

QUIET TITLE DESCRIPTION

GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT COUNTY ROAD RIGHT OF WAY AND ALSO EXCEPT THE FOLLOWING FIVE DESCRIBED TRACTS:

1. THAT PORTION LING WITHIN THE BOUNDARIES OF THE PLATS OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, SKAGIT COUNTY, WASHINGTON, PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE PUBLIC HIGHWAY WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF LOT 33 OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE ALONG THE SOUTHWESTERLY LINE OF THE SAME INTERSECTION TO THE SOUTHEASTLY CORNER OF THAT CERTAIN TRACT, A DISTANCE OF 30 FEET; THENCE NORTHWESTERLY ALONG THE LINE OF SAID PUBLIC HIGHWAY A DISTANCE OF 120 FEET; THENCE IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.
3. THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE NORTH 89° 14' WEST, A DISTANCE OF 4.60 FEET TO THE MOST WESTERLY CORNER OF MCCORMICK PLACE, AS SHOWN ON SAID PLAT, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 48° 36' 21" WEST A DISTANCE OF 101.42 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO ARNOLD L. BOYLE UNDER AUDITOR'S FILE NO. 553733, THENCE NORTH 39° 34' WEST ALONG THE NORTHEASTERLY LINE OF SAID ARNOLD BOYLE TRACT, A DISTANCE OF 145.22 FEET TO THE MOST NORTHEASTLY CORNER OF THAT CERTAIN TRACT, THENCE SOUTH 45° 22' WEST A DISTANCE OF 114.43 FEET, THENCE SOUTH 24° 22' 58" WEST A DISTANCE OF 159.82 FEET TO THE NORTHERLY BOUNDARY OF SAID MCCORMICK PLACE, BEING A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 24° 22' 58" WEST A DISTANCE OF 70.00 FEET; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 91° 41' 40" AND DISTANCE OF 69.97 FEET, THENCE SOUTH 31° 46' WEST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.
4. LOT 4 AS delineated on SHORT PLAT NO. 19-88, APPROVED JUNE 7, 1985, RECORDED IN VOLUME 9 OF PLATS, SKAGIT COUNTY, WASHINGTON, PAGES 28 AND 29, UNDER AUDITOR'S FILE NO. 553733, BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE NORTH 89° 14' WEST, A DISTANCE OF 4.60 FEET TO THE MOST WESTERLY CORNER OF MCCORMICK PLACE, AS SHOWN ON SAID PLAT, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 48° 36' 21" WEST A DISTANCE OF 101.42 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO ARNOLD L. BOYLE UNDER AUDITOR'S FILE NO. 553733, THENCE NORTH 39° 34' WEST ALONG THE NORTHEASTERLY LINE OF SAID ARNOLD BOYLE TRACT, A DISTANCE OF 145.22 FEET TO THE MOST NORTHEASTLY CORNER OF THAT CERTAIN TRACT, THENCE SOUTH 45° 22' WEST A DISTANCE OF 114.43 FEET, THENCE SOUTH 24° 22' 58" WEST A DISTANCE OF 159.82 FEET TO THE NORTHERLY BOUNDARY OF SAID MCCORMICK PLACE, BEING A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 24° 22' 58" WEST A DISTANCE OF 70.00 FEET; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 91° 41' 40" AND DISTANCE OF 69.97 FEET, THENCE SOUTH 31° 46' WEST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.
5. BEGINNING ON EASTERLY LINE OF ROADWAY ADJUTING ON EASTERLY LINE OF TRACT C TO A POINT WITH SOUTHWESTERLY LINE OF LOT 13 OF RANCHO SAN JUAN AS PROJECTED AND SAID PROJECTION WOULD INTERSECT SAID EASTERLY LINE SAID HIGHWAY FROM POINT OF BEGINNING, THENCE IN STRAIGHT LINE ON SAID PROJECTED LINE 20 FEET, THENCE TO LEFT CORNER OF SAID TRACT C, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT C, THENCE ALONG EAST LINE TO POINT OF BEGINNING. ALSO KNOWN AS SKAGIT COUNTY ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER 350135-0-004-0003 AND PARCEL NUMBER P23545.

