

**SURVEY IN A PORTION OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 33N, RANGE 3E, W.M.
SKAGIT COUNTY, WASHINGTON**

LEGAL DESCRIPTION

PARCEL "A"
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LYING WEST OF DRY SLOUGH,
AND EXCEPT THE NORTH 225 FEET THEREOF;
AND EXCEPT THE FOLLOWING DESCRIBED TRACT OWNED BY DIKE DISTRICT NO. 13:
BEGINNING AT A POINT ON THE WEST TOE OF DIKE, SAID POINT BEING 769 FEET WEST AND 402 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 16 DEGREES 50' EAST 188 FEET; THENCE SOUTH 12 DEGREES 14' WEST 124 FEET; THENCE SOUTH 13 DEGREES 30' WEST 47.9 FEET; THENCE NORTH 35 DEGREES EAST 176.5 FEET TO THE POINT OF BEGINNING;
AND EXCEPT ROAD AND DIKE RIGHTS-OF-WAY.
PARCEL "B"
THE WEST 20 FEET OF THE NORTH 225 FEET OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., EXCEPT ROAD.
PARCEL "C"
THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, 1093.72 FEET WEST OF THE CENTER OF THE NORTH LINE OF SAID SECTION 11, 1093.72 FEET; THENCE SOUTH 1 DEGREE 02' 07" WEST 1355.49 FEET TO AN EXISTING FENCE CORNER AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 02' 58" WEST ALONG SAID FENCE LINE, 148.89 FEET TO AN EXISTING PIPE AT A FENCE CORNER; THENCE SOUTH 89 DEGREES 41' 52" WEST ALONG SAID FENCE LINE, 200 FEET; THENCE SOUTH 89 DEGREES 32' 48" EAST ALONG SAID FENCE LINE, 200 FEET; MORE OR LESS, TO THE CENTERLINE OF DRY SLOUGH; THENCE EASTERLY ALONG SAID CENTERLINE 128 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 10 DEGREES 38' 17" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 38' 17" EAST ALONG AN EXISTING FENCE LINE, 285 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
PARCEL "D"
THAT PORTION OF THE SOUTH 772.1 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LYING WESTERNLY OF THE CENTERLINE OF DRY SLOUGH,
TOGETHER WITH THE EAST 408 FEET OF THE SOUTH 772.1 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.
EXCEPT RIGHT-OF-WAY APPROPRIATED FOR SKAGIT COUNTY DIKING DISTRICT NO. 13, NOW A PORTION OF DIKING DISTRICT 22.

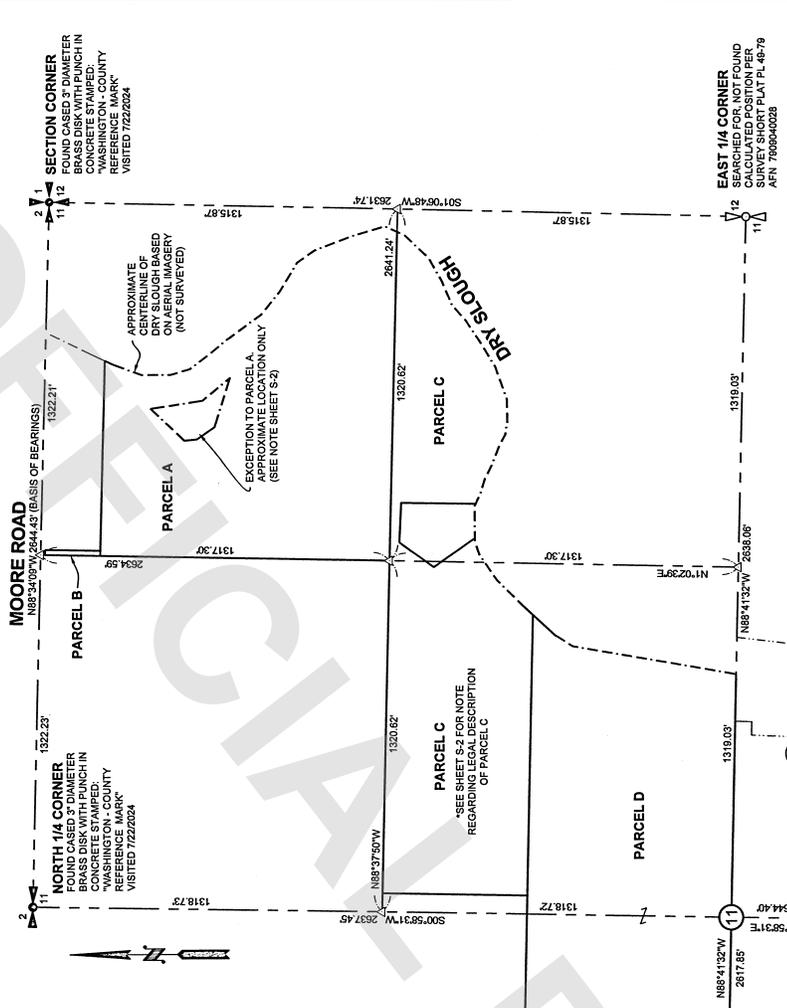
SITUATE IN SKAGIT COUNTY, WASHINGTON.

