

ALTA/ACSM LAND TITLE SURVEY  
FOR PUGET SOUND ENERGY, INC.

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.  
SKAGIT COUNTY, WASHINGTON

20141230028  
Skagit County Auditor  
12/30/2014 Page 1 of 2 9:32AM

LEGAL DESCRIPTION:

LOT 4 OF SKAGIT COUNTY SHORT PLAT No. 94-051, APPROVED SEPTEMBER 7, 1995, RECORDED SEPTEMBER 19, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 28-30, UNDER AUDITOR'S FILE No. 9509190033, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.

TOGETHER WITH A 25 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS LOT 3 OF SAID SHORT PLAT, AS DELINEATED THEREON.

ALTA/ACSM SURVEYOR'S CERTIFICATE:

PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS.

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, 2, 4, 11a, 12, 14, 15, 16 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED IN NOVEMBER OF 2014.

JEROMY M. DEMEYER, PLS  
REGISTRATION No. 50982 DATED: 12/30/14

ALTA/ACSM TABLE "A" NOTES AND REFERENCES:

1. ALL MONUMENTS HAVE BEEN SET OR FOUND BY THIS SURVEY IN NOVEMBER OF 2014 AND SHOWN ON SHEET 2.
2. THE ADDRESS OF THIS PARCEL IS 9187 FRUITDALE ROAD, SEDRO WOOLLEY, WA. 98284.
4. THE ACREAGE OF THIS PARCEL IS SHOWN ON SHEET 2.
- 11a. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE IS SHOWN ON SHEET 2.
12. NO GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS WERE SPECIFIED BY THE CLIENT FOR THIS SURVEY.
14. THE NEAREST DISTANCE TO THE INTERSECTION OF FRUITDALE ROAD IS SHOWN ON SHEET 2.
15. THERE WAS NO RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY.
16. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
18. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.

EXCEPTIONS/EASEMENT NOTES AS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 108527, DATED NOVEMBER 21, 2014:

- A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
GRANTEE: PUGET SOUND POWER & LIGHT POWER  
RECORDED: APRIL 17, 1946  
AUDITOR'S No. 390745  
PURPOSE: RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER RIGHT-OF-WAY.  
AREA AFFECTED: 125 FOOT WIDE STRIP OF LAND.
- B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
GRANTEE: UNITED STATES OF AMERICA  
RECORDED: FEBRUARY 24, 1947  
AUDITOR'S No. 401295, VOL. 216, PAGE 203  
PURPOSE: CONSTRUCT, MAINTAIN, ETC. ONE OR MORE ELECTRIC POWER TRANSMISSION LINES.  
AREA AFFECTED: 125 FOOT WIDE STRIP OF LAND WITHIN SECTION 19 OF SUBJECT SHORT PLAT.
- C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
GRANTEE: STATE OF WASHINGTON  
RECORDED: MAY 10, 1948  
AUDITOR'S No. 421723  
PURPOSE: EASEMENT AND RIGHT TO CONSTRUCT, MAINTAIN, ETC. THE CHANNEL OF HANSEN CREEK AND ANY AND ALL FLOOD CONTROL WORKS.  
AREA AFFECTED: 75 FOOT STRIP OF LAND WITHIN SECTION 20 OF SUBJECT SHORT PLAT.
- D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
GRANTEE: WILLIAM WATERS AND EILEEN WATERS, HUSBAND AND WIFE  
RECORDED: DECEMBER 6, 1951  
AUDITOR'S No. 489848  
PURPOSE: RIGHT TO CONSTRUCT, MAINTAIN, ETC. AN OPEN DRAINAGE DITCH WITHIN PORTIONS OF SECTIONS 18 AND 20 OF SUBJECT SHORT PLAT.
- E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
GRANTEE: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
RECORDED: SEPTEMBER 14, 1956  
AUDITOR'S No. 541457 VOL. 281, PAGE 68  
PURPOSE: CONSTRUCT, MAINTAIN, ETC. AND PIPELINE OR PIPELINES.  
AREA AFFECTED: A PORTION OF THE SUBJECT PROPERTY WITHIN SECTIONS 18 AND 20 OF SUBJECT SHORT PLAT.

