

AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.

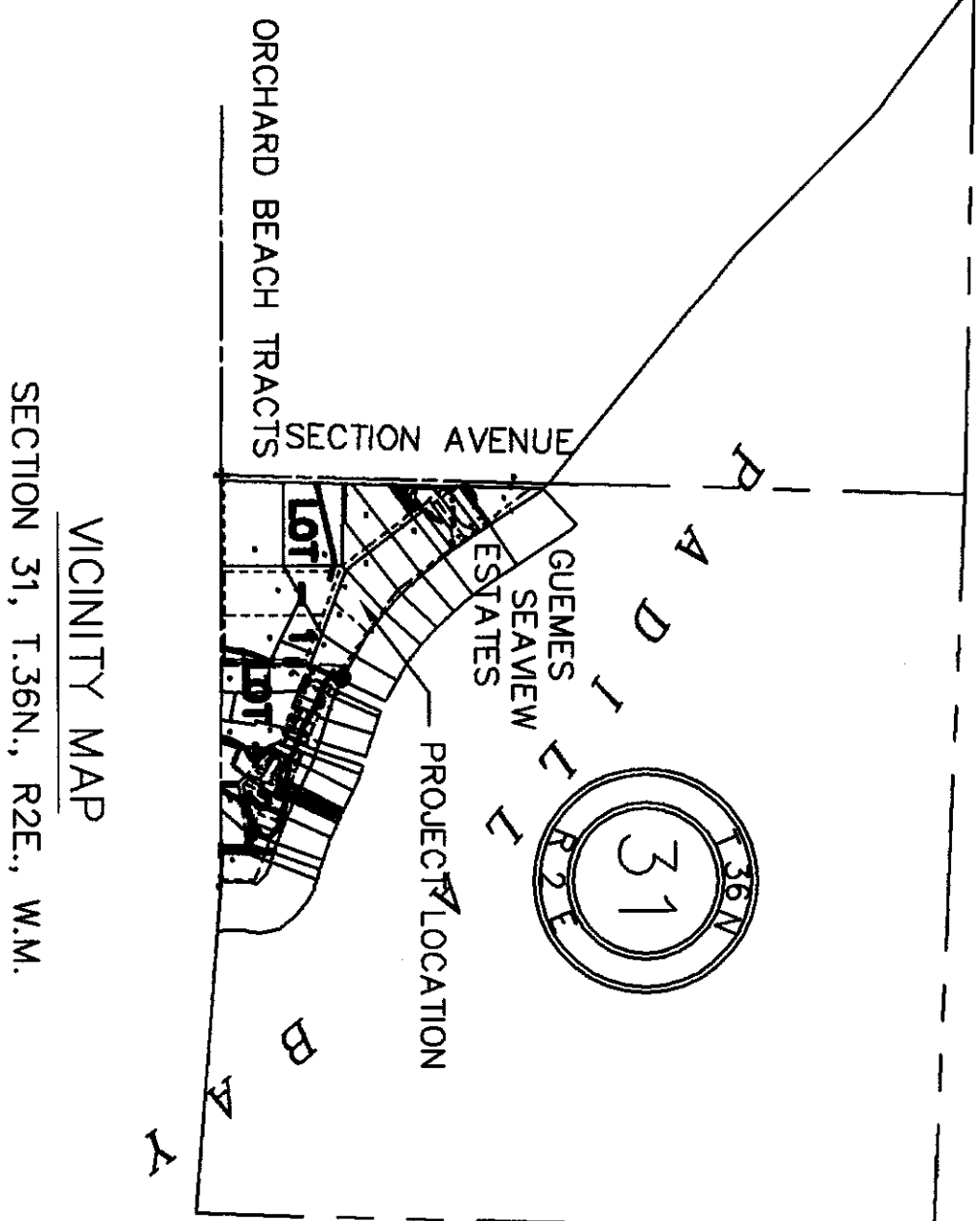
