

SURVEYORS NOTE

THIS SURVEY HONORED THE SECTION SUBDIVISION SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER AUDITORS FILE NUMBER 200302040068, WHICH IS BASED PON A PREVIOUS UNRECORDED SURVEY PREPARED BY LEGRO AND JUDY DATED AUGUST 1964. THE RESULTS OF SAID SUBDIVISION CREATE A GAP BETWEEN THE NORTH LINE OF LOT 1, AND JURA WAY, PER PLAT OF GIBRALTER ANNEX RECORDED IN VOLUME 7 OF PLATS, PAGES 9 AND 9 1/2 AND THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 17, T. 34 N.R. 2 E.1/4M, WHICH DOES NOT APPEAR TO BE THE INTENT OF SAID PLAT WHICH SHOWS THE NORTH LINE OF LOT 1 BEING ALONG THE NORTH LINE OF GOVERNMENT LOT 2.

THE END RESULT OF THIS SURVEY AND RELATED BOUNDARY LINE ADJUSTMENT RESOLVES THE POTENTIAL GAP CREATED BETWEEN THE NORTH LINE OF LOT 1, PLAT OF GIBRALTER ANNEX AND THE NORTH LINE OF GOVERNMENT LOT 2.

THE PROPERTY OWNER TO THE NORTH (SOUTH 100 FEET OF GOVERNMENT LOT 1) AND THE PROPERTY TO THE SOUTH (LOTS 12 AND 3 OF GIBRALTER ANNEX) ARE THE SAME INDIVIDUAL AND THEREFORE RESOLVES ANY POTENTIAL CONFLICT.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
 - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - INDICATES EXISTING MONUMENT FOUND
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201803280006
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF GIBRALTER ANNEX RECORDED IN VOLUME 7 OF PLATS, PAGES 9 AND 9 1/2. PLAT OF ENTERS TRACTS RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, UNRECORDED SHORT PLAT NO. 6-71(C) COPY AVAILABLE IN THE RECORDS OF SKAGIT COUNTY PUBLIC WORKS). RECORDS OF SURVEYS RECORDED UNDER AUDITORS FILE NUMBERS 9404180103, 971024002, 98091220081, 200302040068, 200302210194 AND 200304300074, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR AND ALSO FROM UNRECORDED WORKSHEETS FOR THE SUBDIVISION OF SECTION 17, T. 34 N.R. 2 E.1/4M, FROM THE RECORDS OF LEGRO & ASSOCIATES.
- INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED WEST LINE OF LOTS 12-14 (INCLUSIVE) PLAT OF GIBRALTER ANNEX PER PREVIOUS SURVEYS REFERENCED UNDER NOTE 3 ABOVE
BEARING = NORTH 44°35'00.4EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID J. RICHARDSON AND DIANA L. RICHARDSON, HUSBAND AND WIFE, AND ALCHEMY GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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 (HOUSE AND DRIVEWAYS) AS PER IAC 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.

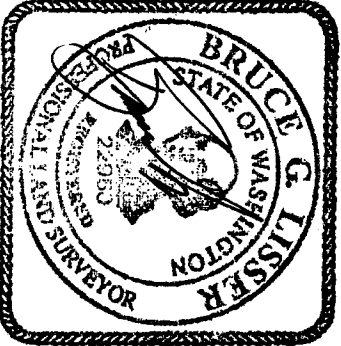
SURVEYORS CERTIFICATE

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 DAVID J. RICHARDSON AND DIANA L. RICHARDSON, HUSBAND AND WIFE, AND ALCHEMY GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN MARCH 2018.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460

DATE 3/13/18

LISSER & ASSOCIATES, PLLC
3230 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



