

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

A PORTION OF THE SW 1/4, SW 1/4, SECTION 17 AND NW 1/4, NW 1/4 OF SECTION 20,
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION:

PARCEL A:

THE EAST 522 1/2 FEET OF THE SOUTH 46 1/2 RODS OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH,
RANGE 5 EAST OF W.M.

PARCEL B:

THAT PORTION OF THE EAST 522 1/2 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5
EAST OF W.M., LYING NORTHERLY OF HANSEN CREEK,

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 20, APPROXIMATELY 20 FEET NORTH
OF THE CENTERLINE OF HANSEN CREEK AT THE EXISTING FENCE CORNER, THENCE SOUTHWESTERLY ALONG THE EXISTING FENCE LINE PARALLEL TO
HANSEN CREEK APPROXIMATELY 165 FEET TO THE FENCE CORNER, THENCE SOUTH 47° EAST ALONG THE EXISTING FENCE APPROXIMATELY 230 FEET
TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH ALONG THE 1/4 SECTION LINE
APPROXIMATELY 205 FEET BACK TO POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT TO ACCESS THE CREEK BANK AND LAND ADJACENT TO THE SOUTH END OF THE EXISTING BRIDGE FOR
THE PURPOSE OF REPAIRING, MAINTAINING, SECURING, ENHANCING, REPLACING, AND/OR ALTERING SAID BRIDGE.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

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 DECEMBER OF 2014.

JEROMY M. DEMEYER, PLS

REGISTRATION No. 50982

ALTA/ACSM TABLE "A" NOTES AND REFERENCES:

1. ALL MONUMENTS HAVE BEEN SET OR FOUND BY THIS SURVEY IN DECEMBER OF 2014 AND SHOWN ON SHEET 2.
2. THE ADDRESS OF THESE PARCELS ARE SHOWN ON SHEET 2.
4. THE ACREAGE OF THESE PARCELS ARE SHOWN ON SHEET 2.
- 11a. THERE WAS NO LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
12. NO GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS WERE SPECIFIED BY THE CLIENT FOR THIS SURVEY.
14. THE NEAREST DISTANCE TO THE INTERSECTION OF WINKLER 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, SWAMP, OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.

EXCEPTIONS/EASEMENT NOTES AS PER ALTA COMMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE
NO. 108636, DATED DECEMBER 12, 2014:

A. ANY ADVERSE CLAIM BY REASON OF ANY CHANGE IN THE LOCATION OF THE BOUNDARIES OF SAID PREMISES WHICH MAY HAVE RESULTED FROM
ANY CHANGE IN THE LOCATION OF THE RIVER/CREEK HEREIN NAMED, OR ITS BANKS, OR WHICH MAY RESULT FROM SUCH CHANGE IN THE FUTURE.
RIVER/CREEK: HANSEN CREEK

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

GRANTEE: STATE OF WASHINGTON
RECORDED: AUGUST 18, 1948
AUDITOR'S No. 421723 AND 421730
PURPOSE: RIGHT-OF-WAY TO HANSEN CREEK DRAINAGE DISTRICT
AREA AFFECTED: STRIPS OF LAND CENTERED ON THE CENTERLINE OF HANSEN CREEK

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS
AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT/SURVEY:

NAME: SHORT PLAT No. 94-014
RECORDED: AUGUST 5, 1983
AUDITOR'S No. 9408050002

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS
AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT/SURVEY:

NAME: SHORT PLAT No. 94-051
RECORDED: SEPTEMBER 19, 1985
AUDITOR'S No. 9508490033

E. ANY QUESTION THAT MAY ARISE REGARDING THE AMOUNT OF LAND INCLUDED WITHIN THE EASEMENT SET FORTH AS A PORTION OF PARCEL "B"
OR SCHEDULE "C".

AUDITOR'S CERTIFICATE

AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

SKAGIT COUNTY 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 RECORDING ACT, AT THE
REQUEST OF JOEL SCHLEPP, SENIOR REAL ESTATE REPRESENTATIVE,
PUGET SOUND ENERGY, INC. IN DECEMBER OF 2014.

DATE

CERTIFICATE No. 50982

PORTION: SW 1/4, SW 1/4 SECTION 17
& 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

R E C O R D E D OF S U R V E Y
FOR
PUGET SOUND ENERGY, INC.