SITUATED IN SKAGIT COUNTY, WASHINGTON

BEFORE DESCRIPTION FOR SULLIVAN

LOT 1 AND THE NORTHWESTERLY 3 FEET OF LOT 2 (SAID NORTHWESTERLY 3 FEET OF LOT 2 LING PARALLEL TO THE SOUTHEASTLY LINE OF SAID LOT 1), "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON

BEFORE DESCRIPTION FOR SULLIVAN

THAT PORTION OF LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE PUBLIC HIGHWAY WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF LOT 33 OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE ALONG THE SOUTHWESTERLY LINE OF THE SAME INTERSECTION TO THE SOUTHEASTLY CORNER OF THAT CERTAIN TRACT, A DISTANCE OF 30 FEET; THENCE NORTHWESTERLY ALONG THE LINE OF SAID PUBLIC HIGHWAY A DISTANCE OF 120 FEET; THENCE IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF JUSTIN M. FALK AND BRITTANY K. FALK IN DECEMBER 2019.

JOHN B. SEMAU, P.L.S., CERTIFICATE NO. 28626
2105 REVENUE DIV. 500722
PHONE 360-424-9586

DATE 5-13-2020



OWNER'S DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS CERTIFY THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS AND SEALS THIS 22 DAY OF JUNE, 2020.

JUSTIN M. FALK
BRITTANY K. FALK
MICHAEL SULLIVAN

Justin M. Falk
Brittany K. Falk
Tina Sullivan

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME JUSTIN M. FALK, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND WHO TRUSTED SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 22 DAY OF JUNE, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 10-21-2022
MY COMMISSION EXPIRES: 10-31-2022

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME BRITTANY K. FALK, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND WHO TRUSTED SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 22 DAY OF JUNE, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 10-21-2022
MY COMMISSION EXPIRES: 10-31-2022

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 10-21-2022
MY COMMISSION EXPIRES: 10-31-2022

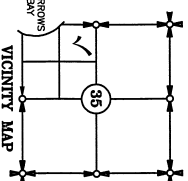


BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

22 2020

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF JUNE, 2020 AT 9:55 P.M. UNDER AUDITOR'S FILE # 202008120133 AT THE REQUEST OF SEMAU ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR
DEPUTY AUDITOR

Justin M. Falk
Brittany K. Falk
Tina Sullivan

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME MICHAEL SULLIVAN, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND WHO TRUSTED SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 19 DAY OF JUNE, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 10-21-2022
MY COMMISSION EXPIRES: 10-31-2022

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME TINA SULLIVAN, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND WHO TRUSTED SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 19 DAY OF JUNE, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 10-21-2022
MY COMMISSION EXPIRES: 10-31-2022

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 10-21-2022
MY COMMISSION EXPIRES: 10-31-2022



NOTES

1. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMAU 28626
2. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
3. INDICATES MAG NAIL SET
4. INDICATES HUB AND LATI SET
5. PERCEPTIONS SHOWN ARE FROM SETTLEMENT AGREEMENT BETWEEN FALK AND SULLIVAN.
6. BASE OF BEARING, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10 VOLUME 9 OF PLATS, PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. ALL DISTANCES ARE SHOWN IN FEET.
8. INSTRUMENTATION: LEICA TOL 1105 THEODOLITE DISTANCE METER.
9. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
10. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS 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.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY IS NOT TO BE CONSIDERED A SURVEY OF RECORD. IT IS NOT TO BE APPLICABLE TO THE SUBJECT REAL ESTATE. EASEMENTS, ZONING OR OTHER CURRENT TITLE SEARCH MAY DISCLOSE.

SHEET 1 OF 3

SURVEY OF LOT 1 & A PORTION OF LOT 2
PLAT OF RANCHO SAN JUAN DEL MAR DIV. 10
SECTION 35, T. 35 N., R. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JUSTIN AND BRITTANY FALK
SEMUAU ENGINEERING & SURVEYING
SURVEYING - ENGINEERING - PLANNING
2105 REVENUE DIV. 500722 360-424-9586 108 NO. 4872

LOT 1 AND THE NORTHWESTERLY 3 FEET OF LOT 2 (Said Northwesteily 3 Feet of Lot 2 Lying Parallel to the Southeast Line of Said Lot 1), "Plat of Rancho San Juan De Mar Subdivision No. 10," according to the Plat thereof, recorded in Volume 9 of Plats, Pages 28 and 29, Records of Skagit County, Washington.

