

Auditor's Certificate

*James J. ...*

NOTES

Undeveloped property, access via Hadden Road.  
Water supply: City of Anacortes for future parcels, not part of BLA  
On-site septic systems for future parcels, not part of BLA  
The eastern portion adjacent to Route 20 appears unstable with grades over 15%  
This survey has been prepared for the purpose of describing Parcels A and B as shown hereon.  
Survey measurements along the north and west boundaries were made using GPS and terrestrial instruments  
The boundaries are described based on the recorded section subdivision, AFN 200905190028, field survey of the east line of the Plot recorded in Volume 8 of Short Plats, page 185 and GPS observations of the northwest section corner and the north quarter corner of section 31.

N01°56'31"E  
1333.62 per survey



Point of Beginning  
L=43.85'  
R=50.00  
Radial=N49°46'18"W  
1609.47 1/4 Cnr. to Centerline  
S88°32'19"E 1306.12  
S88°32'19"E 129.62  
547.19 CITY OF ANACORTES  
WATER LINE  
96.23 (96. rec)  
N88°32'19"W  
N53°43'28"E  
71.84  
Refer to: Volume B, Short Plats, Page 185  
Refer to AFN 20041020050, Parcel B, exception

PARCEL A  
10.0 Acres

P-33327  
5.34 Ac.  
GOV'T LOT 6  
270.20  
Deed  
P-33325  
1.23 Ac.  
See Easement for BLA  
S31°51'20"E  
158.14  
235+08.14  
233+50  
N58°08'40"E  
20.00  
Highway Deed AFN 562840  
230+00  
Centerline  
S31°51'20"E 305.15  
(226+31.1956)  
226+30.02  
100'  
Construction and Maintenance Easement  
150'

No field survey has been undertaken to locate physical evidence

See AFN 50046: The distance along the west line of Government Lot 6 is described as being a total of 1317 feet; the section subdivision prepared shown of that survey recorded under AFN 200905190028 describes the west line as being 1335.01 feet.

NW 1/4 of the NE 1/4

S88°28'38"E per section subdivision

Note deed calls for parallel with north section line

SW 1/4 of the NE 1/4

1308.42

198.20

N01°50'36"E  
755.92 calc.  
738.00 Deed  
454.72  
S01°50'36"W  
255.01  
calculated from section subdivision

PARCEL B

2.61 Ac.  
N88°32'19"W  
530.28

Remainder of P33276, and all of P33268

Construction and Maintenance Easement

Parcel 33273, Skagit County (intermediate description)

GOV'T LOT 5

P33268, lands of Gillman AFN 200904060163 33.05 Acres ±

Easement Schedule

1. AFN 784435 40 foot strip adjacent to Hadden Road
  2. AFN 552362, AFN 9405260098 10 foot wide strip for water in north 10 feet
  3. AFN's 432061, 508523, 531540, 546050, and 546051 water lines and access easements in indeterminate location
  4. AFN 9405260099 and Skagit Superior Court No. 28989 Route 20 slope and drainage rights
  5. An easement for ingress, egress and utilities is reserved in Parcel A for the benefit of Parcel B centered on the existing unimproved road in Parcel A.
- Additional easements are cited but do not appear to affect the parcels shown here in the current deed, AFN 20041020050

BLA Summary

- Parcel A: combined parcels P33327, P33275 and a portion of P33276 to create a total of 10 Acres
- Parcel B: A portion of P33276
- Parcel C: The remainder of P33276 and all of P33268

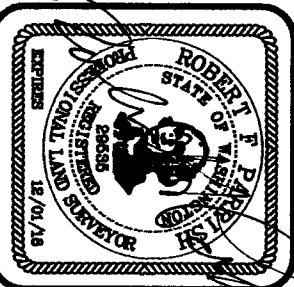
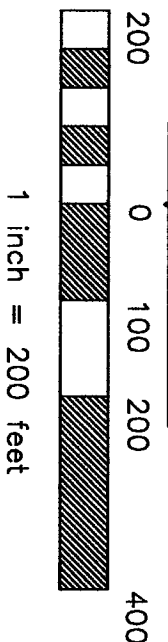
No field survey has been undertaken to locate physical evidence