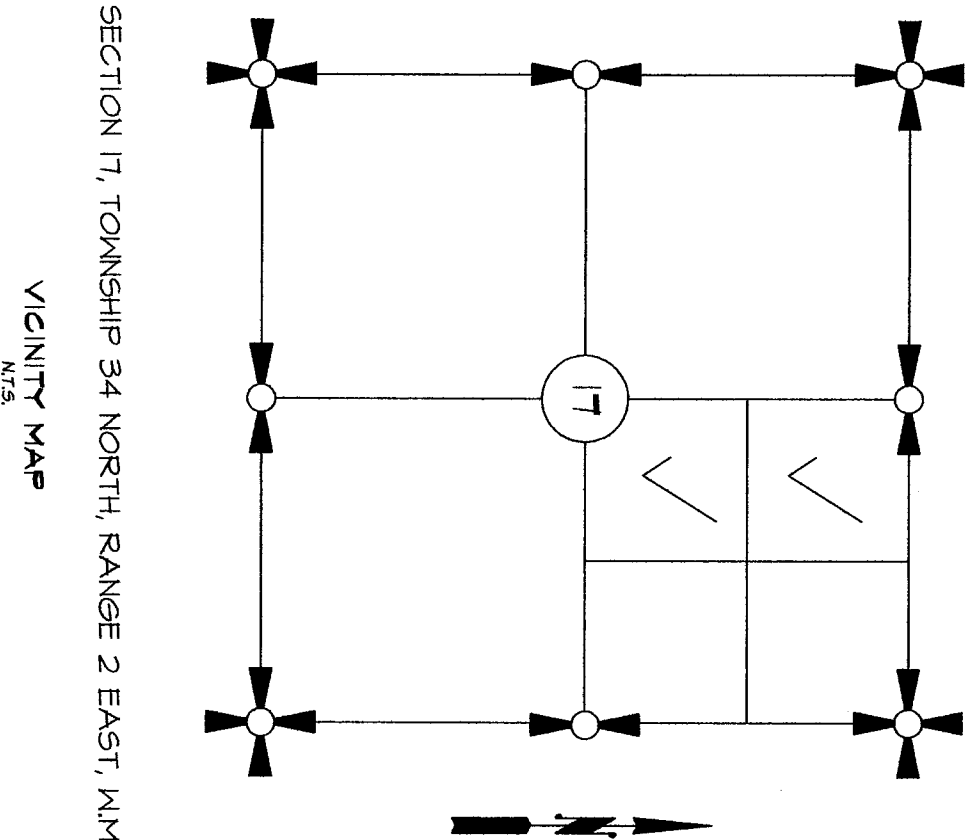
AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC,
FILED FOR RECORD THIS 28 DAY OF March, 2018 AT 4:28
MINUTES PAST 1 O'CLOCK (A.M./P.M.) IN VOLUME 42
OF SURVEYS ON PAGE(S) 201803280007 UNDER AUDITORS FILE
RECORDS OF SKAGIT COUNTY, WASHINGTON.

James Lawrence
SKAGIT COUNTY AUDITOR

Deputy

201803280007
Skagit County Auditor
3/28/2018 Page 1 of 4 3:42AM \$174.00



SHEET 1 OF 24

DATE: 3/13/18

SURVEY IN A PORTION OF GOV'T LOTS
1 AND 2 AND THE NW 1/4 OF
SECTION 17, T. 34 N., R. 2 E., 1/4M.
SKAGIT COUNTY, WASHINGTON
FOR: RICHARDSON AND ALCHEMY GROUP, LLC

| | | | |
|-------------------|-----|-----------------------------------|-----------------|
| FB: | PG: | LISSER & ASSOCIATES, PLLC | SCALE: |
| MERIDIAN: ASSUMED | | SURVEYING & LAND-USE CONSULTATION | DWG: 17-107 BLA |
| | | MOUNT VERNON, WA 98273 | 360-419-7442 |

SURVEY DESCRIPTION (ALCHEMY GROUP LLC AFTER BLA)

ALCHEMY GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
PARCEL
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-20374 AND
P-20406)

THAT PORTION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,
DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF GOVERNMENT LOT 1 AND THE SOUTH 100 FEET
OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING EASTERLY OF
GIBRALTER COUNTY ROAD AS CONVEYED TO THE COUNTY BY DEED
RECORDED JANUARY 12, 1939, UNDER AUDITOR'S FILE NO. 309104.

