

DESCRIPTION

PARCEL "A":
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTH 40 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THE WEST 30 FEET OF SAID NORTHWEST 1/4 AS CONVEYED TO SKAGIT COUNTY FOR ROAD, BY DEED RECORDED MAY 5, 1989, IN VOLUME 34 OF DEEDS, PAGE 346, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE SAMISH RIVER.

PARCEL "C":
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THAT PORTION OF GOVERNMENT LOT 3, LYING NORTH OF THE SAMISH RIVER AND SOUTHWESTERLY OF THE RAILROAD RIGHT OF WAY IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

ALSO, THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF THE RAILROAD RIGHT OF WAY AND THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE SAMISH RIVER AND SOUTH OF THE RAILROAD RIGHT OF WAY, ALL IN SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM ALTA COMMITMENT NUMBER 141000-S, SUPPLEMENTS #1, #2, #3 AND #4, STEWART TITLE GUARANTY COMPANY, PREPARED BY LAND TITLE & ESCROW OF SKAGIT COUNTY, DATED NOVEMBER 29, 2011, DECEMBER 8, 2011, DECEMBER 23, 2011, DECEMBER 27, 2011 AND JANUARY 10, 2012.
2. BASIS OF BEARING: WASHINGTON STATE PLANE NORTH ZONE 4801 (NAD 83/91) MERIDIAN AS SHOWN ON RECORD OF SURVEY PREPARED BY THE WASHINGTON STATE D.O.T., AND RECORDED UNDER AUDITOR'S FILE NO. 200207090071, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SHOWN ON SHEET 7 OF 9, AND BEING THE BEARING BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER IN SECTION 13, T. 35 N., R. 3 E., W.M., BEARING = SOUTH 87°26'30" EAST.
3. ALL DISTANCES ARE GROUND AND SHOWN IN FEET.
4. INSTRUMENTATION: LEICA TCR 1203 THEODOLITE DISTANCE METER, LEICA TCA 1105 THEODOLITE DISTANCE METER, LEICA 530 GPS.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY WAS REQUESTED BY NORM NELSON, JR. SUPPLEMENTAL #4 CHANGED THE NAME OF THE INSURED FROM NORM NELSON JR. TO ACME PROPERTIES, LLC.
7. SOME OF THIS PROPERTY LIES IN A FLOOD PLAIN AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 530151 0235D, EFFECTIVE DATE SEPTEMBER 29, 1989. PARCELS P34235, P34236, P34239, P34224, AND P34226 ARE SHOWN IN ZONE C. PARCELS P34240, P34262, P34260 AND P36838 ARE SHOWN PARTIALLY IN ZONE C AND PARTIALLY IN ZONE A8.
8. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. 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.
9. UTILITY LOCATION AREA BASED ON SURFACE EVIDENCE ONLY. CALL BEFORE YOU DIG ORDER NO. 11275137 AND 11275153 WAS USED TO NOTIFY UTILITY COMPANIES TO PAINT MARK UNDERGROUND UTILITY LOCATIONS. NO UTILITY COMPANY PROVIDED PAPER COPIES OF THE UTILITY LOCATION RECORDS. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE.
10. WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO ACCRETION, AVULSION OR REALIGNMENT. LOCATION OF THE SAMISH RIVER ON THIS SURVEY WAS DIGITIZED FROM AN AERIAL SURVEY DATED AUGUST 2011. NO RESEARCH WAS PERFORMED AS A PART OF THIS SURVEY TO DOCUMENT CHANGES TO THIS WATER BOUNDARY.
11. BURLINGTON NORTHERN RAILROAD THROUGH THIS PROPERTY IN SECTION 13, T. 35 N., R. 3 E., W.M., IS SHOWN AS BEING 50 FEET IN WIDTH ON THE SOUTHWEST SIDE OF THE CENTERLINE AS NOTED IN INSTRUMENT RECORDED IN VOLUME 53 OF DEEDS, PAGE 474. UNDER AUDITOR'S FILE NO. 47776, RECORDS OF SKAGIT COUNTY, WASHINGTON. BURLINGTON NORTHERN RAILROAD THROUGH THIS PROPERTY IN SECTION 18, T. 35 N., R. 4 E., W.M., IS SHOWN AS BEING 50 FEET IN WIDTH ON THE SOUTHWEST SIDE OF THE CENTERLINE AS NOTED IN INSTRUMENT RECORDED IN VOLUME 53 OF DEEDS, PAGE 474, UNDER AUDITOR'S FILE NO. 47776, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SHOWN ON RIGHT OF WAY STRIP MAP ENTITLED "CASCADE DIV-COAST LINE, BELLEVILLE TO BELLINGHAM - MILE 76-96, (FOR SUPERCEDED MAP SEE 5/423), EVERETT - BLAINE #817, 13-4." THE PORTION IN SAID SECTION 18 IS SHOWN AT MORE THAN 50 FEET IN WIDTH ON SKAGIT COUNTY ASSESSOR'S MAP.
12. THE EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 484366, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBES THE CENTERLINE AS "BEGINNING AT A POINT ON THE SOUTHWEST LINE OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT OF WAY - 397.4 FT. NORTHWEST OF THE NORTHWEST SHORE OF SAMISH RIVER; THENCE S 26° 30' W - TO THE SAMISH RIVER; WE HAVE SHOWN THIS EASEMENT CENTERLINE FROM A SCALED LOCATION OF THE BEGINNING AND FOLLOWING THE NOTED BEARING TO THE SKAGIT RIVER. NO FIELD LOCATION WAS DONE.
13. TRANS MOUNTAIN OIL PIPE LINE CORPORATION EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 505531, RECORDS OF SKAGIT COUNTY, WASHINGTON, WAS LOCATED IN THE FIELD FROM PIPE CENTERLINE POINTS IN THE GROUND AS ESTABLISHED BY DAVID HONRUD, PIPELINE PROTECTION TECHNICIAN, OF TINDER MORGAN, CANADA, CURRENT PIPE LINE COMPANY.
14. 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: BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.