Hilline Lane

BASIS OF BEARINGS

Route 20  
Refer to: AFN 200905190028 and Right of Way Plan Dated 4-10-1956 (unrecorded) provided by Skagit County Public Works

Graphic Scale



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 Joy and Dawn Gillman, owners of property in Skagit County, Washington in May, 2016

*Robert E. ...*  
Certificate No. 29535

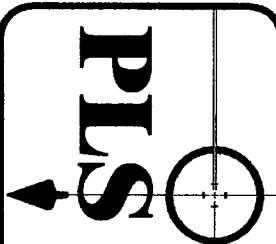
Boundary Line Adjustment

Reviewed and Approved in Accordance with SCC Chapter 14.18.700 on  
*Heidi ...*  
2-17

Record of Survey

SHEET 1 OF 3

FILE NAME: 1605-738			
SCALE: 1" = 50'			
DATE OF PLAN: 2-1-17			
DRAWN BY: RFP			
F.B. No. 42	SECTION	TOWNSHIP	RANGE
NW/NE	31	35	2E



PREPARED FOR:  
**JAY AND DAWN GILLMAN**  
6755 Hilline Lane  
Anacortes, WA 98221

**Parish Land Surveying**  
PO Box 314, Lopez Is., WA. 98261  
Anacortes (360) 588-1467 email parishland@parishland.com

Descriptions of Parcels Before BLA:

Refer to: Land Title Co. Subdivision Guarantee No. 01-161151-0 and Auditor's File Numbers 200904060163, 200410200050 and 9611260077  
PARCEL "A":

That portion of the following described tract of land lying Westerly of the Westerly line of that certain strip of land conveyed to the State of Washington for Primary State Highway 1-AN by Deeds recorded under Auditor's File Nos. 544159, 549973, 549975, 549976 and 629951, records of Skagit County, Washington.

Beginning at a point on the meander line of Fidalgo Bay 288 feet East and 698 feet South of the Northeast corner of Lot 5, Section 31, Township 35 North, Range 2 East, W.M.;  
thence West 1,505 feet to the West line of said Lot 5;  
thence North along said West line to the Northwest corner of said Lot 5;  
thence East along said North line of said Lot 5 to the meander line;  
thence Southeasterly along said meander line to the point of beginning, being the North 698 feet of Lot 5, Section 31, Township 35 North, Range 2 East, W.M., and portion of Government Lot 2 of Section 32, Township 35 North, Range 2 East, W.M., less County road.

EXCEPT the West 160 Feet of the South 200 of the said North 698 of Lot 5, Section 31, Township 35 North, Range 2 East, W.M.;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

West 160 Feet of the South 200 of the North 698 of Lot 5, Section 31, Township 35 North, Range 2 East, W.M.;

TOGETHER WITH the North 60 feet of the South 62 feet of the North ½ of the Southwest ¼ of the Northeast ¼ of Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT the West 15 feet thereof conveyed to Skagit County for road purposes by deed recorded November 4, 1932, under Auditor's File No. 253481, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Northeast ¼ of the Northwest ¼ of the Northeast ¼ of Section 31, Township 35 North, Range 2 East, W.M., records of Skagit County, Washington;

EXCEPT that portion thereof conveyed to the State of Washington by Deed dated December 28, 1956 and recorded February 4, 1957 under Auditor's File No. 547154, records of Skagit County, Washington;

ALSO EXCEPT that portion thereof lying Southerly and Westerly of the following described line:

Beginning at the Northwest corner of the Northeast ¼ of Section 31, Township 35 North, Range 2 East, W.M., records of Skagit County, Washington;  
thence North 89°37'00" East along the North line of said Section 31, 646.78 feet;  
thence due South 40 feet to the true point of beginning of said line;  
thence North 89°37'00" East 23.45 feet;  
thence 92.61 feet on the arc of a cul-de-sac to the left having a radius of 50 feet;  
thence North 89°37'00" East, a distance of 96 feet;  
thence North 89°37'00" East, a distance of 96 feet;  
thence South 38°07'14" East, 204.70 feet;  
thence South 51°52'46" West, 71.84 feet;  
thence due South 353.22 feet to the North line of that certain tract of land as conveyed to Claude M. Stewart individually and as Executor of the Estate of Irene T. Stewart, deceased, by instrument recorded August 10, 1964, under Auditor's File No. 654373, records of Skagit County, Washington; (being Parcel "C" of said instrument);  
thence Easterly parallel with the North line of said Section to the West line of Lot 6 of said Section and the terminal point of said line.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lot 6 in Section 31, Township 35 North, Range 2 East, W.M., records of Skagit County, Washington, lying Westerly of the Westerly boundary of that certain strip of land for highway purposes as conveyed to the State of Washington by Deed filed under Auditor's File No. 542115, records of Skagit County, Washington, and recorded in Volume 287 of Deeds, page 527 and by Deed filed under Auditor's File No. 562840, records of Skagit County, Washington, and recorded in Volume 293 of Deeds, page 119,