THAT PORTION GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, AS DESCRIBED AS FOLLOWS: WESTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, OF THE PUBLIC RECORDS OF SAGUO COUNTY, WASHINGTON. THENCE NORTH 58° 14' WEST, A DISTANCE OF 4.60 FEET TO THE MOST WESTERLY CORNER OF MCCORMICK PLACE AS SHOWN ON SUD PLAT 1 AND THE TRUE LINE OF BEGINNING; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID MCCORMICK PLACE A DISTANCE OF 50.00 FEET; THENCE NORTH 49° 36' 21" WEST, A DISTANCE OF 101.42 FEET TO A WESTERLY CORNER OF THAT CERTAIN RANCH 48' 26" WEST, A DISTANCE OF 101.42 FEET TO UNDER SAID SURV. FILE NO. 553733; THENCE SOUTH 25° 18' 16" WEST, A DISTANCE OF 59.82 FEET TO A POINT ON A RADIUS OF 100 FEET, TANGENT TO THE SOUTH HAVING AN INITIAL RADIUS BEARING OF SOUTH N135°48'41" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 92.00 FEET; THROUGH A CENTRAL ANGLE OF 51°37'17". AN ARC LENGTH OF 82.88 FEET; THENCE SOUTH 52°06'27" WEST, A DISTANCE OF 4.64 FEET TO A POINT OF CURVATURE; THENCE SOUTH 52°06'27" WEST, A DISTANCE OF 16.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CENTRAL ANGLE OF 54°28'15", AN ARC LENGTH OF 43.97 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 31°17'20". AN ARC LENGTH OF 101.03 FEET TO A POINT OF CURVATURE; THENCE SOUTH 33°39'08" EAST, A DISTANCE OF 50.59 FEET TO THE SOUTHWESTERLY EXTENSION OF SAID NORTHWESTERLY 3 FEET OF LOT 2; THENCE NORTH 40°37'00" EAST, A DISTANCE OF 5.49 FEET ALONG SAID EXTENSION TO SAID SOUTHWESTERLY CORNER OF THE NORTHWESTERLY 3 FEET OF LOT 2; PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, OF THE PUBLIC RECORDS OF SAGUO COUNTY, WASHINGTON. THENCE NORTH 23°58'30" WEST, A DISTANCE OF 98.23 FEET ALONG THE WESTERLY BOUNDARY OF LOT 2 AND LOT 1; PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10, TO A POINT OF CURVATURE; THENCE TO THE RIGHT AND THE NORTHERLY BOUNDARY OF SAID RANCHO SAN JUAN DEL MAR BEARING OF 67°19' EET, THROUGH A CENTRAL ANGLE OF 105°44'50". AN ARC LENGTH OF 170.91 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 58° 14' 00" EAST ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 63.45 FEET TO THE TRUE POINT OF BEGINNING.

OVER A PORTION OF THE "AFTER DESCRIPTION FOR SULLIVAN" THE SULLIVANS GRANT TO THE SULLIVANS THE RIGHT TO REMOVE AND CUT DOWN ALL THE SULLIVANS' TREES AND TO THEIR SUCCESSORS A TEMPORARY EASEMENT TO ALLOW TREE TOPPERS ACCESS AS NEEDED FOR THE TOPPING OF THE TREES ON THE LOWER PART OF THE FAUK PROPERTY AND FOR ACCESS THROUGH THE GRAVEL ROAD ON THE SULLIVAN PROPERTY COMPRAHED THAT THE WORK WOULD BE PERFORMED BY A LICENSED, BONDED AND INSURED COMPANY. THE FAUKS AND THEIR TREE TOPPERS WOULD BE RESPONSIBLE FOR CLEAN-UP OF LIMBS AND OTHER DEBRIS, AND THE FAUKS WOULD INDEMNIFY THE SULLIVANS FOR ANY DAMAGES OR INJURIES FROM TREE TOPPING IN THE EASEMENT AREA.

