

CURRENT DEED LEGAL DESCRIPTION OF NCI PARCEL (P5 1987)

A PORTION OF GOVERNMENT LOT 5, SECTION 31, AND THAT PORTION OF GOVERNMENT LOTS 6 AND 7, SECTION 32, ALL IN TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31 AND RUNNING THENCE NORTH 3 DEGREES 05' EAST, A DISTANCE OF 1,275 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 11 AND THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF STATE ROAD, 526.45 FEET, MORE OR LESS, TO THE CENTER OF THE DIOSBUD CREEK BRIDGE AND STRAM AS THE SAME EXISTED ON JUNE 4, 1949; THENCE SOUTH 56 DEGREES 30' EAST, 600 FEET TO THE BANK OF THE SKAGIT RIVER; THENCE SOUTH 30 DEGREES WEST ALONG THE BANK OF THE SKAGIT RIVER TO A POINT BEARING FROM THE POINT OF BEGINNING AS FOLLOWS: SOUTH 33 DEGREES 30' WEST, 25.55 FEET; THENCE SOUTH 56 DEGREES 30' EAST TO BANK OF RIVER; THENCE FROM SAID POINT NORTH 56 DEGREES 30' WEST TO THE EAST LINE OF STATE ROAD NO. 11; THENCE NORTH 33 DEGREES 30' EAST, 25.55 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES RECORDED UNDER AUDITORS' FILE NOS. 452420 AND 848375.

SURVEYORS NOTES:

IN 1987 RADER & LEONARD SURVEY THIS LOT AND ADJOINING LOTS AND FILED A RECORD OF SURVEY UNDER AUDITORS' FILE # 873235. A NOTE ON THE SURVEY STATED: "THIS SURVEY MAP SHOWS THE RELATION OF THE PROPERTY OWNERSHIPS AS PER CORRESPONDING LEGAL DESCRIPTIONS AND AS THE PROPERTIES EXIST BY OCCUPATION AS SOLD TO PRESENT OWNERS; THERE WERE SOME SIGNIFICANT CONFLICTS BETWEEN THE LEGAL DESCRIPTIONS AND LINES OF OCCUPANCY AS CAN BE SEEN ON THE PAGE OF THE SURVEY. THE SURVEY ALSO FOUND DISCREPANCIES WITH SECTION TIES (1, 192.81' NORTH FROM THE S.E. COR OF SECTION 31 TO THE POINT OF TRUE BEGINNING VERSUS 1,127.5' CALLED FOR IN THE LEGAL); THERE SURVEY CHOSE TO HOLD THE CENTER OF THE DIOSBUD CREEK BRIDGE AS THE MOST CERTAIN POINT OF THE LEGAL DESCRIPTION AND ADJUSTED THE LOT LEGAL DESCRIPTION AND THE SECTION TIES FROM THAT POINT.

THE LEGAL DESCRIPTIONS ON THIS MAP DESCRIBING THE BUILDING ZONE AND THE HABITAT CONSERVATION ZONE ARE BASED UPON THAT RECORD OF SURVEY (A.F. #873235) AND NOT THE DEED LEGAL DESCRIPTIONS SO AS NOT TO PERPETUATE THE DISCREPANCIES FOUND IN THE ORIGINAL DEED. THIS IS DONE IN ORDER TO MAKE THE PARCELS RETRACABLE IN THE FUTURE.

THE BASIS OF BEARINGS: THIS SURVEY RELIED ON 2 ADJOINING SURVEYS BY RADER AND LEONARD: 1986 SHORT PLAT 69-77 RECORDED UNDER A.F.#86485 AND 1987 R.O.S. RECORDED UNDER A.F.#873235. TIES WERE MADE TO THE NORTHERNMOST CORNER OF LOT 4 OF THE SHORT PLAT AND TO THE NORTHWEST CORNER OF LEMON'S PARCEL AS PER SAID R.O.S. IN ORDER TO ESTABLISH THE BASIS OF BEARING.

SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN SEPTEMBER 2019 USING A NIKON NP1-522 3 SECOND TOTAL STATION, WITH RESULTING CLOSURES EXCEEDING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-090.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS THAT MAY AFFECT THE PARCELS SHOWN HEREON.