EXCEPT THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34
NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS
SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER
SKAGIT COUNTY AUDITOR'S FILE NO. 200302040068;
THENCE SOUTH 88°36'04" EAST ALONG THE SOUTH LINE OF SAID
GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET TO THE TRUE
POINT OF BEGINNING;
THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID
GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS,
TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED
PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A
DISTANCE OF 357.04 FEET;
THENCE SOUTH 1°04'54" WEST FOR A DISTANCE OF 85.00 FEET, MORE
OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AT A POINT
BEARING SOUTH 88°36'04" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'04" WEST ALONG SAID SOUTH LINE FOR A
DISTANCE OF 357.04 FEET, MORE OR LESS, TO THE TRUE POINT OF
BEGINNING.

TOGETHER WITH

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH,
RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTER'S
SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 87°39'30" WEST ALONG THE NORTH LINE OF SAID LOT 1
FOR A DISTANCE OF 137.87 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 311.38 FEET, MORE
OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 AS SHOWN
ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER
AUDITOR'S FILE NO. 200302040068;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A
DISTANCE OF 106.85 FEET, MORE OR LESS, TO THE NORTHERLY
PROJECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF JURIA WAY
AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME
9 OF PLATS, PAGES 9 AND 9 1/2, RECORDS OF SKAGIT COUNTY
AUDITOR, AT A POINT BEARING NORTH 4°33'30" WEST FROM THE POINT
OF BEGINNING;
THENCE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY
MARGIN, OR MARGIN EXTENDED, OF JURIA WAY, FOR A DISTANCE OF
315.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH,
RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTER'S
TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF
PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 4°33'30" WEST ALONG THE WESTERLY RIGHT-OF-WAY
MARGIN OF JURIA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX",
RECORDED IN VOLUME 7 OF PLATS, PAGES 9 AND 9 1/2, FOR A
DISTANCE OF 152.18 FEET TO AN INTERSECTION WITH THE WESTERLY
EXTENSION OF LOT 1 SAID "PLAT OF GIBRALTER ANNEX" AND BEING THE
TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 4°33'30" WEST FOR A DISTANCE OF 7.60 FEET,
MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2, AS
SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER
AUDITOR'S FILE NO. 200302040068;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A
DISTANCE OF 146.1 FEET, MORE OR LESS, TO SHORELINE OF SMILK BAY;
THENCE SOUTH 3°16'57" EAST ALONG SAID SHORELINE TO AN
INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF
SAID LOT 1, "PLAT OF GIBRALTER ANNEX" AT A POINT BEARING SOUTH
88°04'30" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°04'30" WEST ALONG SAID NORTH LINE OF LOT 1,
"PLAT OF GIBRALTER ANNEX", OR NORTH LINE EXTENDED FOR A
DISTANCE OF 146.1 FEET, MORE OR LESS, TO THE TRUE POINT OF
BEGINNING.

THE ABOVE-DESCRIBED TRACT WILL ALSO CONTAIN ANY INDEMNITIES OF
THE SECOND CLASS THAT ARE WITHIN THE EASTERLY PROJECTION OF
THE NORTHERLY AND SOUTHERLY LINES DESCRIBED ABOVE.