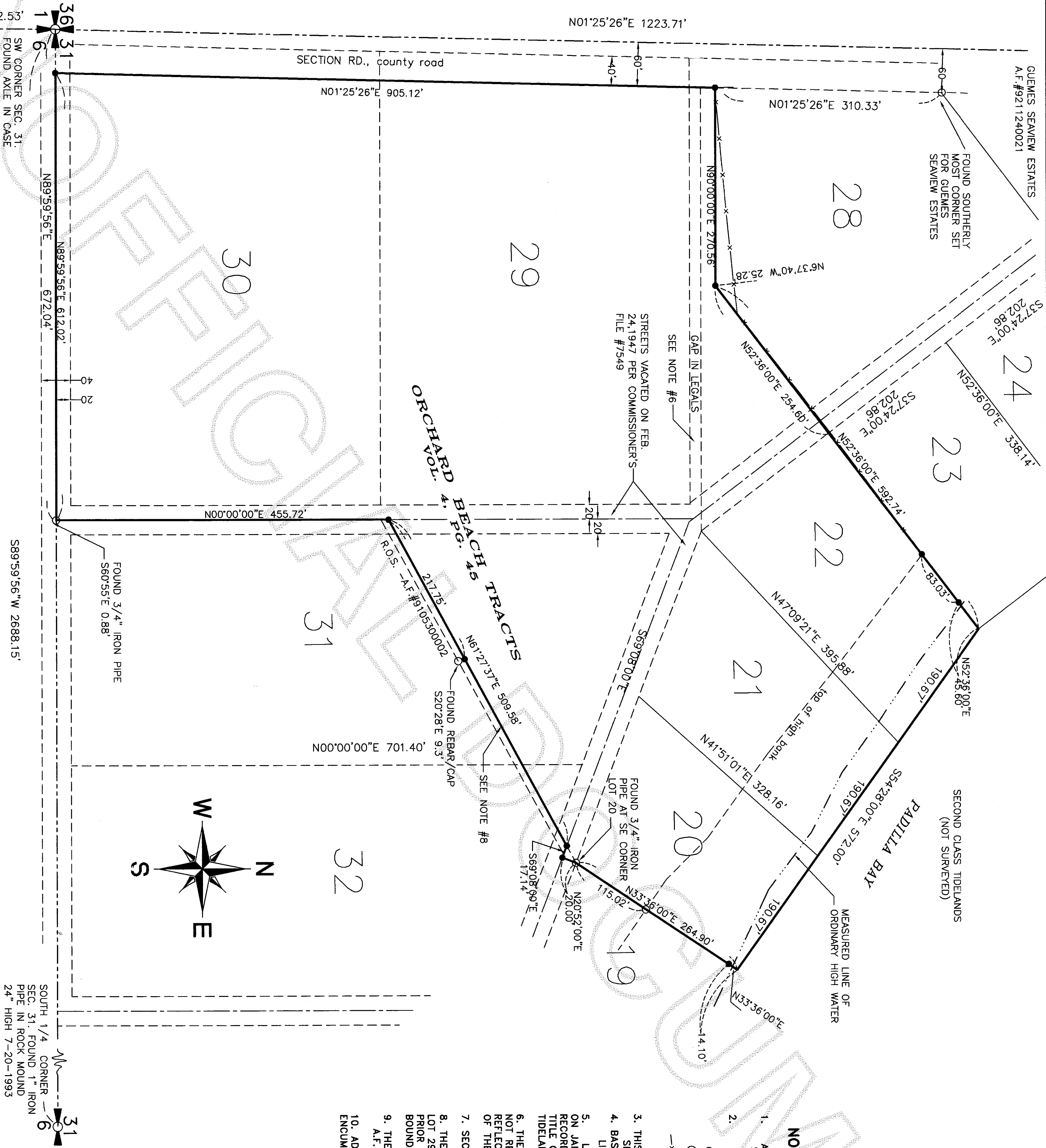
201310070188  
\$143.00  
Skagit County Auditor  
10/7/2013 Page 1 of 2 3:52PM

