

201805110098

05/11/2018 02:48 PM Page: 3 of 4 Fee: \$174.00
Skagit County Auditor

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 11 DAY OF MAY 2018 AT 4:08
MINUTES PAST 10 O'CLOCK AM IN VOLUME 17 OF
SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE
NO. 201805110098
RECORDS OF SKAGIT COUNTY, WASHINGTON.

James Lawrence
Skagit County Auditor
Debra J. Janda
Deputy

RE-RECORDING NOTE

THIS SURVEY IS A REVISION OF THAT CERTAIN SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201803280007. THIS SURVEY MODIFIES THE BOUNDARY LINE ADJUSTMENTS THAT WERE PREVIOUSLY RECORDED UNDER THAT FILE. THE OWNERS CHANGED THEIR MIND WITH RESPECT TO THE BOUNDARY AFTER THE FIRST RECORDING, THIS REQUIRING THIS MODIFICATION.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INCREASING 22.00'.
- 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 20180300074.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF GIBRALTER ANNEX RECORDED IN VOLUME 7 OF PLATS, PAGES 4 AND 4 1/2, PLAT OF ENTER'S TRACTS RECORDED IN VOLUME 8 OF PLATS, PAGES 13 AND 14, UNRECORDED SHORT PLAT NO. 6-711 COPY AVAILABLE IN THE RECORDS OF SKAGIT COUNTY PUBLIC WORKS, 440480003, 470244002, 98092200281, 200302040068, 200302210194, 2003040300074 AND 201803280007. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR AND ALSO FROM UNRECORDED WORKSHEETS FOR THE SUBDIVISION OF SECTION 11, T. 34 N.R. 2 E.MN. FROM THE RECORDS OF LISSEER & ASSOCIATES.
- INSTRUMENTATION: LEICA 1103 TCA 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 14°35'20"EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID J. RICHARDSON AND DIANA L. RICHARDSON HUSBAND AND WIFE, AND ALCHERY 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 REPORT 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 332-190. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP OF EASEMENTS OR RIGHTS OF OCCUPATION. THE OWNERSHIP 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.

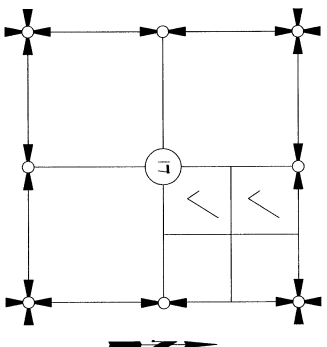
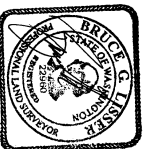
SURVEYORS NOTE

THIS SURVEY HONORED THE SECTION SUBDIVISION SHOWN ON THAT CERTAIN RECORD OF SURVEY MAPS BASED ON THE SURVEYORS FILE NO. 201803280007. THIS SURVEY MODIFIES THE BOUNDARY LINE ADJUSTMENTS THAT WERE PREVIOUSLY RECORDED UNDER THAT FILE. THE OWNERS CHANGED THEIR MIND WITH RESPECT TO THE BOUNDARY AFTER THE FIRST RECORDING, THIS REQUIRING THIS MODIFICATION.

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 ALCHERY GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN MARCH 2018.

BRUCE B. LISSEER, P.L.S., CERTIFICATE NO. 22460
LISSEER & ASSOCIATES, PLLC
2000 1ST AVENUE, SUITE 100
SEASIDE, WASHINGTON 98273
PHONE (360) 414-7442
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E-MAIL BRUCE@LISSEER.COM



SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.M.