WEST 1/4 CORNER
SEARCHED FOR, NOT FOUND
SURVEY SHORT PLAT PL. 46-79
AFN 790604028

SURVEY NOTES

1. PARCELS A, B, C, D BEARING GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE BY GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS BEING NORTH 88°34'09" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, T. 33N, R. 3E, W.M. AS MONUMENTED AND SHOWN HEREON.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. THE SOURCES OF THE LEGAL DESCRIPTIONS FOR PARCELS A, B, C, D IS THAT FULFILLMENT DEED RECORDED MAY 9, 2024, UNDER AUDITOR'S FILE NO. 20230506010, PARCEL D IS THAT DECLARATION RECORDED JUNE 30, 2023, UNDER AUDITOR'S FILE NO. 20230505081, RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL UTILITIES, EASEMENTS OR OTHER ISSUES WHICH MAY EMBURDEN THE SUBJECT PROPERTY.
7. OCCUPANCY INDICATORS ARE SHOWN ON THIS SURVEY PER WASHINGTON ADMINISTRATIVE CODE CHAPTER 332.30.30. LINES OF OCCUPATION MAY INDICATE AREAS OF UNWRITTEN OWNERSHIP WHICH ARE NOT RESOLVED BY THIS SURVEY.
8. WASHINGTON STATE REGISTERED LAND SURVEYOR

AUDITOR'S CERTIFICATE
AUDITOR'S FILE NUMBER 10/24/2024
FILED FOR RECORD THIS 11 DAY OF OCTOBER, 2024
AT 57 MINUTES PAST 10 O'CLOCK A.M. (P.M.)
IN VOLUME 1 OF SURVEYS AT PAGE(S)
AT THE REQUEST OF HARMSEN LLC.
James A. Hildner
COUNTY AUDITOR
John D. Smith
DEPUTY AUDITOR



SECTION SUBDIVISION & OVERVIEW MAP



SCALE: 1" = 300'	
DRAWN BY: JAH	DATE: 8/15/24
REVIEWED BY: JAH	FIB: 10/14
JOB#: 24-246	



SURVEYOR'S CERTIFICATE
MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF SKAGIT LAND TRUST IN OCTOBER, 2024.
James A. Hildner
JAMES A. HILDNER—REGISTERED LAND SURVEYOR
CERTIFICATION NO. 5888
DATE: 10/24/24

RECORD OF SURVEY	
SKAGIT LAND TRUST	
SCALE: 1" = 300'	SHEET: S-1
DRAWN BY: JAH	S.I.R. INDEX
DATE: 8/15/24	SHEET 14 OF 14
REVIEWED BY: JAH	SEC 11, T. 33N, R. 3E
FIB: 10/14	
JOB#: 24-246	