ALSO TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE
SECOND CLASS EMBRACED WITHIN THE BOUNDARIES OF THE FOLLOWING
DESCRIBED TRACT:

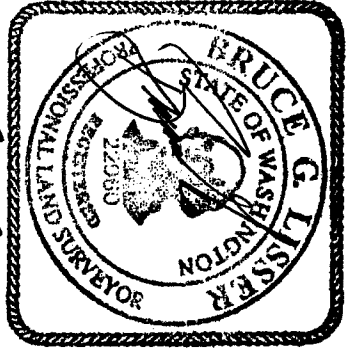
BEGINNING AT THE MEANDER CORNER TO SECTIONS 8 AND 17, IN
TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 15° EAST 2.777 CHAINS;
THENCE SOUTH 75° EAST 2.777 CHAINS;
THENCE NORTH 63°45' EAST 2.977 CHAINS;
THENCE SOUTH 2°43' WEST 22.214 CHAINS;
THENCE SOUTH 7°19' EAST 17.442 CHAINS;
THENCE SOUTH 4°30' WEST 5.00 CHAINS;
THENCE SOUTH 17°47' WEST 32.75 CHAINS;
THENCE SOUTH 50°30' WEST 18.00 CHAINS;
THENCE NORTH 38°50' WEST 4.545 CHAINS;
THENCE NORTH 32°30' EAST 18 CHAINS;
THENCE NORTH 15° WEST 17.00 CHAINS;
THENCE NORTH 6° EAST 9.00 CHAINS;
THENCE NORTH 22°30' EAST 17.00 CHAINS;
THENCE NORTH 4°30' EAST 5.00 CHAINS;
THENCE NORTH 15° WEST 17.00 CHAINS;
THENCE NORTH 6° WEST 13.60 CHAINS TO THE POINT OF BEGINNING, AND
LYING BETWEEN THE NORTHERLY AND SOUTHERLY LINES OF SAID SOUTH
100 FEET OF LOT 1 EXTENDED EAST.

SUBJECT TO A 15.00 FOOT WIDE MUTUAL BENEFICIAL EASEMENT FOR
INGRESS, EGRESS AND UTILITIES, OVER UNDER AND ACROSS PORTIONS
OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., FOR THE
BENEFIT OF SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-20374 (AS
ADJUSTED HEREIN), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'04" EAST ALONG THE SOUTH LINE OF SAID
GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET;
THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID
GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS,
TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED
PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1 AND
BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°36'04" EAST FOR A DISTANCE OF 20.00 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 15.00 FEET, MORE
OR LESS, TO THE NORTH LINE OF THE SOUTH 100.00 FEET (AS MEASURED
PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;
THENCE NORTH 88°36'04" WEST ALONG SAID NORTH LINE OF SAID
GOVERNMENT LOT 1 AND THE NORTH LINE OF THE SOUTH 100.00 FEET OF
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17,
TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., FOR A DISTANCE OF 301.4
FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY MARGIN OF
GIBRALTER ROAD, BEING A POINT ON A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALONG SAID
EASTERLY RIGHT-OF-WAY MARGIN, HAVING AN INITIAL TANGENT
BEARING OF SOUTH 2°20'21" WEST A RADIUS OF 1402.40 FEET
THROUGH A CENTRAL ANGLE OF 0°36'46", AN ARC DISTANCE OF 15.00
FEET, MORE OR LESS, TO A POINT BEARING NORTH 88°36'04" WEST
FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°36'04" EAST FOR A DISTANCE OF 281.34 FEET TO
THE TRUE POINT OF BEGINNING.

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

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



SHEET 2 OF 4

DATE: 3/13/18

| | | | |
|---|---------|-----------------------------|-----------------|
| SURVEY IN A PORTION OF GOV'T LOTS 1 AND 2 AND THE NW 1/4 OF SECTION 17, T. 34 N., R. 2 E., W.M., SKAGIT COUNTY, WASHINGTON FOR: RICHARDSON AND ALCHEMY GROUP, LLC | | | |
| FBI, 411 | Feb. 18 | LISSENER & ASSOCIATES, PLLC | |
| SURVEYING & LAND USE CONSULTATION | | 360-419-7442 | DNM: 17-107 BLA |
| MERIDIAN: ASSUMED | | | |

SURVEY DESCRIPTION (RICHARDSON AFTER BLA)

