";  
 THENCE NORTH 10° 08' 40" WEST ALONG SAID NORTHEASTERLY MARGIN FOR A DISTANCE OF 172.69 FEET;  
 THENCE NORTH 89° 21' 39" EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, FOR A DISTANCE OF 1343.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 16 LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY AND SOUTHWESTERLY OF THE RIGHT-OF-WAY OF STATE ROUTE 11 AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:  
 BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2, SAID POINT BEING NORTH 0° 23' 21" EAST 996.08 FEET FROM THE SOUTHEAST CORNER THEREOF;  
 THENCE SOUTH 52° 31' 14" WEST TO THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY AND THE TERMINUS OF SAID LINE.  
 SITUATE IN SKAGIT COUNTY, WASHINGTON.

NOTES

1. BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE. BY GPS OBSERVATIONS, N. 0° 23' 21" E ALONG THE EAST LINE OF GOVERNMENT LOT 2, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 16 AS MONUMENTED AND SHOWN HEREON.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND GLOBAL POSITIONING SYSTEM DATA COLLECTED WITH DUAL FREQUENCY RECEIVERS.
3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SPECIFIED BY WAC 332-130-090.
4. THE PARCELS OF LAND AND CORRESPONDING LEGAL DESCRIPTIONS DEPICTED HEREON REPRESENT THE TESTAMENTARY SUBDIVISION REFERENCED BY QUIT CLAIM DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 200802250156, 200802250157, AND 200802250158.
5. STATE ROUTE 11 RIGHT-OF-WAY DEPICTED HEREON IS BASED ON WASHINGTON STATE DEPT. OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED "STATE ROAD NO. 1 WATERFRONT ROAD GAPS", CONTRACT NO. 1414, SHEETS 5-7, REVISION DATE: 5-3-32, SECTION MONUMENTATION, AND AS-BUILT CENTERLINE LOCATION.
6. RAILROAD RIGHT-OF-WAY DEPICTED HEREON IS BASED ON GREAT NORTHERN RAILROAD RIGHT-OF-WAY TRACK MAP V-17/12 AND AS-BUILT CENTERLINE AND TUNNEL LOCATION.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES, RECORDED OR UNRECORDED, THAT MAY AFFECT THE DEPICTED PROPERTIES.

AREAS

PARCEL A:  
 ADJACENT RIGHT-OF-WAY: 19.144 ACRES  
 TOTAL: 0.416 ACRES  
 19.560 ACRES

PARCEL B:  
 ADJACENT RIGHT-OF-WAY: 19.386 ACRES  
 TOTAL: 0.709 ACRES  
 20.095 ACRES

PARCEL C:  
 ADJACENT RIGHT-OF-WAY: 19.145 ACRES  
 TOTAL: 1.173 ACRES  
 20.318 ACRES



4/16/2011

SURVEY FOR

DAVID STEELE, CAIRN STEELE, AND EARL STEELE

IN GOVERNMENT LOTS 1 AND 2 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 16 TOWNSHIP 36 NORTH RANGE 3 EAST WM

**EVERGREEN SURVEYING, INC.**

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PROJECT 20090811