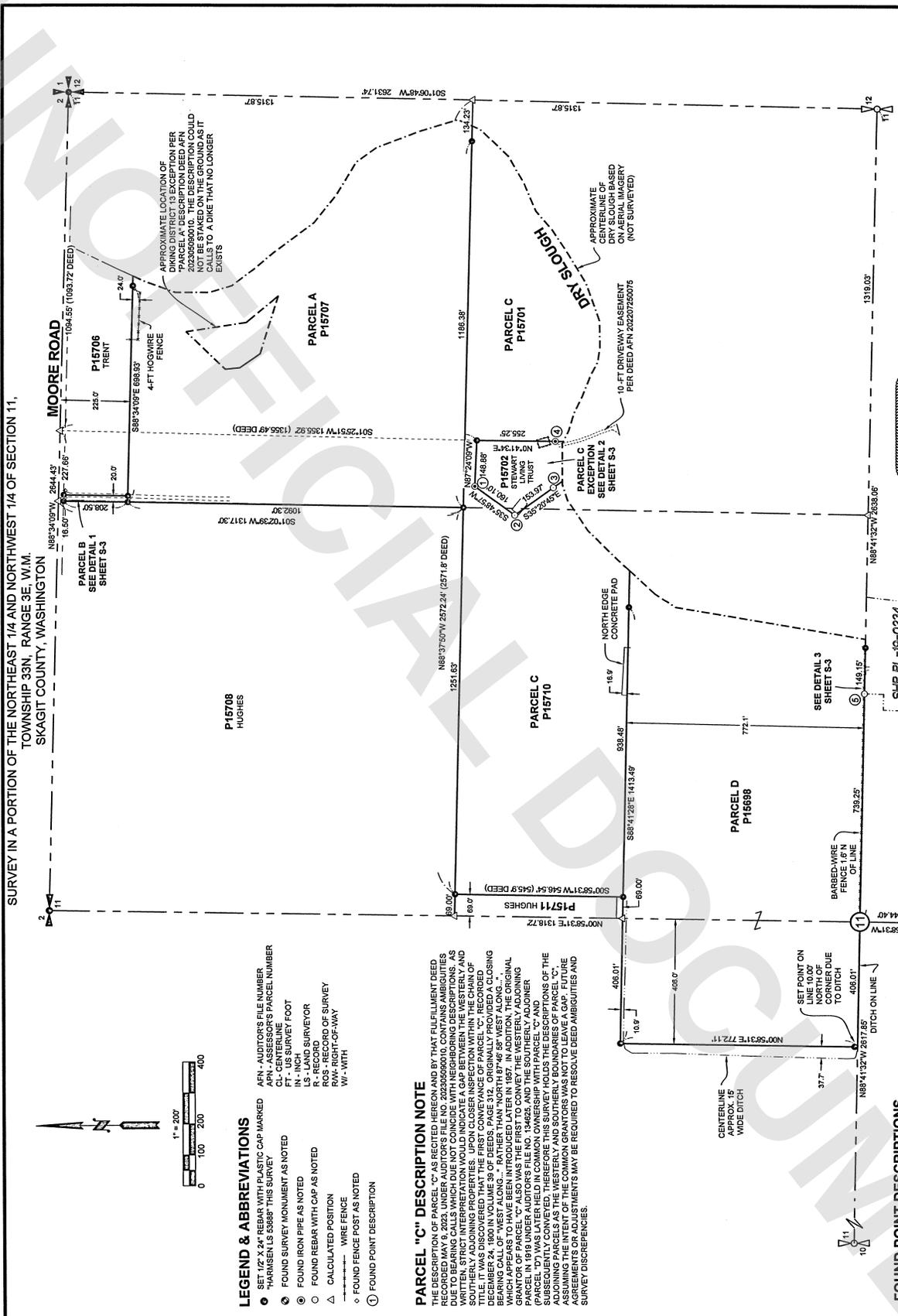
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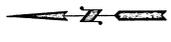
RECORD OF SURVEY	
SKAGIT LAND TRUST	
SCALE: 1" = 200'	SHEET: S-2
DRAWN BY: JTF	S.I.R. INDEX
DATE: 8/15/24	NET/4 E/W/10
REVIEWED BY: JAH	SEC 11, 13A, N.E.
F.B. #V144	
JOB# 24-248	