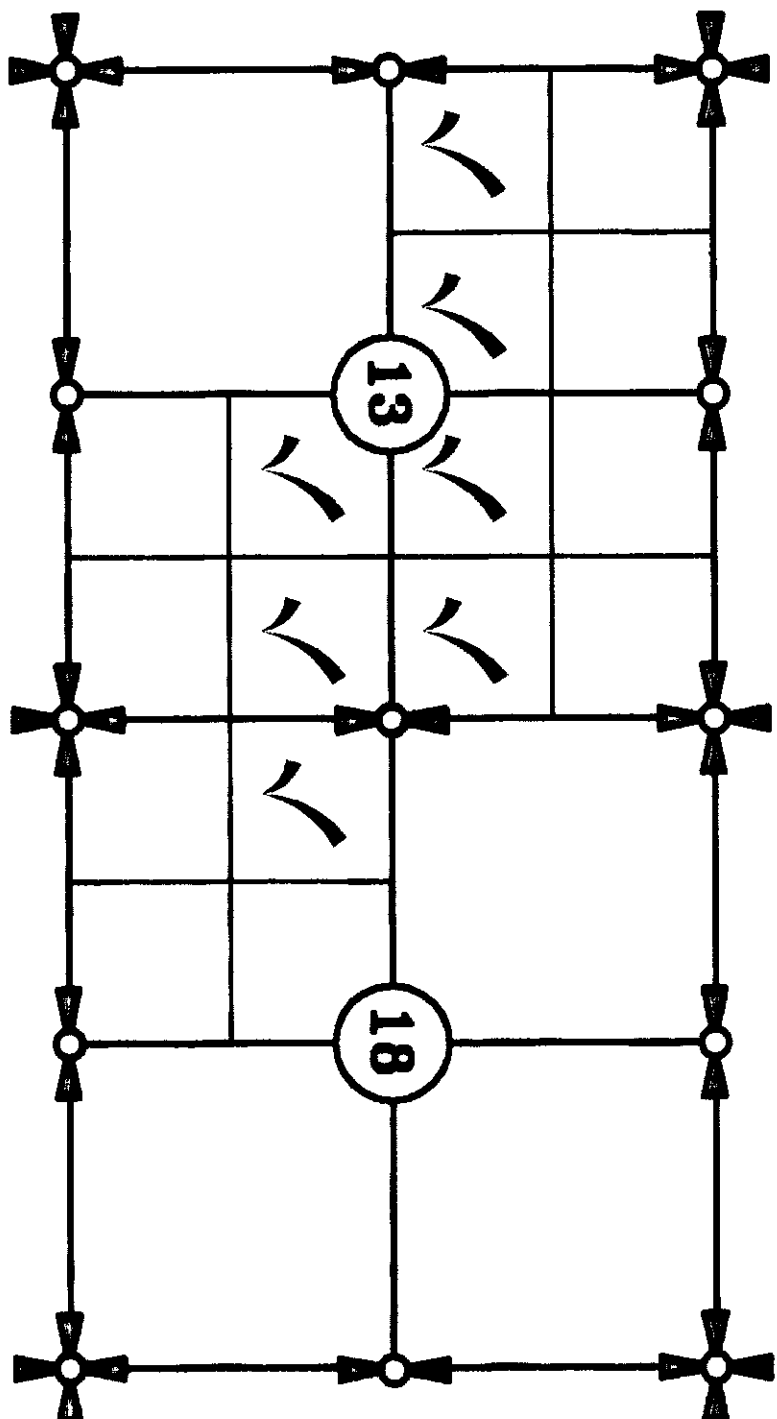
AUDITOR'S CERTIFICATE

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Skagit County Auditor
1/25/2012 Page 1 of 2 2:10:54AM
1/20/2012 Page 1 of 2 4:16PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
SKAGIT COUNTY AUDITOR
J. Youngquist
DEPUTY

