

Survey in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 11, Twp. 35 N., Rng. 3 E., W.M.

Legal Descriptions

PARCEL "A":

COMPUTED POSITION FROM SHORT PLAT NO. 41-77 VOL. 2 Pg. 92) AND SHORT PLAT NO. 29-81 VOL. 5 Pg. 20) SET REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV. 17851" IN CULTIVATED FIELD DURING SURVEY FILED IN A.F.#9801090083.

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST 262.1 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A POINT DUE SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "X" LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE WORLINE ROAD WITH A LINE RUNNING PARALLEL WITH AND 22 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO ROY T. PEASE BY DEED RECORDED AUGUST 23, 1934 IN VOLUME 164 OF DEEDS, PAGE 622 AS SKAGIT COUNTY AUDITOR'S FILE NO. 264236 THAT LIES 360 FEET NORTHERLY OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE WORLINE ROAD;

TRACT "X": THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. LYING NORTH OF THE COUNTY ROAD AND WEST OF THAT CERTAIN TRACT CONVEYED TO ROY T. PEASE BY DEED DATED AUGUST 23, 1934 AND RECORDED AUGUST 23, 1934 IN VOLUME 164 OF DEEDS, PAGE 622 AS SKAGIT COUNTY AUDITOR'S FILE NO. 264236.

EXCEPT FROM SAID PARCEL "X" THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR THE WORLINE ROAD.

PARCEL "B":

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "X" LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE WORLINE ROAD WITH A LINE RUNNING PARALLEL WITH AND 22 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO ROY T. PEASE BY DEED RECORDED AUGUST 23, 1934 IN VOLUME 164 OF DEEDS, PAGE 622 AS SKAGIT COUNTY AUDITOR'S FILE NO. 264236 THAT LIES 360 FEET NORTHERLY OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR THE WORLINE ROAD;

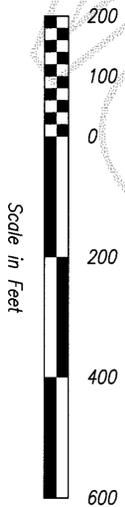
TRACT "X": THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. LYING NORTH OF THE COUNTY ROAD AND WEST OF THAT CERTAIN TRACT CONVEYED TO ROY T. PEASE BY DEED DATED AUGUST 23, 1934 AND RECORDED AUGUST 23, 1934 IN VOLUME 164 OF DEEDS, PAGE 622 AS SKAGIT COUNTY AUDITOR'S FILE NO. 264236.

EXCEPT FROM SAID PARCEL "B" THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR THE WORLINE ROAD.

Notes

1. BASIS-OF-BEARINGS - ASSUMED S00°22'11"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11.
2. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLOWASS ENABLED TOPCON GRS RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND METERS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY, EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.
4. BEARING OF THIS LINE SET AT 0°53' CLOCKWISE FROM EAST LINE OF NORTHEAST QUARTER OF SECTION 11 PER LEGAL DESCRIPTION AND UNRECORDED 1915 SURVEY BY JOHN MEEHAN.

FALLS IN DITCH,
COMPUTED POSITION USING
SURVEY FILED IN VOLUME 6
OF SURVEYS AT PAGE 77 AND
SURVEY FILED IN VOLUME 4
OF SHORT PLATS AT PAGE 22.



Legend

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV. 17851" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- EXISTING FENCE

FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE AND COVER ON 3/14/11

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1373.27'

S00°22'30"W 1988.30'

2644.75'

50'

1373.27'

11

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LINE	BEARING	DISTANCE
L1	N84°53'49"W	22.08'
L2	N00°22'30"E	69.90'

FOUND 1 1/2" IRON PIPE IN CASE AND COVER AS SHOWN ON SURVEY FILED IN VOLUME 3 OF SHORT PLATS AT PAGE 144 ON 9/3/96.

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S00°22'30"W 1988.30'

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