

SURVEY DESCRIPTION

EXHIBIT 'E' A.F. NO. 202012240068
PARCEL A

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M4, LYING NORTH OF GRIP ROAD (THE JOHN GRIP ROAD), EAST OF THE CENTER NORTH OF THE SAMISH RIVER, SOUTH OF A LINE 350.0 FEET SOUTH OF AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID SECTION 3 AND WEST OF A LINE 151.5 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 3.

EXCEPT ROAD RIGHT-OF-WAY,
ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SKAGIT BY DEED RECORDED UNDER AUDITOR'S FILE NO. 832888.

PARCEL B

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M4, LYING NORTH OF GRIP ROAD (THE JOHN GRIP ROAD), EAST OF THE CENTER NORTH OF THE SAMISH RIVER, SOUTH OF A LINE 350.0 FEET SOUTH OF AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID SECTION 3 SOUTH OF A LINE 350 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID SECTION 3 AND WEST OF A LINE 235 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID SECTION 3.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SKAGIT BY DEED UNDER AUDITOR'S FILE NO. 832888.

PARCEL C

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, LYING SOUTHERLY OF THE COUNTY ROAD RUNNING THROUGH SAID SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M4,
THENCE SOUTH 07°12'28" WEST ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 132.02 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3.

THENCE SOUTH 84°35'43" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 284.46 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF GRIP ROAD, AS SHOWN ON THAT CERTAIN SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20304160010 AND BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY MARGIN SOUTH 62°27'55" EAST FOR A DISTANCE OF 14.01 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 506.01 FEET, THROUGH A CENTRAL ANGLE OF 173°25', AN ARC DISTANCE OF 154.49 FEET, TO A POINT OF TANGENCY.

THENCE SOUTH 80°00'30" EAST FOR A DISTANCE OF 25.40 FEET;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY MARGIN SOUTH 1°33'10" WEST FOR A DISTANCE OF 111 FEET;
THENCE SOUTH 1°33'56" WEST FOR A DISTANCE OF 130.68 FEET;
THENCE SOUTH 6°25'08" WEST FOR A DISTANCE OF 250.00 FEET;
THENCE SOUTH 44°50'42" WEST FOR A DISTANCE OF 189.74 FEET;
THENCE SOUTH 54°50'42" WEST FOR A DISTANCE OF 116.24 FEET;
THENCE SOUTH 48°07'00" WEST FOR A DISTANCE OF 106.40 FEET;
THENCE SOUTH 18°28'33" WEST FOR A DISTANCE OF 143.74 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3 AT A POINT BEARING SOUTH 07°12'28" WEST A DISTANCE OF 641.23 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION.

THENCE NORTH 07°12'28" EAST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 364 FEET, MORE OR LESS, TO THE SOUTHEASTERNLY LINE OF THAT CERTAIN PARCEL CONVEYED TO TRENT N. TREE BY QUIT CLAIM RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20304160010.

THENCE ALONG SAID SOUTHEASTERNLY LINE OF SAID PARCEL EXTENDED FOR A DISTANCE OF 216 FEET, MORE OR LESS, TO THE THREAD OF THE SAMISH RIVER.

THENCE SOUTHEASTERNLY (DOWNSTREAM) ALONG SAID THREAD OF THE SAMISH RIVER FOR A DISTANCE OF 150 FEET, MORE OR LESS TO THE INTERSECTION WITH THE THREAD OF THAT CERTAIN TRIBUTARY STREAM

THENCE NORTHEASTERNLY (UPSTREAM) ALONG SAID THREAD OF SNEDE CREEK TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3 AT A POINT BEARING NORTH 84°35'43" WEST FROM THE POINT OF BEGINNING.

THENCE SOUTH 84°35'43" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 42 FEET, MORE OR LESS, TO THE 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.

NOTES

1. INDICATES SEBAR SET AND CAPPED WITH YELLOW CAP
INGORED LUGER 22X50
O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT 'E' QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202012240068.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 20304160010, IN RECORDS OF SKAGIT COUNTY AUDITOR AND AN UNRECORDED SURVEY BY SKAGIT SURVEYORS DATED JANUARY 18, 2005 PREPARED FOR THE BOUNDARY LINE ADJUSTMENT ALONG THE SOUTHERLY PROPERTY LINE.

4. INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE DISTANCE METER

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSIGNED

7. BASIS OF BEARING: EXISTING FOUND PROPERTY CORNERS ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF GRIP ROAD
BEARING = SOUTH 80°00'30" EAST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND TRUST FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTY, AS SHOWN.

9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT REFLECT OR REFLECT ALL OF THE FOLLOWING: EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, ZONING OR OTHER LAND-USE REGULATIONS.

10. ALL DISTANCES SHOWN HEREON ARE IN FEET.

11. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER IAC CHAPTER 332-180.

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 SKAGIT LAND TRUST, IN MARCH 2019.

DATE Jul 11 2021

BRIUCE G. LUGER, PLLC, CERTIFICATE NO. 22460
350 MILWAUKEE ST/PO BOX 1109
POINT BLENDE WA 98275
PHONE (360) 414-0442
FAX (360) 414-0391
E-MAIL: BRUCE@LUGER.COM



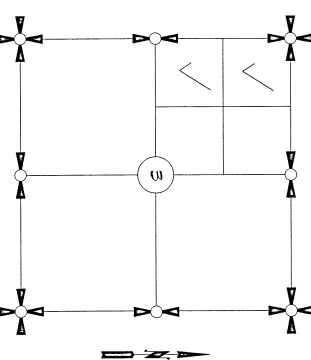
AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUGER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 12 DAY OF JULY, 2021 AT 3:30 PM IN THE CLERK'S OFFICE IN VOLUME 2 OF RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

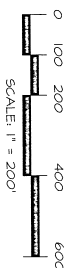
DEPUTY



NUM	DELTA	ARC	RADIUS
C1	17°32'35"	148.83'	486.07
C2	17°32'35"	154.95'	506.07

LINE	BEARING	DISTANCE
L1	S64°39'43"E	42.74'
L2	S04°39'43"E	16.00'
L3	S62°27'45"E	14.07'
L4	S13°39'07"W	71.11'
L5	S13°39'07"W	130.60'
L6	S4°12'00"W	200.00'
L7	S44°15'04.21"W	139.74'
L8	S49°07'00"W	106.40'
L9	S75°28'53"W	143.71'
L10	S07°02'28"E	40.00'
L11	N07°01'28"E	50.00'
L12	S03°30'11"E	46.00'
L13	S03°30'11"E	26.00'
L14	N03°07'11"E	26.00'
L15	N03°07'11"E	46.00'
L16	S19°28'43"W	61.21'
L17	S52°10'00"E	166.00'
L18	S07°02'28"E	33.55'

SEI/4 NM/4



DATE: 00/21	SURVEY IN A PORTION OF THE WEST 1/2 OF THE NW 1/4 SECTION 3, T 35 N, R 4 E 1M, SKAGOT COUNTY, WASHINGTON FOR SCAOT LAND TRUST
SCALE: 1"=200'	UBSFER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION 16001 PERSIMMON AVE #215 SPokane, WA 99216
DATE: 00/21	FB: 450 PG: 55 MEDICANT ASSIGNED