EXCEPTIONS FROM ORDER NO. 141000-S

- A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS
PURPOSE: TRANSMISSION LINE
AREA AFFECTED: PARCELS "A" & "C"
DATED: NOT DISCLOSED
RECORDED: OCTOBER 4, 1912
AUDITOR'S NO.: 23124, VOLUME 90, PAGE 305
- B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS
PURPOSE: TRANSMISSION LINE
AREA AFFECTED: PARCEL "C"
DATED: NOT DISCLOSED
RECORDED: OCTOBER 4, 1912
AUDITOR'S NO.: 93534, VOLUME 90, PAGE 424
- C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: (SEE NOTE 12.)
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION
PURPOSE: AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AREA AFFECTED: PARCEL "C"
DATED: JANUARY 23, 1953
RECORDED: JANUARY 27, 1953
AUDITOR'S NO.: 484366
- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: (SEE NOTE 13.)
GRANTEE: TRANS MOUNTAIN OIL PIPE LINE CORPORATION
PURPOSE: ONE OR MORE PIPE LINES
AREA AFFECTED: PARCELS "A" AND INCLUDES OTHER PROPERTY NOT DISCLOSED
DATED: AUGUST 23, 1954
RECORDED: AUDITOR'S NO.: 505531
- E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: STATE OF WASHINGTON, DEPARTMENT OF GAME OVER AND ALLOW THE FREE AND UNRESTRICTED PASSAGE OVER AND USE OF SAID STREAM BANK PROPERTY BY SPORT FISHERMEN IN ORDER TO FISH IN THE SAMISH RIVER.
AREA AFFECTED: PARCELS "B" & "C"
DATED: MAY 11, 1954
RECORDED: MAY 11, 1954
AUDITOR'S NO.: 501366



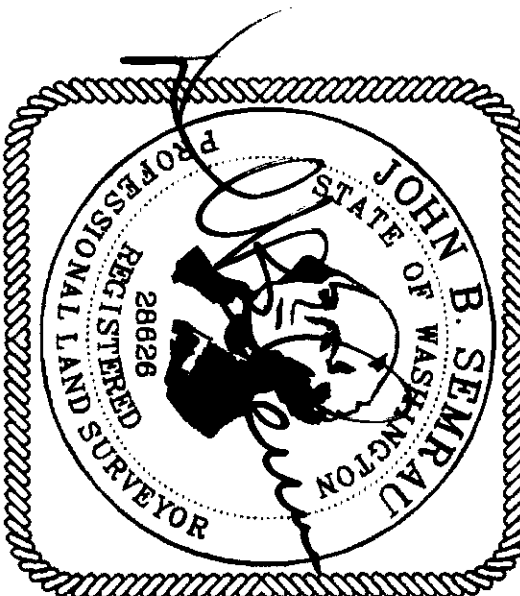
RE-RECORDED TO CORRECT RANGE
SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

