

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960
O INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO.201608090042.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 810397, 8507250033, AND 200802070122. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TCRA 1103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M.
BEARING = SOUTH 89°21'20" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND TRUST FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY AS SHOWN.
- 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: EASEMENTS BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES) AS PER MAC 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.

AUDITORS CERTIFICATE

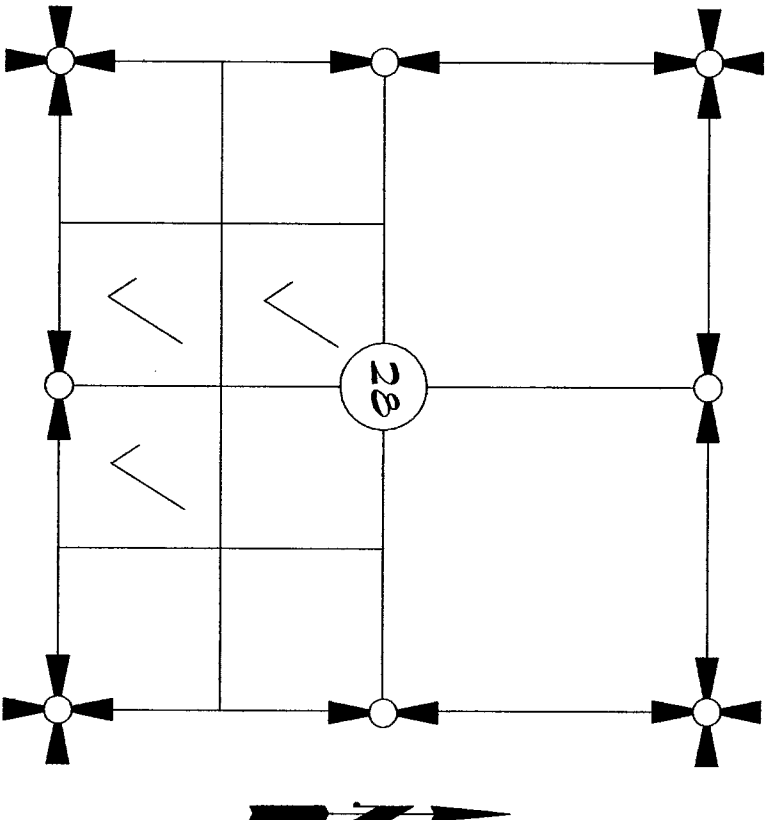
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 13 DAY OF August, 2016 AT
57 MINUTES PAST 8:00 O'CLOCK A.M. IN VOLUME
OF SURVEYS ON PAGE(S) 1 UNDER AUDITORS
FILE NO. 20160810003, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

201608130003
Skagit County Auditor
8/13/2016, Page 1 of 3 8:57AM \$167.00

SKAGIT COUNTY AUDITOR

DEPUTY



SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M.

VICINITY MAP
N.T.S.

SHEET 1 OF 3

DATE: 8/7/16

SURVEY IN PORTIONS OF THE
SECTION 28, T. 35 N., R. 10 E., 11M.
SKAGIT COUNTY, WASHINGTON
FOR: SKAGIT LAND TRUST

FB: 376	Pg. 1	LISSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DWG: 15-11B ROS
		360-419-7442	

SURVEYORS 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 SKAGIT LAND TRUST, IN JANUARY 2016.

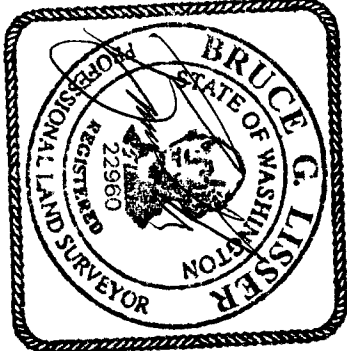
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960

LISSER & ASSOCIATES, PLLC
328 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273

PHONE: (360) 419-7442
FAX: (360) 419-0591
E-MAIL: BRUCE@LISSER.COM

DATE

Dec 17, 2016



SURVEY DESCRIPTION

BUILDING AREA EXHIBIT "C" A.F. NO. 201608090042

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 (SOUTH 1/4 CORNER); THENCE SOUTH 84°21'20" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1,341.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°34'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 381.18 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 82°54'18" WEST FOR A DISTANCE OF 684.71 FEET; THENCE NORTH 77°54'55" WEST FOR A DISTANCE OF 664.67 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, AT A POINT BEARING NORTH 1°44'16" EAST A DISTANCE OF 584.03 FEET, FROM SAID SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE TERMINUS OF SAID LINE.

EXCEPT ROAD RIGHT OF WAY FOR MARTIN RANCH ROAD, IF ANY.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
CONTAINING 14.48 ACRES

AGRICULTURAL AREA EXHIBIT "D" A.F. NO. 201608090042

PARCEL "A"

THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M.

EXCEPT THE WEST 60 FEET THEREOF.

ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 24, 1940, UNDER AUDITOR'S FILE NO. 322219.

PARCEL "B"

THE SOUTH 1/2 OF GOVERNMENT LOT 7 AND ALL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M.

EXCEPT THAT PORTION OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 (SOUTH 1/4 CORNER); THENCE SOUTH 84°21'20" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1,341.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°34'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 381.18 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 82°54'18" WEST FOR A DISTANCE OF 684.71 FEET; THENCE NORTH 77°54'55" WEST FOR A DISTANCE OF 664.67 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, AT A POINT BEARING NORTH 1°44'16" EAST A DISTANCE OF 584.03 FEET, FROM SAID SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE TERMINUS OF SAID LINE.