A NON-EXCLUSIVE AND TEMPORARY IS FOOT EASEMENT OVER A PORTION OF GOVERNMENT TRACT 10, TOWNSHIP 14N, RANGE 12E, EAS. 1/4, SAID IS FOOT EASEMENT LING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWESTERLY CORNER OF THE NORTHWESTERLY 3 FEET OF LOT 2, PLAT OF RANCHO SAN JOAN DEL MAR NO. 10, 1/4S PER PLAT FILED IN VOLUME 9 OF PLAT 700 WEST A DISTANCE OF 5.49 FEET ALONG THE EXTENSION OF SAID NORTHWESTERLY 3 FEET OF LOT 2 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 33.93° 08' WEST A DISTANCE OF 50.99 FEET TO A POINT OF CURVATURE; THENCE THROUGH A CENTRAL ANGLE OF 317° 20' AND ARC LENGTH OF 101.03 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 46.25 FEET, THROUGH A CENTRAL ANGLE OF 172° 03' 7" AND ARC LENGTH OF 14 FEET MORE OR LESS TO THE POINT OF BEGINNING;

THENCE ALONG THE LINE THAT BISECTS THE GARDEN AREA AND THE TERNARDS OF SAID LINE;

SITUATED IN SKAGOT COUNTY, WASHINGTON

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE PUBLIC HIGHWAY WHERE THE
SOUTH SIDE INTERSECTS THE SOUTHWEST CORNER OF THE PLAT CORNER IN VOLUME 5 OF PLATS, PAGE 27,
RECORDS OF SAGAI COUNTY, WASHINGTON. THENCE ALONG THE SOUTHWESTERLY LINE OF
SAND PUBLIC HIGHWAY 140 FEET; THENCE NORTHEASTERLY ACROSS SAND HIGHWAY PARALLEL
TO THE SOUTHWEST LINE OF SAID LOT 33, 60 FEET TO THE END SOUTHERLY BEGINNING OF
A DISTANCE OF 30 FEET; THENCE NORTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF
SAID LOT 33 A DISTANCE OF 225 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY A
DISTANCE OF 120 FEET; THENCE IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH
RANGE 1 EAST, MAY BE DESCRIBED AS FOLLOWS:

BEGINNING ON EASTERLY LINE OF BROADWAY ABUTTING ON EASTERLY END OF TRACT C TO A
POINT WITH SOUTHWESTERLY LINE LOT 13 OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO.
1, AS PER PLAT INTERSECTED IN VOLUME 5 OF PLATS, PAGE 27, AS PROTECTED AND SAID
PORTION WOULD INTERSECT SAID EASTERLY LINE PLAT, HIGHWAY FROM POINT OF
BEGINNING, THENCE IN A STRAIGHT LINE ON SAID INTERSECTED LINE 20 FEET OR LESS TO
HIGHWAY, THENCE ALONG SAID LINE TO POINT OF BEGINNING, SAID PREMISES BEING THE
SAME PREMISES WERE BE CONVEYED BY DEEDS RECORDED AS AUDITOR'S FILE NOS.
4040110021 AND 9708010028.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 125E, MERIDIAN 10W, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTLY CORNER OF SAID LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29 OF THE PUBLIC RECORDS OF SAKO COUNTY, WASHINGTON; THENCE NORTH 58°14' WEST, A DISTANCE OF 4.60 FEET TO THE MOST EASTERLY CORNER OF MCCORMICK PLACE AS SHOWN ON SAID PLAT; THENCE NORTH 35° 46' EAST ALONG THE NORTHWESTERLY LINE OF SAID MCCORMICK PLACE E 2.70 FEET TO THE DISTANCE OF CORNER OF THE CERTAIN TRACT OF AND BEING TO RANOLD L. BOULE UNDER AUDITOR'S FILE NO. 55373-5, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 25° 18' 16" WEST, A DISTANCE OF 59.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE NORTHWESTLY CONCAVE TO THE SOUTH HAVING AN INITIAL RADIAL BEARING OF SOUTH 133°48'41" WEST, AN ARC LENGTH OF 82.89 FEET; THENCE ALONG THE TANGENT OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 92.00 FEET, AN ARC BEARING OF S 117°17'17" WEST, AN ARC LENGTH OF 82.89 FEET; THENCE SOUTH 37°08'36" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 37°08'36" WEST A DISTANCE OF 4.84 FEET TO A POINT OF CURVATURE; THENCE SOUTH 50°29'27" WEST A DISTANCE OF 4.84 FEET TO THE LEFT HAVING A RADIUS OF 46.35 FEET, THROUGH A CENTRAL ANGLE OF 54°28'15", AN ARC LENGTH OF 43.97 FEET TO 46.35 FEET, THROUGH A CENTRAL ANGLE OF 54°28'15", AN ARC LENGTH OF 43.97 FEET, TO THE POINT OF BEGINNING OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 317°20', AN ARC LENGTH OF 101.03 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 33°39'08" EAST A DISTANCE OF 50.09 FEET TO THE SOUTHWESTERLY EXTENSION OF SAID NORTHWESTERLY 3 FEET OF LOT 2;