AUDITOR'S CERTIFICATE

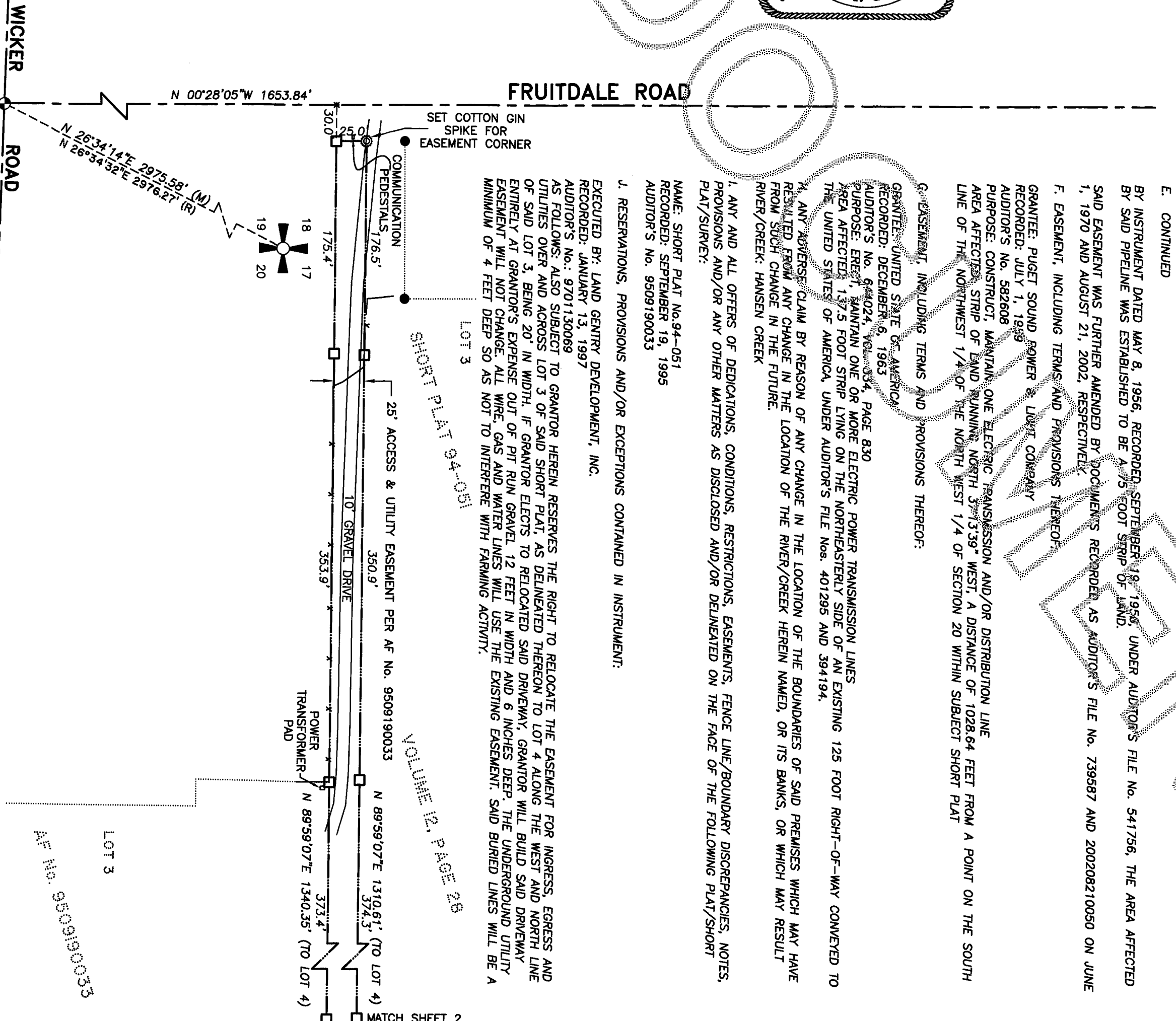
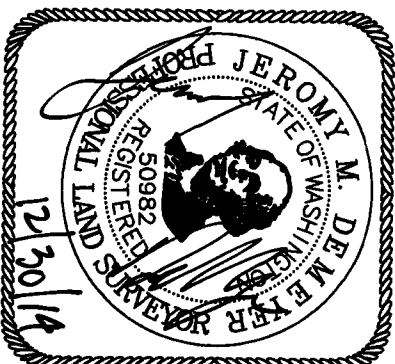
AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

SKAGIT COUNTY AUDITOR DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT, AT THE REQUEST OF JOEL SCHLEPPI, SENIOR REAL ESTATE REPRESENTATIVE,

PUGET SOUND ENERGY, INC. IN AUGUST OF 2014.  
12/30/14  
CERTIFICATE No. 50982



PORTION OF THE NW 1/4, NW 1/4 OF SECTION 20,  
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.,  
SKAGIT COUNTY, WASHINGTON

NORTHWEST SURVEYING & GPS, INC.