AND ALSO EXCEPT ROAD RIGHT OF WAY FOR MARTIN RANCH ROAD, IF ANY.

-CONTINUED-

AGRICULTURAL AREA CONTINUED

PARCEL "C"

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 THAT IS SOUTH 84°28'53" EAST 60.0 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°23'02" EAST 234.31 FEET; THENCE NORTH 84°28'53" WEST 60.0 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°23'02" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 742.70 FEET TO THE SOUTH LINE OF A TRACT CONVEYED TO SCOTT PAPER COMPANY BY DEED RECORDED FEBRUARY 1, 1973, UNDER AUDITOR'S FILE NO. 780135; THENCE SOUTH 54°03'01" EAST ALONG SAID SOUTH LINE 1,557.86 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 0°50'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 187.95 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 84°28'53" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,264.91 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED PARCELS A, B AND C, THOSE PORTIONS THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (SOUTH 1/4 CORNER) OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M; THENCE SOUTH 84°21'20" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1,341.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°34'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1,235.19 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 84°12'13" WEST FOR A DISTANCE OF 384.82 FEET; THENCE NORTH 85°45'41" WEST FOR A DISTANCE OF 285.79 FEET; THENCE NORTH 81°37'54" WEST FOR A DISTANCE OF 84.82 FEET; THENCE NORTH 80°30'44" WEST FOR A DISTANCE OF 94.83 FEET; THENCE NORTH 74°24'36" WEST FOR A DISTANCE OF 376.31 FEET; THENCE NORTH 68°42'15" WEST FOR A DISTANCE OF 342.66 FEET; THENCE NORTH 65°03'48" WEST FOR A DISTANCE OF 357.04 FEET; THENCE NORTH 74°42'24" WEST FOR A DISTANCE OF 227.49 FEET; THENCE NORTH 82°11'56" WEST FOR A DISTANCE OF 227.85 FEET; THENCE NORTH 85°31'02" WEST FOR A DISTANCE OF 324.87 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, AT A POINT BEARING NORTH 1°17'02" EAST FOR A DISTANCE OF 346.49 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE TERMINUS OF SAID LINE.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

ALL OF THE ABOVE SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

RIPARIAN AREA EXHIBIT "E" A.F. NO. 201608090042

THAT PORTION OF THE BELOW DESCRIBED PARCELS B AND C IN A PORTION OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (SOUTH 1/4 CORNER) OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M; THENCE SOUTH 84°21'20" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1,341.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°34'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 1,235.19 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 84°12'13" WEST FOR A DISTANCE OF 384.82 FEET; THENCE NORTH 85°45'41" WEST FOR A DISTANCE OF 285.79 FEET; THENCE NORTH 81°37'54" WEST FOR A DISTANCE OF 84.82 FEET; THENCE NORTH 80°30'44" WEST FOR A DISTANCE OF 94.83 FEET; THENCE NORTH 74°24'36" WEST FOR A DISTANCE OF 376.31 FEET; THENCE NORTH 68°42'15" WEST FOR A DISTANCE OF 342.66 FEET; THENCE NORTH 65°03'48" WEST FOR A DISTANCE OF 357.04 FEET; THENCE NORTH 74°42'24" WEST FOR A DISTANCE OF 227.49 FEET; THENCE NORTH 82°11'56" WEST FOR A DISTANCE OF 227.85 FEET; THENCE NORTH 85°31'02" WEST FOR A DISTANCE OF 324.87 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, AT A POINT BEARING NORTH 1°17'02" EAST FOR A DISTANCE OF 346.49 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE TERMINUS OF SAID LINE.

PARCEL "B"

THE SOUTH 1/2 OF GOVERNMENT LOT 7 AND ALL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M.

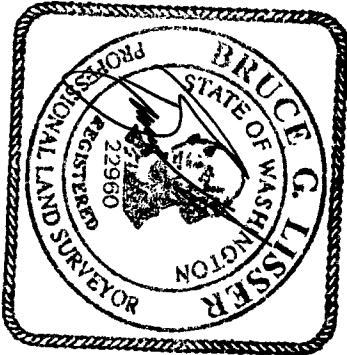
PARCEL "C"

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST, 11M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 THAT IS SOUTH 84°28'53" EAST 60.0 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°23'02" EAST 234.31 FEET; THENCE NORTH 84°28'53" WEST 60.0 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°23'02" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 742.70 FEET TO THE SOUTH LINE OF A TRACT CONVEYED TO SCOTT PAPER COMPANY BY DEED RECORDED FEBRUARY 1, 1973, UNDER AUDITOR'S FILE NO. 780135; THENCE SOUTH 54°03'01" EAST ALONG SAID SOUTH LINE 1,557.86 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 0°50'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 187.95 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 84°28'53" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,264.91 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



8-17-14

SURVEY IN PORTIONS OF THE SECTION 28, T. 35 N., R. 10 E., 11M. SKAGIT COUNTY, WASHINGTON FOR: SKAGIT LAND TRUST					
FB: 376	Pg. 1	LISSNER & ASSOCIATES, PLLC		SCALE:	
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7142		DWG: 15-118 ROS	