THENCE SOUTHWESTERLY, CORNER OF THE NORTHWESTERLY 3 FEET OF LOT 2, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10;

THENCE SOUTH 23°59'30" EAST A DISTANCE OF 144.04 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT 2, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10;

THENCE SOUTH 50°20'30" WEST A DISTANCE OF 26.02 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 2;

THENCE NORTH 33°29'00" WEST A DISTANCE OF 8.23 FEET;

THENCE NORTH 50°28'00" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 39°34'00" WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 50°28'00" WEST A DISTANCE OF 17.86 FEET;

THENCE NORTH 33°29'00" WEST A DISTANCE 10.80 TO A POINT ON THE TANGENT OF A CURVE TO THE LEFT HAVING A RADIUS OF 98.43 FEET, AN ARC BEARING OF S 87°13'12" WEST, AN ARC LENGTH OF 148.19 FEET, THROUGH A CENTRAL ANGLE OF 87°13", AN ARC LENGTH OF 148.19 FEET;

THENCE NORTH 77°24'12" EAST A DISTANCE OF 240.70 FEET TO THE TRUE POINT OF BEGINNING.

[illegible]

A NON-EXCLUSIVE 15 FOOT EASEMENT OVER A PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., SAID 15 FOOT EASEMENT BEING 7.5 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, RECORDS OF SNAKE COUNTY, WASHINGTON; THENCE NORTH 58°14'00" WEST, A DISTANCE OF 4.60 FEET TO THE MOST WESTERLY CORNER OF MCCORKLE PLACE AS SHOWN ON SAID

THENCE NORTH 31°46'00" EAST ALONG THE NORTHWESTERLY LINE OF SAID MCCORKLE PLACE A DISTANCE OF 30.21 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 55°29'24" WEST A DISTANCE OF 69.44 FEET;

THENCE NORTH 69°30'46" WEST A DISTANCE OF 26.64 FEET TO A POINT ON THE LINE BETWEEN FAULK AND SULLIVAN, SAID POINT BEING THE TENNANTS OF SAID CENTERLINE, (SAID CENTERLINE BEING THE CENTERLINE OF THE TRACT OWNED BY SAID TENNANTS);

TENNANTS ALSO BEING SAID TRACK BEING 16 FEET WIDE AND BEING 16 FEET FROM SAID FILE NO. 653273), AND THE SPOTLINES OF SAID 15 FOOT EASEMENT ARE TO BE ENLARGEMENTED AND SHORTENED AS NEEDED TO INTERSECT THE EXISTING LOT LINES OF FAULK.

SITUATED IN SKAGIT COUNTY, WASHINGTON

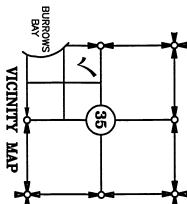


FIG. 290	PG. 13-16	SEPMAL ENGINEERING & SURVEYING SURVEYING, ENGINEERING & PLANNING MOUNT VERNON, WA 98073 PH 206-424-8504	1"=50'
HERBIDEN, PLAT			

SURVEY OF LOT 1 & A PORTION OF LOT 2
 PLAT OF RANCHO SAN JUAN DEL MAR DIV. 10
 SECTION 35, T. 35 N., R. 1 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: JUSTIN AND BRITTANY FALK

JOB NO. 4872