Dennis M. Demeyer, L.S. No. 21423  
Jeromy M. Demeyer, L.S. No. 50982  
Brett W. De Vries, L.S. No. 49276  
407 5TH STREET, LYNDEN WASHINGTON, 98264  
PH. (360) 354-1950  
NWSURVEY.COM

RECORD OF SURVEY  
FOR  
PUGET SOUND ENERGY, INC.

DRAWN BY:	DATE:	JOB NO.:
BRETT	12/23/14	14-326
REVIEWED BY:	DIR:	
JEROMY	203505	
CRD:	203505.CRD	SHEET 1 OF 2

# ALTA/ACSM LAND TITLE SURVEY FOR PUGET SOUND ENERGY, INC.

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.  
SKAGIT COUNTY, WASHINGTON

NORTHWEST SECTION  
CORNER: FOUND CONCRETE  
MONUMENT MARKED  
"LS. 15042" 0.4' DOWN.  
FENCE CORNER LIES 2.8'  
WEST AND 0.6' SOUTH

SHORT PLAT 94-014

VOLUME II, PAGE 95, AF No. 9408050002

SHORT PLAT 94-051

LOT 2

LOT 17

LOT 19

LOT 20

LOT 18

LOT 17

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LOT 20

WICKER ROAD

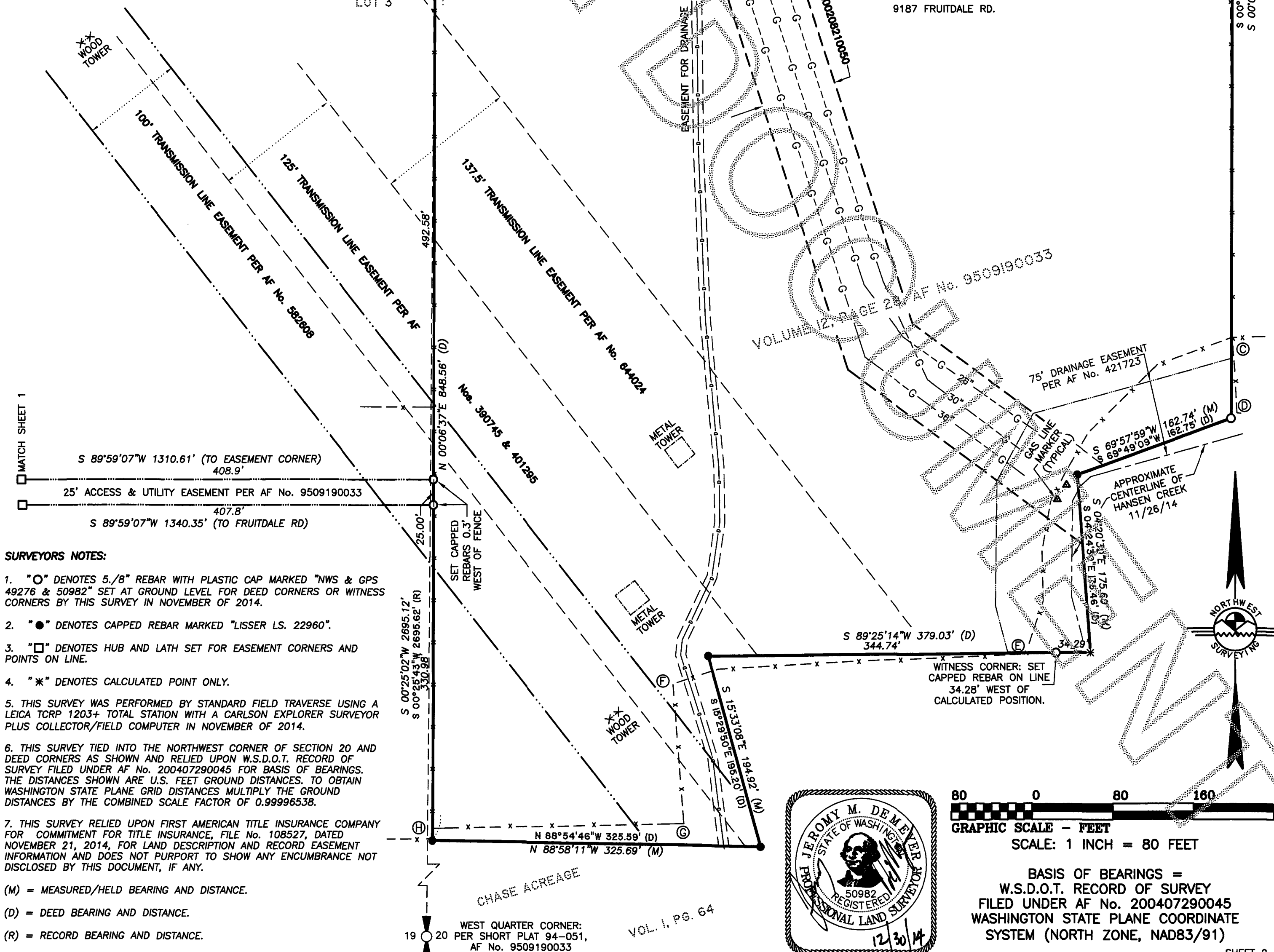
## OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS  
IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL  
INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE  
OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON  
UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

