

LEGAL DESCRIPTION

PARCEL "A" (P73538 AND P20419)

THAT PORTION OF LOT 16, BLOCK 20, LYING SOUTH OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 394002, RECORDS OF SAID COUNTY, AND ALL OF LOT 16, BLOCK 21, AND LOT 16, BLOCK 27, "PLAT OF THE TOWNSITE OF GIBRALTAR", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 1/2 OF VACATED ISLAND STREET LYING SOUTH OF SAID COUNTY ROAD AND THOSE PORTIONS OF VACATED MILLER STREET AND FOALCO STREET LYING WESTERLY OF THE EASTERLY LINE OF SAID LOT 16, BLOCK 20, PRODUCED SOUTHERLY.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 342050, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT ANY PORTION THEREOF LYING BELOW THE LINE OF MEAN HIGH TIDE OR THE MEANDER LINE, WHICHEVER IS FARTHER OUT.

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS EXTENDING TO EXTREME LOW TIDE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE IN FRONT OF LOT 16, BLOCK 27, "PLAT OF GIBRALTAR", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH TIDE LANDS OF THE SECOND CLASS EXTENDING TO THE LINE OF EXTREME LOW TIDE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THAT PORTION OF GOVERNMENT MEANDER LINE IN FRONT OF THE EAST 50 FEET OF VACATED ISLAND STREET, "PLAT OF GIBRALTAR", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION, IF ANY, AS GRANTED TO STONEY B. MALLETT AND MARLOU R. MALLETT, BY INSTRUMENT RECORDED JULY 11, 2001 UNDER SKAGIT COUNTY AUDITOR FILE NO. 20010710149.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B" (P73537 AND P20420)

THOSE PORTIONS OF LOTS 13, 14, AND 15, BLOCK 20, LYING SOUTH OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 394002, RECORDS OF SAID COUNTY, AND ALL OF LOTS 13, 14, AND 15, BLOCK 21, AND LOTS 13, 14 AND 15, BLOCK 27, "PLAT OF THE TOWNSITE OF GIBRALTAR", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 1 OF PLATS, PAGE 19, TOGETHER WITH THOSE PORTIONS OF VACATED MILLER STREET AND FOALCO STREET LYING BETWEEN THE EASTERLY LINE OF SAID LOT 13, BLOCK 20, AND THE WESTERLY LINE OF SAID LOT 15, BLOCK 20, BOTH PRODUCED SOUTHERLY.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 342050, RECORDS OF SAID COUNTY.

AND EXCEPT ANY PORTION THEREOF LYING BELOW THE LINE OF MEAN HIGH TIDE OR THE MEANDER LINE, WHICHEVER IS FARTHER OUT.

TOGETHER WITH THAT PORTION OF THE TIDE LANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 394002, RECORDS OF SAID COUNTY, AND ALL OF LOTS 13, 14, AND 15, BLOCK 21, AND LOTS 13, 14 AND 15, BLOCK 27, "PLAT OF THE TOWNSITE OF GIBRALTAR", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 1 OF PLATS, PAGE 19.

TIDE LANDS OF SECOND CLASS EXTENDING TO THE LINE OF EXTREME LOW TIDE SITUATED IN FRONT OF, ADJACENT TO OR ABUTTING UPON LOTS 13, 14 AND 15, BLOCK 27, "PLAT OF THE TOWNSITE OF GIBRALTAR", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 1 OF PLATS, PAGE 19.

EXCEPT THAT PORTION, IF ANY, AS GRANTED TO STONEY B. MALLETT AND MARLOU R. MALLETT, BY INSTRUMENT RECORDED JULY 11, 2001 UNDER SKAGIT COUNTY AUDITOR FILE NO. 20010710149.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL "A" (P73516, P73520, AND P73536)

LOTS 5 TO 12 INCLUSIVE, BLOCK 20, EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED JULY 16, 1946 AND OCTOBER 8, 1946, UNDER AUDITOR'S FILE NOS. 394001, 394002 AND 398627, RESPECTIVELY; ALSO LOTS 5 TO 12 INCLUSIVE, BLOCK 20, EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 20010710149, ALSO "PLAT OF THE TOWNSITE OF GIBRALTAR", SKAGIT COUNTY, WASHINGTON, IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF VACATED MILLER STREET, AND VACATED FOALCO STREET WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW, EXCEPT ANY PORTION OF SAID PREMISES LYING BELOW MEANDER LINE OR THE LINE OF MEAN HIGH TIDE (WHICHEVER IS THE FARTHEST OUT).