VICINITY MAP

SHEET 1 OF 4		DATE 5/20/18	
SURVEY IN A PORTION OF GOVT LOTS 1 AND 2 AND THE NW 1/4 OF SECTION 17, T. 34 N., R. 2 E., N.M.			
FOR: RICHARDSON AND ALCHERY GROUP, LLC			
BY: LISSEER & ASSOCIATES, PLLC	DATE: 5/20/18		
BY: MERIDIAN: ASSUMED	NO. 201805110098	DATE: 5/20/18	FILE NO. 201805110098

SURVEY DESCRIPTION (ALCHEMY GROUP LLC AFTER BLA)

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

THAT PORTION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 14TH, DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF GOVERNMENT LOT 1 AND THE SOUTH 100 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LIVING EASTERLY OF REBER COUNTY ROAD 45 CONVERTED TO THE COUNTY BY DEED RECORDED JANUARY 12, 1984, UNDER AUDITOR'S FILE NO. 20404;
EXCEPT THAT PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 14TH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200302040066;
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 10°45'41" 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 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 10°45'41" WEST FOR A DISTANCE OF 85.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AT A POINT BEARING SOUTHWEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'04" WEST ALONG SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 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, 14TH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF TENNERS TRACTS SUBDIVISION NO. 17, AS 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 10°45'41" EAST FOR A DISTANCE OF 31.38 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. 200302040066;
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 JIRA WAY AS SHOWN ON THE PLAT OF GIBBALTER ANNEX RECORDED IN VOLUME 8 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY;
THENCE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN OR MARGIN EXTENDED, OF JIRA WAY, FOR A DISTANCE OF 515.35 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, 14TH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF TENNERS TRACTS SUBDIVISION NO. 17, AS 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 JIRA WAY AS SHOWN ON THE PLAT OF GIBBALTER ANNEX, RECORDED IN VOLUME 7 OF PLATS, PAGES 4 AND 1/2 FOR A DISTANCE OF 152.18 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF JIRA WAY AS SHOWN ON THE PLAT OF GIBBALTER 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. 200302040066;
THENCE SOUTH 88°36'04" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 31°45'51" EAST ALONG SAID SOUTHWEST LINE OF SHILK BAY, INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, PLAT OF GIBBALTER 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, 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.
ALSO TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS ENBRACED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

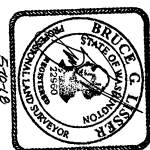
BEGINNING AT THE NEUNDER CORNER TO SECTIONS 8 AND 17 IN TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAVETTE MERIDIAN;
THENCE NORTH 15° EAST 4.647 CHAINS;
THENCE NORTH 63°45' EAST 2.214 CHAINS;
THENCE SOUTH 2°43' WEST 22.214 CHAINS;
THENCE SOUTH 1°50' EAST 17.442 CHAINS;
THENCE SOUTH 1°50' WEST 18.00 CHAINS;
THENCE SOUTH 17°41' WEST 32.75 CHAINS;
THENCE NORTH 34°30' WEST 18.00 CHAINS;
THENCE NORTH 50°30' EAST 18 CHAINS;
THENCE NORTH 32°30' EAST 4.00 CHAINS;
THENCE NORTH 32°30' EAST 4.00 CHAINS;
THENCE NORTH 4°30' EAST 5.00 CHAINS;
THENCE NORTH 4°30' EAST 5.00 CHAINS;
THENCE NORTH 15° WEST 13.00 CHAINS;
THENCE NORTH 6° WEST 13.00 CHAINS TO THE POINT OF BEGINNING, AND LIVING BETWEEN THE NORTHERLY AND SOUTHERLY LINES OF SAID SOUTH 100 FEET OF LOT 1, EXTENDED EAST.

201805110098

SUBJECT TO A 15.00 FOOT WIDE MUTUALLY BENEFICIAL EASEMENT FOR THE CROSSING OF THE LINES OVER UNDER AND ACROSS PORTIONS OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 14TH, 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 MORE OR LESS, TO THE NORTH LINE OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 85.00 FEET MORE OR LESS, TO THE NORTH LINE OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1;
THENCE NORTH 10°45'41" 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 LINE OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'04" EAST FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 88°36'04" EAST FOR A DISTANCE OF 196.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 31°45'51" EAST ALONG SAID SOUTHWEST LINE OF SHILK BAY, INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, PLAT OF GIBBALTER 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, DISTANCE OF 196.1 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, EASEMENTS, COVENANTS, LIENS, LEASES, COURT DECREES AND OTHER INSTRUMENTS OF RECORD
ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHEET 2 OF 4