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SURVEY IN A PORTION OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 33N, RANGE 3E, W.M. SKAGIT COUNTY, WASHINGTON



- LEGEND & ABBREVIATIONS**
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED
 - "HARMSEN LS 5388" THIS SURVEY
 - FOUND SURVEY MONUMENT AS NOTED
 - FOUND IRON PIPE AS NOTED
 - FOUND REBAR WITH CAP AS NOTED
 - △ CALCULATED POSITION
 - FOUND FENCE POST AS NOTED
 - FOUND POINT DESCRIPTION
- APN - AUDITOR'S FILE NUMBER
 CL - CENTERLINE
 IN - INCH SURVEY FOOT
 LS - LAND SURVEYOR
 R - RECORD
 PVA - RIGHT-OF-WAY
 W - WITH

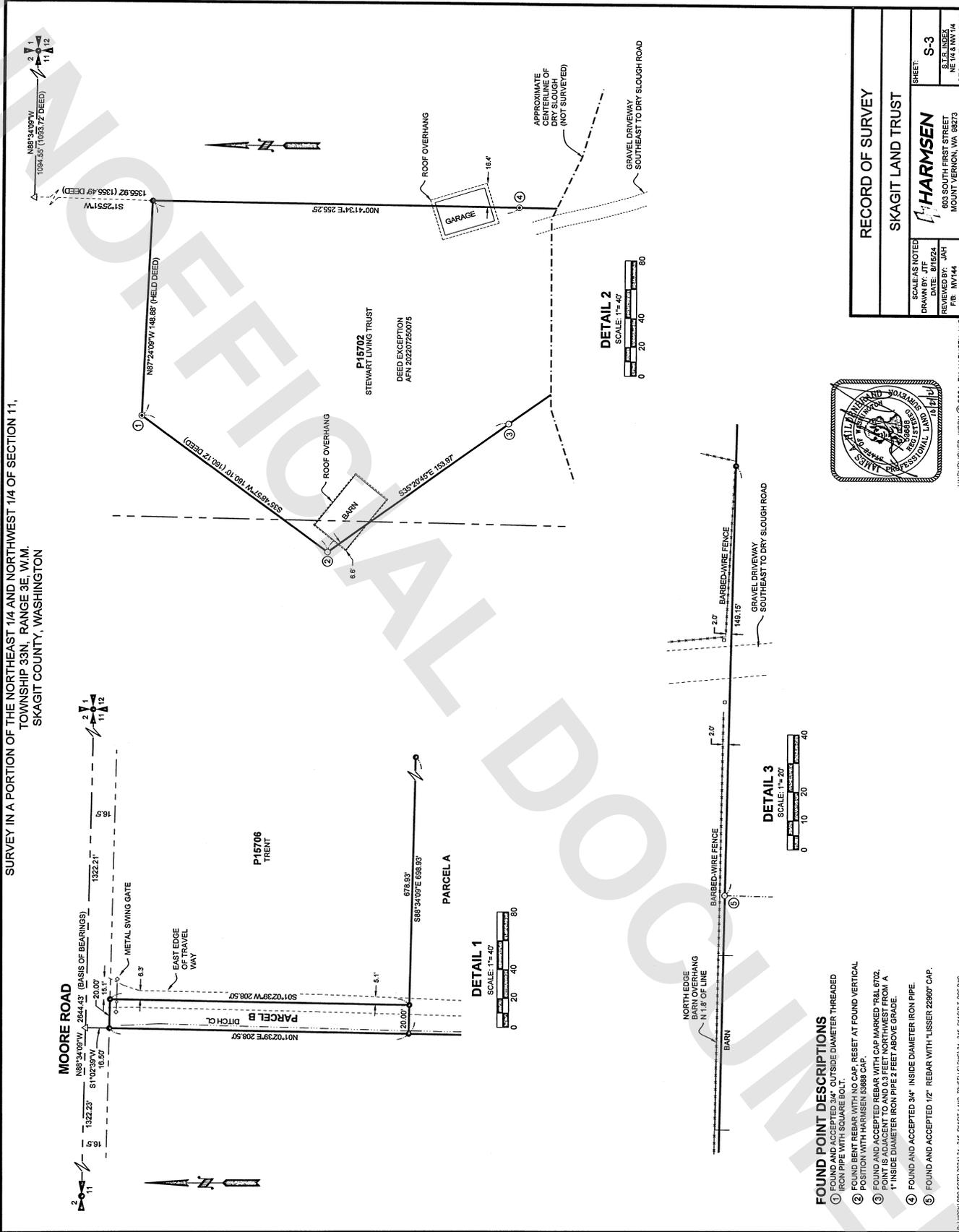
PARCEL "C" DESCRIPTION NOTE

THE DESCRIPTION OF PARCEL "C" AS REGITED HEREON AND BY THAT FULFILLMENT DEED DATED MAY 8, 2023, UNDER AUDITOR'S FILE NO. 202205090010, CONTAINS AMBIGUITIES DUE TO BEARING CALLS WHICH DUE NOT COINCIDE WITH NEIGHBORING DESCRIPTIONS. AS WRITTEN, STRICT INTERPRETATION WOULD INDICATE A GAP BETWEEN THE STAKED AND TITLED BOUNDARIES OF PARCEL "C". HOWEVER, THE ORIGINAL RECORD OF PARCEL "C" (RECORDED DECEMBER 24, 1900 IN VOLUME 39 OF DEEDS, PAGE 312, ORIGINALLY PROVIDED A CLOSING BEARING CALL OF "WEST ALONG...") RATHER THAN "NORTH 87° 46' 28" WEST ALONG