ALSO EXCEPT THAT PORTION OF THE SOUTH 1/2 OF VACATED WILKES STREET APPURTENANT TO LOT 13, BLOCK 20, AS GRANTED TO STONEY B. MALLETT, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 20010710149.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF THE TIDE LANDS OF THE SECOND CLASS EXTENDING TO THE LINE OF EXTREME LOW TIDE SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE IN FRONT OF LOT 1, SECTION 20, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

TIDE LANDS OF THE SECOND CLASS EXTENDING TO THE LINE OF EXTREME LOW TIDE SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON LOTS 5 TO 12 INCLUSIVE, BLOCK 20, EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY BY DEED FILED FOR RECORD UNDER AUDITOR'S FILE NO. 20010710149, ALSO "PLAT OF THE TOWNSITE OF GIBRALTAR", SKAGIT CO., WASHINGTON, U.S.A., AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

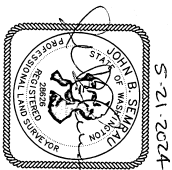
FILED FOR RECORD THIS 21 DAY OF MAY, 2024 AT 1:59 PM, UNDER AUDITOR'S FILE # 202405210032, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR *Spencer H. White* DEPUTY AUDITOR *David B. Gaudin*

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM LAND TITLE AND ESROW COMPANY OF SKAGIT COUNTY ALTA COMMITMENT FOR TITLE INSURANCE, ORDER NO 208980-LT, DATED APRIL 17, 2023, AND STATUTORY WARRANTY DEED AUDITOR'S FILE NO. 202403180031, RECORDS OF SKAGIT COUNTY.
2. BEARING: THE WEST LINE OF THE SW QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILAMETTE MERIDIAN, BEARING N 04°21' W.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY DOES NOT RECOGNIZE THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RECORDATION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT ESTIMATE EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ESTATE OWNER OR INTERESTED PARTY MAY DISCLOSE.
8. THE SURVEY MAP SHOWS A FOUR FOOT WIDE APPROPRIATE HOOD OR BLOCK RETAINING WALL ENOUGH ON THE WEST LINE BETWEEN VACATED MILLER AND FOALCO STREETS. A STORM CATCH BASIN IS LOCATED ON THE LOT LINE AT THE INTERSECTION OF VACATED MILLER AND ISLAND STREETS. THE 12" STORM DRAIN OUTLET TO THIS BASIN IS SHOWN ON EAST SIDE OF THE LOT LINE ON RECORD OF SURVEY RECORDED UNDER AYN 200101230028.
12. THE SECTION LINE BETWEEN SECTIONS 17 AND 20 AND THE MEANDER LINES SHOWN HEREON WERE CALCULATED FROM THE SKAGIT COUNTY ENGINEER'S SURVEY MAP DATED 6-1-46.
13. THE HIGH WATER LINE IS MARKED AT THE 7.75 FT NAVD83 CONTOUR, TIDAL BENCH MARK, ALTA SPL.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF MARK MARCINIUK IN NOVEMBER, 2023.
John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626 DATE: 5-21-2024
SEMRAU ENGINEERING & SURVEYING, PLLC.
2115 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9586



SURVEY OF LOTS 5 THRU 16, BLOCKS 20, 21, & 27, PLAT OF GIBRALTAR, LOCATED IN GOV'T LOT 5, SECTION 17 AND GOV'T LOT 1, SECTION 20, T. 34 N., R. 2 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: JOSEPH MARK AND NIKOLETTA TOLIAS MARCINIUK
SEMRAU ENGINEERING & SURVEYING, PLLC.
MOUNT VERNON, WA 98273 360-424-9586
F8. 338 Pg. 2-31
ASSUMED
JOB NO. 6396