DRAWN BY: BRETT

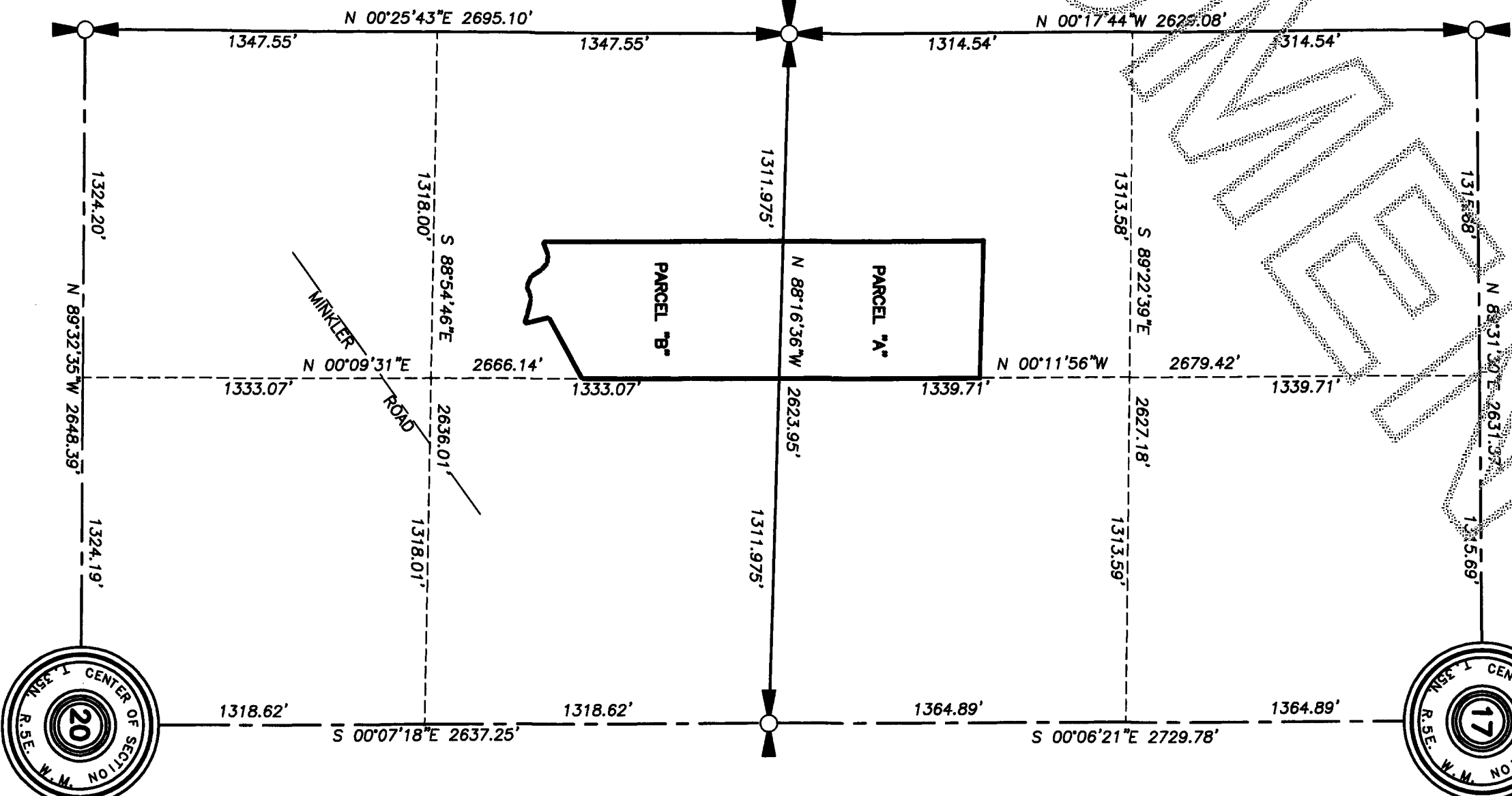
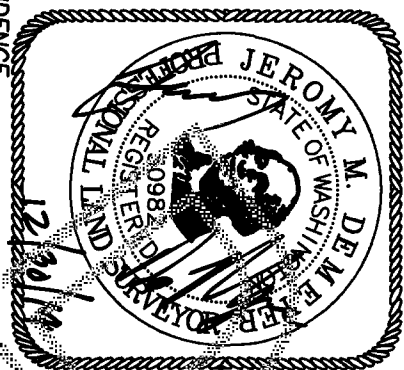
DATE: 12/30/14