DAVID J. RICHARDSON AND DIANA L. RICHARDSON, HUSBAND AND WIFE, PARCEL.
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-203719)
THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 66°37'48" WEST, A DISTANCE OF 248.61 FEET;
THENCE NORTH 70°04'00" WEST, A DISTANCE OF 64.47 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 2;
THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 TO THE NORTH LINE OF SAID GOVERNMENT LOT 2;
THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE COUNTY ROAD;
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1";
THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCELS "A" AND "B"

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 87°34'30" WEST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 137.87 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 311.39 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200302040068;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 106.85 FEET, MORE OR LESS, TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF JURIA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME 9 OF PLATS, PAGES 9 AND 9 1/2, RECORDS OF SKAGIT COUNTY AUDITOR, AT A POINT BEARING NORTH 4°33'30" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN, OR MARGIN EXTENDED, OF JURIA WAY, FOR A DISTANCE OF 315.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF "ENTNER'S TRACTS SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE NORTH 4°33'30" WEST ALONG THE WESTERLY RIGHT-OF-WAY MARGIN OF JURIA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME 9 OF PLATS, PAGES 9 AND 9 1/2, FOR A DISTANCE OF 152.18 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF LOT 1 SAID "PLAT OF GIBRALTER ANNEX" AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 4°33'30" WEST FOR A DISTANCE OF 7.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 2, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200302040068;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO SHORELINE OF SIMLK BAY;
THENCE SOUTH 3°16'37" EAST ALONG SAID SHORELINE TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT "PLAT OF GIBRALTER ANNEX" AT A POINT BEARING SOUTH 88°04'50" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°04'50" WEST ALONG SAID NORTH LINE OF LOT 1, "PLAT OF GIBRALTER ANNEX", OR NORTH LINE EXTENDED FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT WILL ALSO CONTAIN ANY TIDELANDS OF THE SECOND CLASS THAT ARE WITHIN THE EASTERLY PROJECTION OF THE NORTHERLY AND SOUTHERLY LINES DESCRIBED ABOVE.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, DESCRIBED AS FOLLOWS:

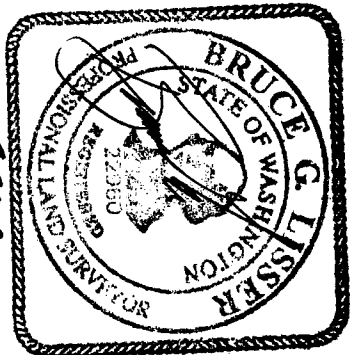
COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200302040068;
THENCE SOUTH 88°36'04" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 357.04 FEET;
THENCE SOUTH 1°04'54" WEST FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AT A POINT BEARING SOUTH 88°36'04" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'04" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 357.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A 15.00 FOOT WIDE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS PORTIONS OF GOVERNMENT LOT 1 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'04" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET;
THENCE NORTH 1°04'54" EAST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 85.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1 AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°36'04" EAST FOR A DISTANCE OF 20.00 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 15.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 100.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID GOVERNMENT LOT 1;
THENCE NORTH 88°36'04" WEST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE NORTH LINE OF THE SOUTH 100.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, FOR A DISTANCE OF 301.14 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY MARGIN OF GIBRALTER ROAD, BEING A POINT ON A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN, HAVING AN INITIAL TANGENT BEARING OF SOUTH 2°20'21" WEST, A RADIUS OF 1402.40 FEET, THROUGH A CENTRAL ANGLE OF 0°36'46", AN ARC DISTANCE OF 15.00 FEET, MORE OR LESS, TO A POINT BEARING NORTH 88°36'04" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°36'04" EAST FOR A DISTANCE OF 281.34 FEET TO THE TRUE POINT OF BEGINNING.