DATE: 5/3/18

**SURVEY IN A PORTION OF GOVT LOTS
SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, 14TH,
SKAGIT COUNTY, WASHINGTON,
FOR: RICHARDSON AND ALCHEMY GROUP, LLC**

FB-411 Pg. 18 LUGGER & ASSOCIATES, PLLC
10000 1ST AVENUE, SUITE 200, SEASIDE, WA 98138
MERIDIAN ASSIGNED: MOUNT VERNON, WA 98275 360-448-7442 DWS, 17-LOT BLA

DAVID J. RICHARDSON AND DIANA L. RICHARDSON, HUSBAND AND WIFE
PARCEL

THAT PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 34 NORTH RANGE 2 EAST, 11TH, DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHEAST CORNER OF LOT 1 OF ENTNER'S TRACTS
SUBDIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS,
PAGES 13 AND 14, RECORDS OF SAGINAW COUNTY,
THENCE NORTH 80°40' WEST A DISTANCE OF 64.61 FEET,
THENCE NORTH 80°40' WEST A DISTANCE OF 64.61 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
EAST 1/2 OF SAID GOVERNMENT LOT 2,
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, 11TH, DESCRIBED AS FOLLOWS:

BEGINNING OF THE NORTHEAST CORNER OF LOT OF "ENTERS TRAIL"
SUBDIVISION NO. 1," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 73 AND 14, RECORDS OF SKEAGIT COUNTY.
THENCE NORTH 61°19'30" WEST, ALONG THE NORTH LINE OF SAID LOT 1
FOR A DISTANCE OF 191.51 FEET;
THENCE NORTH 1°04'54" EAST FOR A DISTANCE OF 311.36 FEET, MORE
OR LESS TO THE NORTH LINE OF SAID 60% INTEREST LOT 2 AS SHOWN
ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER
AIDERS FILE NO. 20090304-006;
THENCE SOUTH 88°43'30.09" EAST, ALONG SAID NORTH LINE FOR A

DISTANCE 106.65 FEET, MORE OR LESS TO THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF JURA WAY AS SHOWN ON THE "PLAT OF GIBBALTEE ANEY" RECORDED IN VOLUME 4 OF PLATS, PAGES 4 AND 4.12, RECORDS OF SECAHIE COUNTY AUDITOR. AT A POINT BEARING NORTH 4°33'30" WEST FROM THE POINT OF BEGINNING, THERE SOUTH 4°33'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN, OR MARGIN EXTENDED OF JURA WAY FOR A DISTANCE OF 35.33 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 "WINNERS 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 JURA WAY AS SHOWN ON THE "PLAT OF GIBRALTER ANNEX" RECORDED IN VOLUME 7 OF PLATS, PAGES 9 AND 4 1/2 FOR A DISTANCE OF 152.19 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF LOT 1 SAID "PLAT OF GIBRALTER ANNEX" AND BEING THE POINT OF BEGINNING,