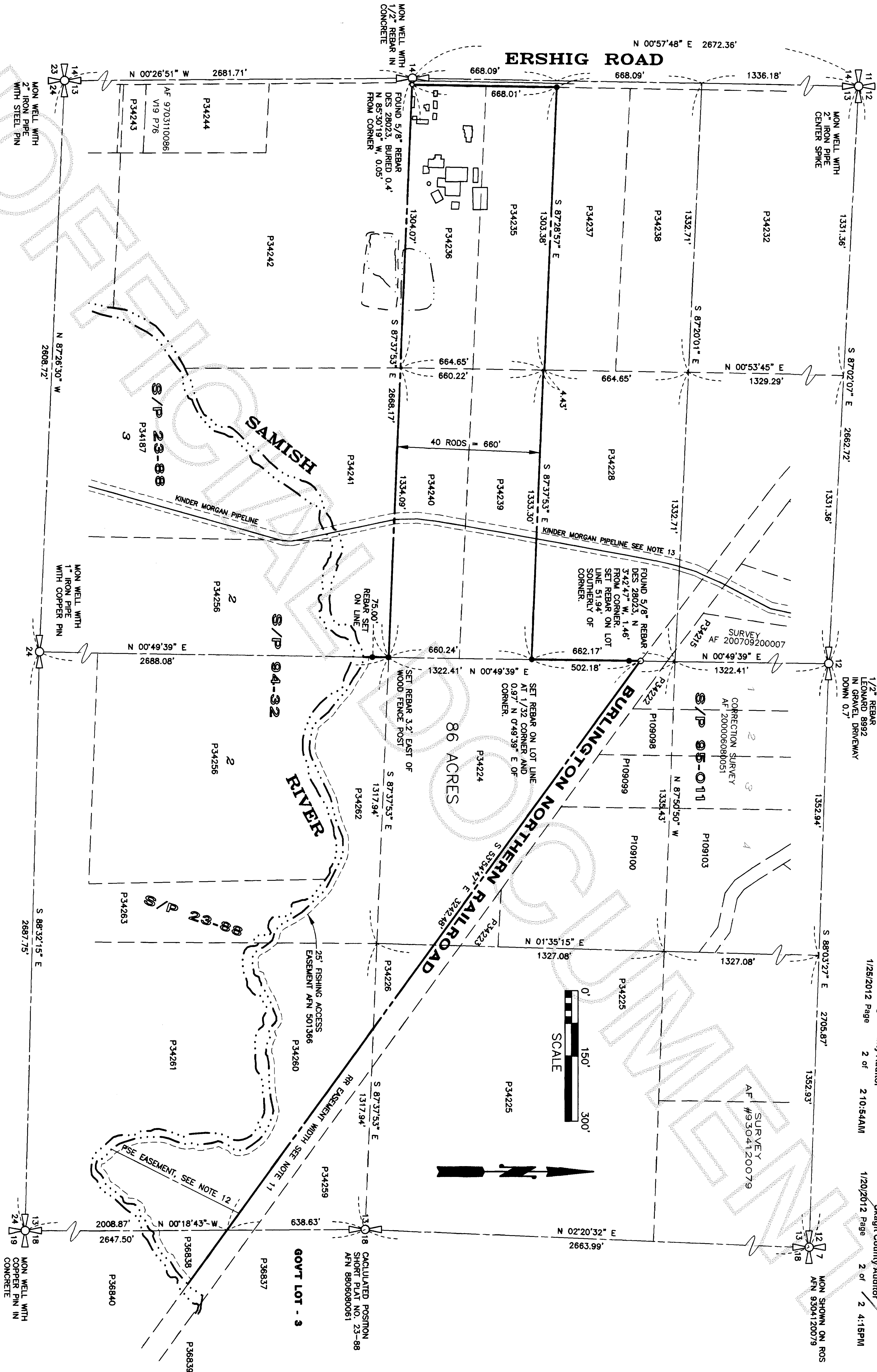
TO ACME PROPERTIES, LLC AND STEWART TITLE GUARANTEE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11A, 11B, 15, 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2011.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273 PHONE
360-424-9566

DATE: 1-20-12

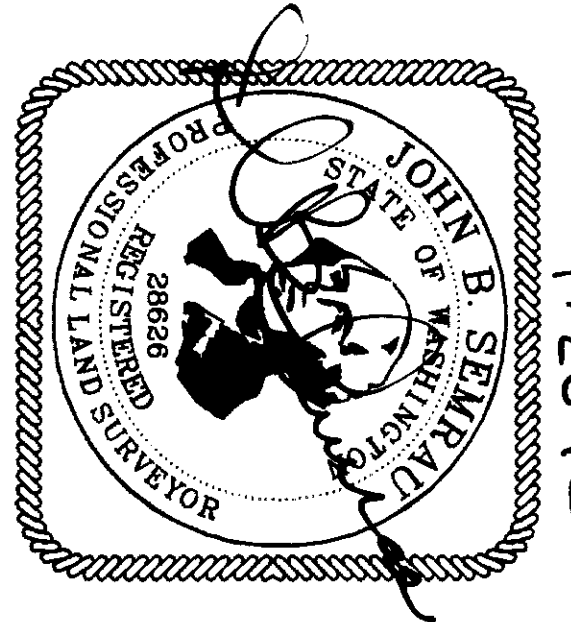


ALTA/ACSM LAND TITLE SURVEY 4		
GOV'T LOT 3, SECTION 18, T. 35 N., R. 3 E., W.M.		
SECTION 13, T. 35 N., R. 3 E., W.M.		
FOR: ACME PROPERTIES, LLC		
FB: 283 Pg. 20-32	SEMRAU ENGINEERING & SURVEYING	SCALE: N/A
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5057
	MOUNT VERNON, WA 98273 360-424-9566	



NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.



ALTA/ACSM LAND TITLE SURVEY 4	
GOV'T LOT 3, SECTION 18, T. 35 N., R. 2 E., W.M.	
SECTION 13, T. 35 N., R. 3 E., W.M.	
FOR: ACME PROPERTIES, LLC	
FB. 283 Pg. 20-32	SEMAU ENGINEERING & SURVEYING, LLC
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING
	MOUNT VERNON, WA 98273 360-424-9566
SCALE: 1" = 300'	JOB NO. 5057