J. Young  
SKAGIT COUNTY AUDITOR  
DEPUTY

NOTES:

- ALL SECTION MONUMENTS AS DESCRIBED, WERE VISITED AS SHOWN.
- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- DENOTES FOUND COR. SET FOR SHORT PLAT 78-81.
- DENOTES MONUMENT IN CASE
- DENOTES EXISTING FENCE LINE

- THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE
- BASIS OF BEARING: ASSUMED N89°59'56"E ALONG MONUMENTED SOUTH LINE OF SW1/4 SECTION 31.
- LEGAL DESCRIPTION FOR THIS SURVEY FROM QUIT CLAIM DEED FILED ON JAN. 14, 1992 UNDER A.F.# 9201140018, AND A.F.# 9201140017, RECORDS OF SKAGIT COUNTY, WA. TITLE COMMITMENT POLICY BY CHICAGO TITLE CO. NO.620019996 DISCLOSES THAT THERE IS NO DEED FOR TIDELANDS ADJACENT TO TRACT 22.
- THE LEGAL DESCRIPTION FOR THE PORTION OF LOT 28 CONVEYED DOES NOT REPRESENT A CLOSED GEOMETRIC FIGURE. PHYSICAL EVIDENCE REFLECTS THAT THE INTENT WAS TO CONVEY ALL THAT PORTION SOUTHERLY OF THE INDICATED PROPERTY LINE.
- SECOND CLASS TIDELANDS NOT SURVEYED HEREIN.
- THE CONVEYANCE TO THIS BOUNDARY WAS BETWEEN THE CORNER OF LOT 29/30 AND THE CORNER OF LOT 19/20. THIS CONVEYANCE OCCURRED PRIOR TO THE VACATION OF ROADS AND THEREFORE DOES NOT FOLLOW A BOUNDARY FROM THE CENTER OF VACATED ROADS.
- THE PROPERTY IS ENCUMBERED BY CONSERVATION EASEMENT PER A.F. #200712200068, RECORDS OF SKAGIT CO., WA.
- ADDITIONAL RESTRICTIONS, RESERVATIONS, EASEMENTS AND ENCUMBRANCES ARE NOT DISCLOSED ON THIS SURVEY.



VICINITY MAP  
SECTION 31, T.36N., R.2E., W.M.

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 Sarah Werner Living Trust  
IN Sept. 2013  
Stuart B. VanBuren, Jr., P.L.S.  
Certificate No. 21591



AZIMUTH NORTHWEST, INC.  
17963 WOOD ROAD  
BOW, WA. 98232  
[360] 724-7326

SURVEY IN GOV. LOT 1			
SECTION 31, T.36N., R.2E., W.M.			
SKAGIT COUNTY, WASHINGTON			
FOR SARAH R. WERNER LIVING TRUST			
DRWG: 1114ros-1.dwg	DATE: SEPT, 2013	JOB# 13.1114	
CHECKED: SVB	SCALE: 1"=100'	SHEET 1 of 2	

LEGAL DESCRIPTION

PARCEL A:  
TRACT 22, PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;

ALSO BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 22, THENCE SOUTH  
37 DEGREES 24' EAST ALONG THE SOUTHWEST LINE OF SAID TRACT 22, 219.83  
FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 609.56 FEET TO THE  
EAST LINE OF THE COUNTY ROAD; THENCE NORTH 1 DEGREE 25.30' EAST ALONG  
SAID COUNTY ROAD 20 FEET; THENCE EAST 270.47 FEET; THENCE NORTH 52  
DEGREES 36' EAST 254.6 FEET TO THE POINT OF BEGINNING.

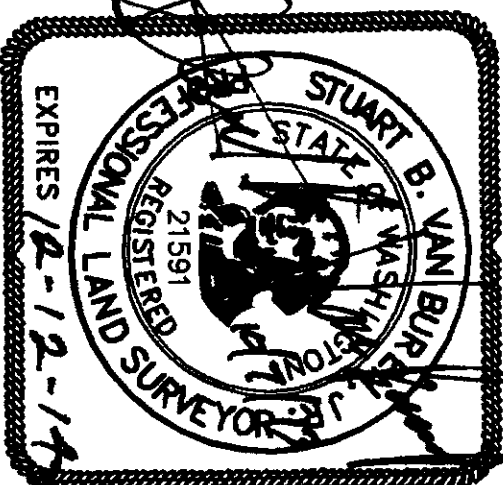
SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:  
LOTS 20, 21 AND 29, PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF  
SKAGIT COUNTY, WASHINGTON;

EXCEPT THE WEST 40 FEET OF LOT 29, CONVEYED TO SKAGIT COUNTY FOR ROAD  
PURPOSES BY DEED RECORDED JANUARY 20, 1947, UNDER AUDITORS FILE NO.  
400177, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE TIDELANDS OF THE SECOND CLASS, SITUATED IN FRONT OF,  
ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED PREMISES.  
ALSO, ALL OF THAT PORTION OF LOTS 31 AND 32 OF PLAT OF ORCHARD BEACH  
TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS,  
PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHWESTERLY OF  
A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 29 TO THE MOST  
SOUTHERLY CORNER OF LOT 20 OF ORCHARD BEACH TRACTS,  
SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL C:  
TRACT 30, PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY,  
WASHINGTON,  
EXCEPT THE WEST 40 FEET FOR COUNTY ROAD.



**HAZIMUTH**  
**ORTHWEST, INC.**  
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SKAGIT COUNTY, WASHINGTON			
FOR SARAH R. WERNER LIVING TRUST			
DRWG: 1114ros-1.dwg	DATE: SEPT, 2013	JOB# 13.1114	
CHECKED: SVB	SCALE: 1"=100'	SHEET 2 of 2	