THESE COALINE NORTH 493300 WEST FOR A DISTANCE OF 1.60 FEET
MORE OR LESS TO THE NORTH LINE OF SAID GOVERNMENT LOT 2, AS
SHOWN ON PLAT OF GERALD P. LAMBERT, SINKER MAP RECORDED UNDER
AUDITOR'S FILE NO. 70-038040968.
THENCE SOUTH 89°36'04" EAST ALONG SAID NORTH LINE FOR A
DISTANCE OF 1961 FEET, MORE OR LESS TO SHOULDER OF A SMALL BAY;
THENCE SOUTH 3°51'57" EAST ALONG SAID SHOULDER LINE TO AN
INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF
SAID GOVERNMENT LOT 2; THENCE NORTHERLY ALONG SAID INTERSECTION
LINE TO THE CENTER POINT OF BEGINNING BEARING SOUTH
89°02'01" EAST FOR A DISTANCE OF 1.60 FEET, MORE OR LESS,
TO THE POINT OF BEGINNING OF THE LINE OF SAID GOVERNMENT
LOT 1, PLAT OF GERALD P. LAMBERT, SINKER MAP RECORDED UNDER
AUDITOR'S FILE NO. 70-038040968.
THENCE NORTH 89°04'50" WEST ALONG SAID NORTH LINE OF LOT 1,
PLAT OF GERALD P. LAMBERT, SINKER MAP RECORDED UNDER
AUDITOR'S FILE NO. 70-038040968, 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, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, WE RECORDED UNDER SKEAST COUNTY AUDITOR'S FILE NO. 2003032040068, THEREIN SAID 88.3609' EAST ALONG THE SOUTHLINE 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 351.04 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 88°36'04" WEST 1/4 SECTION 11, T12N, R10E, S10E, OF THE 1836-094 EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 351.04 FEET, THENCE SOUTH 1°04'41" WEST FOR A DISTANCE OF 183.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 1, A POINT BEARING SOUTH 88°36'04" WEST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 88°36'04" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 351.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH A 1500 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 11M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 12; THENCE SOUTH 88°36'04" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 19°04'41" 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 SOUTH 10°24'51" 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
TO THE EAST LINE OF SAID GOVERNMENT LOT 1;
THENCE NORTH 94°00'00" EAST ALONG SAID EAST LINE OF SAID
TOWNSHIP 54 NORTH, RANGE 2 EAST, T4N, FOR A DISTANCE OF 30.14
FEET; MORE OR LESS, TO THE EASTLY RIGHT-OF-WAY VARIATION OF
GIBRALTEER ROAD, BEING A POINT ON A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT ALONG SAID
EASTLY RIGHT-OF-WAY VARIATION, HAVING AN INITIAL TANGENT
BEING 100.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE A CENTRAL ANGLE OF 136°45'15.80" EAST, A 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 10°24'51" EAST FOR A DISTANCE OF 20.134 FEET TO
THE TRUE POINT OF BEGINNING.

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

ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

DATE: 3/13/18

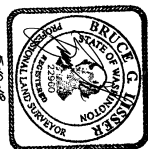
SURVEY IN A PORTION OF GOV'T LOTS 1 AND 2 AND THE NW 1/4 OF

SECTION 17, T. 34 N., R. 2 E., N.M.

FOR: RICHARDSON AND ALCHEMY GROUP, LLC

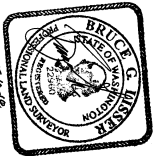
FB: 411 Pg: 18

LISSEK & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION



5-10-18

LINE TABLE		
LI	N1°04'54"E	15.00'



- Ⓐ FOUND REBAR 0.5 FEET NORTH AND 0.8 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 LUG # A500C, 0.3 FEET NORTH AND 0.3 FEET EAST OF CALCULATED
- Ⓔ FOUND 1" IRON PIPE 0.5 FEET NORTH OF CALCULATED
- Ⓕ FOUND 1/2" REBAR AND CAP INSCRIBED LUG # A500C, 0.4 FEET NORTH AND 0.4 FEET EAST OF CALCULATED
- Ⓖ FOUND 1" IRON PIPE 0.1 FEET NORTH AND 0.3 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 LUGGER
- Ⓛ FOUND 1/2" REBAR AND CAP INSCRIBED LUGGER 0.5 FEET SOUTH OF CALCULATED
- Ⓜ FOUND 1/2" REBAR AND CAP INSCRIBED LUGGER
- Ⓝ FOUND 1/2" REBAR AND CAP INSCRIBED LUGGER
- Ⓟ IRON PIPE PER ROS AF NO. 200302040066
- Ⓡ FOUND 1/2" REBAR AND CAP INSCRIBED LUGGER
- Ⓢ FOUND 5/8" REBAR AND CAP INSCRIBED LUGGER
- Ⓣ FOUND 1" DIA. WITH PATCH 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

FB: 411	PG: 18	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-1442	SCALE: 1" = 100'
MERIDIAN: ASSUMED			DWG: IT-107 BLA