EXCEPT those portions of said Government Lot 6 described as follows:

- a.) That portion of said Government Lot 6 lying Westerly of the State Highway right of way and Easterly of a line parallel to and 495 feet Westerly of the State Highway as it existed on June 9, 1932, and South of a line running due East and West crossing said State Highway as it so existed at a culvert under said highway South of its intersection with the Old Weevering Road.
- b.) Beginning at a point 1,131.8 feet West and 308.8 feet South of the Northeast corner of said Government Lot 6; thence West 198.2 feet; thence South 1,008.2 feet; thence East 198.2 feet; thence North 1,008.2 feet to the point of beginning.

EXCEPT the following described tract:

Beginning at the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 31, Township 35 North, Range 2 East, W.M.; thence Easterly along the North section line of said section a distance of 660 feet;

thence South 379.0 feet;  
thence Easterly parallel with the North section line 633.56 feet, more or less, to the West line of that certain tract of land conveyed to Claude Stewart et al. by deed dated April 3, 1954, and recorded April 16, 1954, under Auditor's File No. 500446, records of Skagit County, Washington, in Government Lot 6 in said Section 31;  
thence continuing Easterly parallel with the North section line 198.2 feet, more or less, to the East line of the Stewart land in Government Lot 6 in said Section 31;  
thence Northerly along said East line of the Stewart land 270.2 feet, more or less, to the North line of the Stewart land in said Government Lot 6; thence Westerly along the North line of said Stewart land 198.2 feet, more or less, to the West line of said Government Lot 6;  
thence South 270.2 feet, more or less, along said West line of Government Lot 6 to the point of beginning.

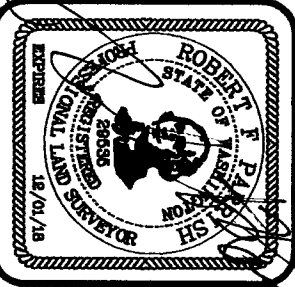
Situate in the County of Skagit, State of Washington.

201702080921  
\$167.00  
3 11:30AM  
2 of 2  
Skagit County Auditor  
2/8/2017 Page

Auditor's Certificate

Boundary Line Adjustment / Record of Survey

SHEET 2 OF 3



FILE NAME: 1605-738			
SCALE: 1" = 50'			
DATE OF PLAN: 2/1/2017			
DRAWN BY: RFP			
F.B. No.	42		
QUARTER	SECTION	TOWNSHIP	RANGE
NW/NE	31	35	2E

PREPARED FOR:  
**JAY AND DAWN GILLMAN**  
6755 Hilline Lane  
Anacortes, WA 98221

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201702030021 \$167.00  
Skagit County Auditor  
2/8/2017 Page 3 of 3 3:11:30AM

Auditor's Certificate

Description of Parcels after B/LA  
Parcel A

A portion of the property described under Auditor's File Number 200410200050, parcels B and C therein, and being that portion the Northwest Quarter of the Northeast Quarter and Government Lot 6, Section 31, Township 35 North, Range 2 East, W.M. in Skagit County, Washington Described as follows:

Commencing at the north quarter corner of said section 31 marked by a brass disk in a monument case located at the intersection of Hadden Road and Whistle Lake Road, on the line common to the City of Anacortes and Skagit County, Washington; thence along the north line of said section as shown on that survey recorded under auditor's file number 200905190028, records of said county, S88°32'19"E, 758.93 feet to the point of beginning; thence continuing S88°32'19"E, 547.19 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter; thence continuing along the north line of said Government Lot 6, S88°32'19"E, 129.62 feet to the west margin of State Route 20 as shown on a unrerecorded survey entitled "Junction S. S. H. No. 1D to Anacortes," which can be found in the records of Skagit County Public Works; thence along said west margin on a curve to the left with a radius of 3970 feet, an arc distance of 253.45 feet, thence continuing S31°51'20"E, 344.91 feet, with a radius of 3970 feet, an arc distance of 253.45 feet; thence continuing S31°51'20"E, 344.91 feet, thence turning N88°32'19"W, 360.97 feet to the east line of that parcel described under Auditor's File Number 542115, parcel B-1 therein; thence along said east line, N01°50'36"E, 46.40 feet to the north line of said parcel; thence along said north line, N88°32'19"W, 198.20 feet to the west line of said parcel and the east line of said Northwest Quarter of the Northeast Quarter; thence, N88°32'19"W, 390.85 feet along the north line of that parcel described under Auditor's File Number 200602280018, records of said County to the east line of that parcel described on that survey recorded in Volume 8 of Short Plats, Page 185; thence along said east line, N01°50'42"W, 331.96 feet; thence continuing N53°43'28"E, 71.84 feet; N36°16'32"W, 204.72 feet; N88°32'19"W, 96.23 feet to the east margin of said Hadden Road; thence along a curve to the left with a radius of 50 feet and from which the center of said curve bears N49°46'18"W, an arc distance of 43.85 feet to the point of beginning.

EXCEPT the following portion of said Government Lot 6  
Commencing at the north quarter corner of said section 31 marked by a brass disk in a monument case located at the intersection of Hadden Road and Whistle Lake Road, on the line common to the City of Anacortes and Skagit County, Washington; thence along the north line of said section as shown on that survey recorded under auditor's file number 200905190028, records of said county, S88°32'19"E, 758.93 feet; Thence continuing S88°32'19"E, 547.19 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter; thence continue along the north line of said Government Lot 6, S88°32'19"E, 129.62 feet to the west margin of State Route 20 as shown on a unrerecorded survey entitled "Junction S. S. H. No. 1D to Anacortes," which can be found in the records of Skagit County Public Works; thence along said west margin on a curve to the left with a radius of 3970 feet, an arc distance of 253.45 feet; thence continuing S31°51'20"E, tangent to said curve, 158.14 feet; thence turning and continuing N58°08'40"E, 20.00 feet; thence continuing S31°51'20"E, 344.91 feet; thence turning N88°32'19"W, 360.97 feet to the east line of that parcel described under Auditor's File Number 542115, parcel B-1 therein; thence turning S88°32'19"E, 530.28 feet to said west margin of State Route 20; thence along said margin N31°51'20"W, 305.15 feet to the True Point of Beginning.

ALSO EXCEPT that portion of said parcel C, a portion of said Government Lot 6 described under said Auditor's File Number 200410200050, records of said county lying south of a line described as follows:

Commencing at the north quarter corner of said section 31 marked by a brass disk in a monument case located at the intersection of Hadden Road and Whistle Lake Road, on the line common to the City of Anacortes and Skagit County, Washington; thence along the north line of said section as shown on that survey recorded under auditor's file number 200905190028, records of said county, S88°32'19"E, 758.93 feet; Thence continuing S88°32'19"E, 547.19 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter; thence continue along the north line of said Government Lot 6, S88°32'19"E, 129.62 feet to the west margin of State Route 20 as shown on a unrerecorded survey entitled "Junction S. S. H. No. 1D to Anacortes," which can be found in the records of Skagit County Public Works; thence along said west margin on a curve to the left with a radius of 3970 feet, an arc distance of 253.45 feet; thence continuing S31°51'20"E, tangent to said curve, 158.14 feet; thence turning and continuing N58°08'40"E, 20.00 feet; thence continuing S31°51'20"E, 344.91 feet; thence turning S31°25'20"E, 305.15 feet to the beginning of said line; thence N88°32'19"W, 530.28 feet to the east line of that parcel described under Auditor's File Number 54115, parcel B-1 therein, and the end of said line.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities centered on the existing unimproved road in Parcel A above for the benefit of parcels in Government Lot 6 described above.  
SUBJECT TO AND TOGETHER WITH easements and interests noted in AFN 200410200050 and of record.