JOB NO.: 14-326

REVIEWED BY: JEROMY

DIR: 203505

SHEET 1 OF 2



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

A PORTION OF THE SW 1/4, SW 1/4, SECTION 17 AND NW 1/4, NW 1/4 OF SECTION 20,
TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.
SKAGIT COUNTY, WASHINGTON

FOUND BARE BENT REBAR
AT CALCULATED POSITION.
REPLACED WITH NWS
CAPPED REBAR. FENCE
LIES 1.5' NORTH AND 6.6'
WEST OF REBAR

LOT 1

S 88°16'36"E 522.79'

SET CAPPED
REBAR 0.9' SOUTH
AND 5.3' EAST OF
FENCE CORNER

LOT 2

SHORT PLAT 94-014

VOLUME II, PAGE 95,

AF No. 9408050002

PARCEL "A"
9.31 ACRES
25263 MINKLER ROAD,
SEDRO WOOLLEY, WA 98284

SW 1/4...

SW 1/4.

SECTION CORNER:
FOUND CONCRETE
MONUMENT MARKED
"LS. 15042"

S 88°16'36"E 789.16'

FOUND CAPPED
REBAR MARKED
"LS. 22960"

LOT 4

NW 1/4.

NW 1/4...

PARCEL "B"
10.67 ACRES
25263 MINKLER ROAD,
SEDRO WOOLLEY, WA 98284

N 00°05'30"E 898.09' (M)
N 00°09'31"E 898.09' (R)

QUARTER CORNER:
PER SHORT PLAT
No. 94-014 FILED UNDER
AF No. 9408050002

FOUND CAPPED
REBAR MARKED
"LS. 3361" 2.2' EAST
OF FENCE LINE

FENCE NOTES:

- FENCE INTERSECTION LIES 67.6' NORTH AND 7.3' WEST OF DEED CORNER.
- WEST END OF FENCE LIES 4.4' WEST AND 1.2' SOUTH OF CAPPED REBAR.
- FENCE LINE LIES 0.6' EAST OF DEED LINE.
- FENCE CORNER LIES 5.6' EAST AND 5.6' NORTH OF DEED CORNER.
- FENCE LINE LIES 2.5' EAST OF SET CAPPED REBAR.

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.

Course	Bearing	Distance
L1	S 13°34'04" E	71.46'
L2	S 13°34'04" E	28.19'
L3	N 76°35'34" W	33.01'
L4	N 76°21'54" W	65.64'
L5	S 72°27'45" W	22.50'
L6	S 67°11'34" W	26.76'
L7	N 65°06'15" W	43.26'
L8	N 31°51'50" W	48.10'
L9	N 50°14'28" W	32.38'
L10	N 83°28'50" W	32.06'
L11	S 69°07'29" W	53.38'

SET CAPPED REBAR ON
1/16TH LINE AND
NORTHEASTERLY EXTENSION
OF FENCE LINE. REBAR LIES
2.2' EAST OF CENTERLINE
FARM LANE

SET PK NAIL WITH
FLASHER MARKED
"LS. 49276 & 50982"
IN TOP OF FENCE
CORNER POST

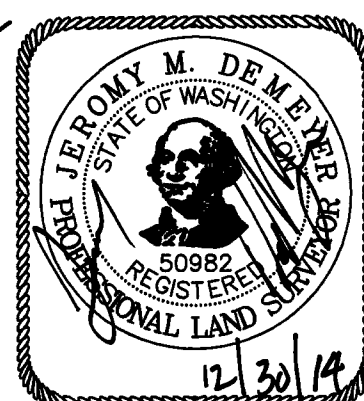
WITNESS CORNER:
SET PK NAIL WITH
FLASHER MARKED
"LS. 49276 & 50982"
IN TOP OF FENCE
CORNER POST. TRUE
CORNER LIES IN
CENTERLINE OF
CREEK

FOUND AND HELD
CAPPED REBAR
MARKED "LISSE"
LS. 22960"

CENTERLINE OF
HANSEN CREEK
12/22/14

BRIDGE

MINKLER ROAD



100 0 100 200 300
GRAPHIC SCALE - FEET
SCALE: 1 INCH = 100 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)