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

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



SHEET 3 OF 4

DATE: 3/3/18

SURVEY IN A PORTION OF GOV'T LOTS

1 AND 2 AND THE NW 1/4 OF SECTION 17, T. 34 N., R. 2 E., 1/4, SKAGIT COUNTY, WASHINGTON

FOR: RICHARDSON AND ALCHEMY GROUP, LLC

| | | | |
|-------------------|--------|-----------------------------------|--------------|
| FB: 411 | PG: 18 | LISSENER & ASSOCIATES, PLLC | |
| MERIDIAN: ASSUMED | | SURVEYING & LAND-USE CONSULTATION | |
| | | MOUNT VERNON, WA 98275 | 360-419-7442 |
| | | DWG: 17-107 BLA | |

201803280007
Skagit County Auditor
3/28/2018 Page 3 of 4 \$174.00
\$442MM

CORNER REFERENCE INFORMATION

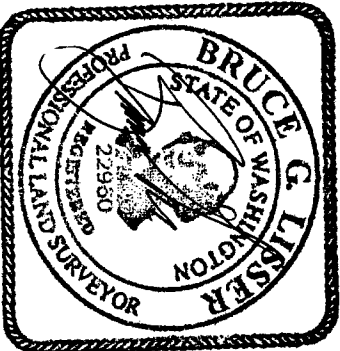
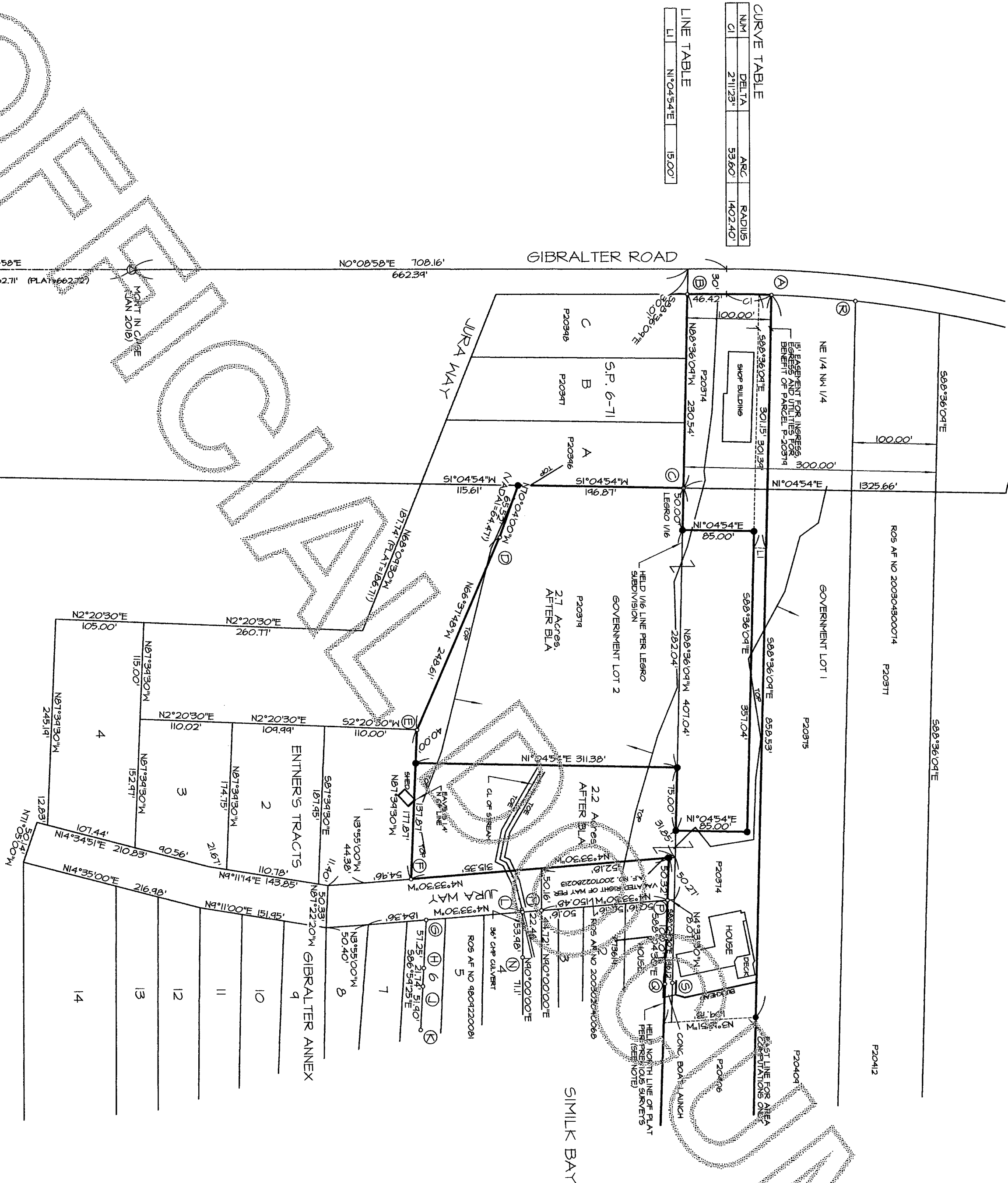
- Ⓐ FOUND REBAR 0.5 FEET NORTH AND 0.5 FEET WEST OF CALCULATED
- Ⓑ FOUND 1/2" IRON PIPE AT CALCULATED LOCATION
- Ⓒ FOUND 1" IRON PIPE ON SIDE, RESET TO CALCULATED LOCATION
- Ⓓ FOUND 1/2" REBAR AND CAP INSCRIBED JLV & ASSOC. 0.5 FEET NORTH AND 0.3 FEET EAST OF CALCULATED
- Ⓔ FOUND 1" IRON PIPE 0.1 FEET NORTH AND 0.3 FEET EAST OF CALCULATED
- Ⓕ FOUND 1/2" REBAR AND CAP INSCRIBED JLV & ASSOC. 0.4 FEET NORTH AND 0.4 FEET EAST OF CALCULATED