ORIGINAL GRANTOR OF PARCEL "C" ALSO WAS THE FIRST TO CONVEY THE WESTERLY ADJOINING PARCEL IN 1919 UNDER AUDITOR'S FILE NO. 134624, AND THE SOUTHERLY ADJOINER (PARCEL "D") WAS LATER HELD IN COMMON OWNERSHIP WITH PARCEL "C" AND ADJOINING PARCELS AS THE WESTERLY AND SOUTHERLY BOUNDARIES OF PARCEL "C". ASSUMING THE INTENT OF THE COMMON GRANTORS WAS NOT TO LEAVE A GAP, FUTURE AGREEMENTS OR ADJUSTMENTS MAY BE REQUIRED TO RESOLVE DEED AMBIGUITIES AND SURVEY DISCREPANCIES.

- FOUND POINT DESCRIPTIONS**
- ① FOUND AND ACCEPTED 3/4" OUTSIDE DIAMETER THREADED IRON PIPE WITH SQUARE BOLT.
 - ② FOUND BENT REBAR WITH NO CAP. RESET AT FOUND VERTICAL POSITION WITH HARMSEN 53888 CAP.
 - ③ FOUND AND ACCEPTED REBAR WITH CAP MARKED "RAL 6702. POINT IS ADJACENT TO AND 0.3 FEET NORTHWEST FROM A 1" INSIDE DIAMETER IRON PIPE 2 FEET ABOVE GRADE.
 - ④ FOUND AND ACCEPTED 3/4" INSIDE DIAMETER IRON PIPE.
 - ⑤ FOUND AND ACCEPTED 1/2" REBAR WITH "LISSEB 23669" CAP.

WWW.PRODUCTS.0254124-248 SKAGIT LAND TRUST/LS/DWG/24-248 SKAGIT RPS/DWG

SURVEY IN A PORTION OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 33N, RANGE 3E, W.M.
SKAGIT COUNTY, WASHINGTON



P:\WORK\PROJ\23\2324\24-246 SKAGIT LAND TRUST\3.DWG\24-246 SKAGIT.LAND TRUST\3.DWG