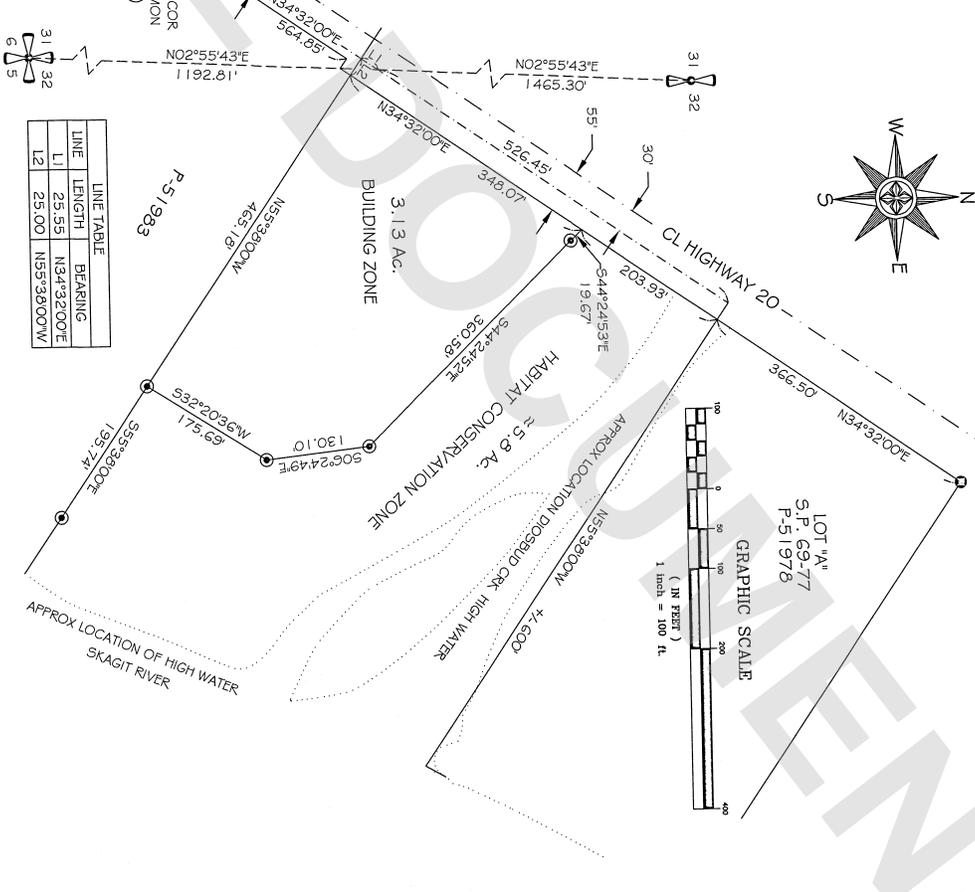
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF A HABITAT CONSERVATION ZONE AND A BUILDING ZONE, AND TO CONSTRUCT LEGAL DESCRIPTIONS FOR EACH ZONE.

LEGAL DESCRIPTION OF HABITAT CONSERVATION ZONE BASED UPON R.O.S. A.F.# 873235)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M.; THENCE N02°55'43"E, 1192.81' TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD 11 (SR20 AS IT EXISTED AT THE TIME OF THE DEED); THENCE S34°32'00"W, 251.55'; THENCE S55°38'00"E, 685.92' TO A 5/8" REBAR/CAP, 1526303; THENCE N32°20'36"E, 175.69' TO A 5/8" REBAR/CAP N55°38'00"W, 195.74' TO A 5/8" REBAR/CAP, 1526303; THENCE N32°20'36"E, 175.69' TO A 5/8" REBAR/CAP N55°38'00"W, 195.74' TO A 5/8" REBAR/CAP, 1526303; THENCE N44°24'52"W, 19.67' TO POINT OF INTERSECTION WITH THE EASTERLY LINE OF STATE HWY SR20 (AS IT EXISTS IN 2020) THENCE N34°32'00"E ALONG SAID EASTERLY LINE, 203.93' TO A POINT; SAID POINT BEING 555.38-00E, 25' FROM THE CENTER OF THE DIOSBUD CREEK BRIDGE AND STRAM AS THE SAME EXISTED ON JUNE 4TH, 1949; THENCE S55°38'00"E, 600 FEET MORE OR LESS TO THE BANK OF THE SKAGIT RIVER; THENCE SOUTHWEST ALONG THE BANK OF THE SKAGIT RIVER TO A POINT BEARING S55°38'00"E FROM THE POINT OF BEGINNING; THENCE N55°38'00"W TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF BUILDING ZONE BASED UPON R.O.S. A.F.# 873235)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M.; THENCE N02°55'43"E, 1192.81' TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD 11 (SR20 AS IT EXISTED AT THE TIME OF THE DEED); THENCE S34°32'00"W, 25.55'; THENCE S55°38'00"E, 25' TO A POINT ON THE EASTERLY LINE OF STATE HWY SR20 (AS IT EXISTS IN 2020) AND THE TRUE POINT OF BEGINNING; THENCE N34°32'00"E ALONG SAID EASTERLY LINE, 348.07'; THENCE S44°24'53"E, 19.67' TO A 5/8" REBAR/CAP, 1526303; THENCE CONTINUING S44°24'52"E, 360.58' TO A 5/8" REBAR/CAP, 1526303; THENCE N32°20'36"W, 175.69' TO A 5/8" REBAR/CAP, 1526303; THENCE S32°20'36"W, 175.69' TO A 5/8" REBAR/CAP, 1526303; THENCE N55°38'00"W, 465.18' TO THE POINT OF BEGINNING.



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS REQUESTED BY THE CLIENT.

FREDERIC P. PETERSEN, CERT. # 26303



AUDITORS CERTIFICATE

I HAVE READ THE RECORD OF SURVEY AND THE ORIGINAL SURVEY MAP AND I HAVE BEEN CONVINCED THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS REQUESTED BY THE CLIENT.

AUDITORS FILE NO. 202010160117

A PORTION OF LOTS 5, 6, & 7 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M.

RECORD OF SURVEY FOR: SKAGIT LAND TRUST, 1020 S. 3RD STREET, MOUNT VERNON, WA., 98273

LEGEND:

- ⊕ DENOTES CONTROLLING OLD CORNER
- ⊙ DENOTES 5/8" REBAR/PLASTIC CAP IS 26303 SET BY THIS SURVEY.
- ⊙ DENOTES FD. REBAR/PLASTIC CAP IS 15042 USED AS BASIS OF BEARINGS; SEE SHORT PLAT 69-77 & R.O.S.

PETERSEN LAND SURVEYING

SCALE 1" = 100'
 DRAWN BY: F.P.
 SURVEY BY: F.P., K.R.
 DATE: 10/14/2020
 SHEET 1 OF 1



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 LA COVING, WA, 98257
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