- Ⓖ FOUND 3/4" IRON PIPE 0.3 FEET SOUTH OF CALCULATED
- Ⓗ FOUND 3/4" IRON PIPE
- Ⓘ FOUND 1/2" REBAR AND CAP INSCRIBED LISSER
- Ⓚ FOUND 1/2" REBAR AND CAP INSCRIBED LISSER 0.5 FEET SOUTH OF CALCULATED
- Ⓛ FOUND 1/2" REBAR AND CAP INSCRIBED LISSER
- Ⓜ IRON PIPE PER ROS AF NO. 200302040066
- Ⓝ FOUND 1/2" REBAR AND CAP INSCRIBED LISSER
- Ⓟ FOUND 5/8" REBAR AND CAP INSCRIBED LEGRO
- Ⓡ FOUND 1" DISC WITH PUNCH 0.1 FEET SOUTH OF CALCULATED PROPERTY LINE
- Ⓢ FOUND REBAR 0.3' N AND 1.3' W OF CALC
- Ⓣ FOUND RR SPIKE 0.5' S OF LINE

CURVE TABLE

| NAM | DELTA | ARC | RADIUS |
|-----|---------|--------|----------|
| CI | 211.23° | 53.60' | 1402.40' |

LINE TABLE

| LI | N1°04'54"E | 15.00' |
|----|------------|--------|
|----|------------|--------|



SHEET 4 OF 4 DATE: 3/27/18

SURVEY IN A PORTION OF GOV'T LOTS 1 AND 2 AND THE NW 1/4 OF SECTION 17, T. 34 N., R. 2 E., W.M. SKEGIT COUNTY WASHINGTON FOR: RICHARDSON AND ALCHEMY GROUP, LLC

| | | | |
|-------------------|--------|--|------------------|
| FB: 411 | PG: 18 | LISSE & ASSOCIATES, PLLC | SCALE: 1" = 100' |
| MERIDIAN: ASSUMED | | SURVEYING & LAND-USE CONSULTATION 360-418-1442 | DWG: 17-107 BLA |