Parcel B

A portion of the property described under Auditor's File Number 200410200050, parcel C therein and being that portion of Government Lot 6, Section 31, Township 35 North, Range 2 East, W.M. in Skagit County, Washington Described as follows:

Commencing at the north quarter corner of said section 31 marked by a brass disk in a monument case located at the intersection of Hadden Road and Whistle Lake Road, on the line common to the City of Anacortes and Skagit County, Washington; thence along the north line of said section as shown on that survey recorded under auditor's file number 200905190028, records of said county, S88°32'19"E, 758.93 feet; thence continuing S88°32'19"E, 547.19 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter; thence continuing along the north line of said Government Lot 6, S88°32'19"E, 129.62 feet to the west margin of State Route 20 as shown on a unrerecorded survey entitled "Junction S. S. H. No. 1D to Anacortes," which can be found in the records of Skagit County Public Works; thence along said west margin on a curve to the left with a radius of 3970 feet, an arc distance of 253.45 feet; thence continuing S31°51'20"E, 344.91 feet to said east line of that parcel described under Auditor's File Number 542115, parcel B-1 therein; thence turning N88°32'19"W, 360.97 feet to the west line of the described parcel, S01°50'36"W, 255.01 feet; thence turning S88°32'19"E, 530.28 feet to said west margin of State Route 20; thence along said margin N31°51'20"W, 305.15 feet to the True Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities centered on the existing unimproved road in the property adjoining on the north for the benefit of the above described parcel.  
SUBJECT TO AND TOGETHER WITH easements and interests of record.

Parcel C

A portion of the property described under Auditor's File Number 200410200050, parcel C being a portion of Government Lot 6, and being all that property described under Auditor's File Number 200904060163, being a portion of Government Lot 5 and the Southwest Quarter of the Northeast Quarter all within Section 31, Township 35 North, Range 2 East, W.M. in Skagit County, Washington Described as follows:

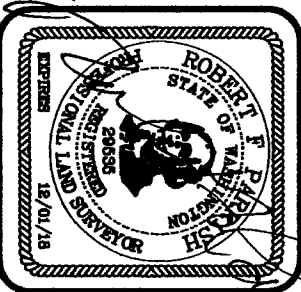
That portion of said parcel C, a portion of said Government Lot 6 described under said Auditor's File Number 260410200050, records of said county lying south of the following described line;

Commencing at the north quarter corner of said section 31 marked by a brass disk in a monument case located at the intersection of Hadden Road and Whistle Lake Road, on the line common to the City of Anacortes and Skagit County, Washington; thence along the north line of said section as shown on that survey recorded under auditor's file number 200905190028, records of said county, S88°32'19"E, 758.93 feet; Thence continuing S88°32'19"E, 547.19 feet to the northeast corner of said Northwest Quarter of the Northeast Quarter; thence continue along the north line of said Government Lot 6, S88°32'19"E, 129.62 feet to the west margin of State Route 20 as shown on a unrerecorded survey entitled "Junction S. S. H. No. 1D to Anacortes," which can be found in the records of Skagit County Public Works; thence along said west margin on a curve to the left with a radius of 3970 feet, an arc distance of 253.45 feet; thence continuing S31°51'20"E, tangent to said curve, 158.14 feet; thence turning and continuing N58°08'40"E, 20.00 feet; thence continuing S31°51'20"E, 344.91 feet; thence continuing S31°25'20"E, 305.15 feet to the beginning of said line; thence N88°32'19"W, 530.28 feet to the east line of that parcel described under Auditor's File Number 54115, parcel B-1 therein, and the end of said line.

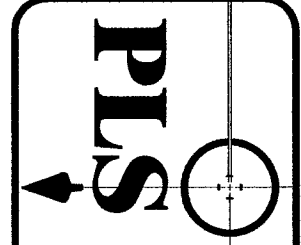
ALSO all that property described under Auditor's File Number 200904060163, records of said county being a portion of Government Lot 5 and the Southwest Quarter of the Northeast Quarter, Section 31, Township 35 North, Range 2 E, W.M.

SUBJECT TO AND TOGETHER WITH easements and interests of record.

Boundary Line Adjustment / Record of Survey



FILE NAME: 1605-738  
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QUARTER SECTION TOWNSHIP RANGE  
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