## FENCE NOTES:

- FENCE LIES 20.2' NORTH OF DEED LINE.  
CENTERLINE OF DITCH LIES 13.6' NORTH OF DITCH.
- FENCE INTERSECTION LIES 67.6' NORTH OF DEED LINE.
- FENCE LINE LIES 0.6' EAST OF DEED LINE.
- FENCE CORNER LIES 5.6' EAST AND 5.6' NORTH OF DEED CORNER.
- FENCE CORNER LIES 1.0' SOUTH OF DEED LINE.
- FENCE CORNER LIES 41.2' WEST AND 27.4' SOUTH OF DEED CORNER.
- FENCE CORNER LIES 21.0' NORTH AND 74.2' WEST OF DEED CORNER.
- WEST END OF FENCE LIES 12.0' NORTH OF DEED CORNER.  
FENCE CORNER LIES 0.9' WEST AND 1.7' NORTH OF DEED CORNER.

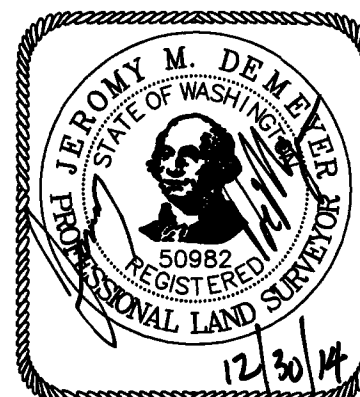
**LOT 4**  
**21.33 ACRES**  
9187 FRUITDALE RD.



## SURVEYORS NOTES:

- "O" DENOTES 5/8" REBAR WITH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET AT GROUND LEVEL FOR DEED CORNERS OR WITNESS CORNERS BY THIS SURVEY IN NOVEMBER OF 2014.
- "●" DENOTES CAPPED REBAR MARKED "LISSER LS. 22960".
- "□" DENOTES HUB AND LATH SET FOR EASEMENT CORNERS AND POINTS ON LINE.
- "\*" DENOTES CALCULATED POINT ONLY.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203+ TOTAL STATION WITH A CARLSON EXPLORER SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN NOVEMBER OF 2014.
- THIS SURVEY TIED INTO THE NORTHWEST CORNER OF SECTION 20 AND DEED CORNERS AS SHOWN AND RELIED UPON W.S.D.O.T. RECORD OF SURVEY FILED UNDER AF No. 200407290045 FOR BASIS OF BEARINGS. THE DISTANCES SHOWN ARE U.S. FEET GROUND DISTANCES. TO OBTAIN WASHINGTON STATE PLANE GRID DISTANCES MULTIPLY THE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 0.99996538.
- THIS SURVEY RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY FOR COMMITMENT FOR TITLE INSURANCE, FILE No. 108527, DATED NOVEMBER 21, 2014, FOR LAND DESCRIPTION AND RECORD EASEMENT INFORMATION AND DOES NOT PURPORT TO SHOW ANY ENCUMBRANCE NOT DISCLOSED BY THIS DOCUMENT, IF ANY.

- (M) = MEASURED/HELD BEARING AND DISTANCE.  
(D) = DEED BEARING AND DISTANCE.  
(R) = RECORD BEARING AND DISTANCE.



80 0 80 160 240  
GRAPHIC SCALE - FEET  
SCALE: 1 INCH = 80 FEET

BASIS OF BEARINGS =  
W.S.D.O.T. RECORD OF SURVEY  
FILED UNDER AF No. 200407290045  
WASHINGTON STATE PLANE COORDINATE  
SYSTEM (NORTH ZONE, NAD83/91)