

Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

Lots 122 and 123, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3", recorded October 25, 2004 under Skagit County Auditor's File No. 200410250250, records of Skagit County, Washington.

Parcel "B":

Lots 120 and 121, "PLAT OF EAGLEMONT, PHASE 1B, DIV. 2", recorded May 1, 2003 under Skagit County Auditor's File No. 200305010087, records of Skagit County, Washington.

Parcel "C":

That portion of Lot 68, "PLAT OF EAGLEMONT, PHASE 1A", as recorded under Auditor's File No. 9401250031, records of Skagit County, Washington; being in Section 27, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the point where Lot 68 and Lot 67 of said Plat meet the Southwesterly margin of Beaver Pond Drive, as shown on Sheet 10 of 17 of said Plat: thence South 40°28'04" East, along said Southwesterly margin, 67.20 feet to the beginning of a curve to the left having a radius of 270.00 feet; thence Southeasterly along said margin and the arc of said curve, through a central angle of 21°07'37", an arc distance of 99.56 feet to the true point of beginning; thence continuing along said margin and the arc of said curve having a radius of 270.00 feet, through a central angle of 13°34'03", an arc distance of 63.94 feet; thence South 75°09'44" East, 29.37 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southeasterly along the arc of said curve through a central angle of 2°34'06", an arc distance of 7.17 feet; thence South 22°37'12" West, 24.68 feet; thence South 0°00'00" West, 4.35 feet; thence South 19°59'00" East, 57.18 feet; thence South 30°49'18" West, 61.26 feet; thence South 32°37'01" West, 58.74 feet; thence South 22°59'20" West, 20.47 feet; thence South 17°30'04" East, 5.72 feet; thence South 41°59'15" East, 79.08 feet; thence South 8°53'46" West, 234.82 feet; thence South 54°16'14" East, 77.22 feet; thence South 22°26'34" East, 110.88 feet; thence South 68°24'54" East, 73.50 feet; thence South 65°30'50" East, 60.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius point which bears North 65°30'50" West, 250.00 feet; thence Northeasterly along said curve through a central angle of 18°07'53", an arc distance of 79.11 feet; thence South 83°38'43" East, 150.00 feet; thence North 33°07'24" East, 119.05 feet; thence North 26°28'50" West, 104.63 feet; thence North 58°15'24" East, 66.04; thence South 29°14'14" East, 96.86 feet; thence North 44°33'38" East, 164.90 feet to an angle point in the Beaver Pond Tract as shown on Sheet 6 of 6 of the "PLAT OF EAGLEMONT, PHASE 1B, DIVISION I", as recorded under Auditor's File No. 200201160127, records of Skagit County, Washington; thence along the Southerly boundary of said Beaver Pond Tract through the following courses and distances:



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North 14°47'57" West, 44.26 feet; thence North 18°50'16" West, 23.88 feet; thence North 10°17'14" West, 35.94 feet; thence North 63°37'02" West, 13.66 feet; thence North 27°47'57" West, 38.00 feet; thence North 2°12'11" West, 60.73 feet; thence South 61°13'26" West, 98.41 feet; thence South 13°44'27" West, 41.55 feet; thence South 27°54'34" West, 49.01 feet; thence South 12°33'29" West, 61.25 feet; thence South 32°53'20" East, 21.04 feet; thence South 58°15'24" West, 76.92 feet; thence North 47°57'25" West, 57.81 feet; thence North 25°45'33" West, 47.57 feet; thence North 67°54'44" West, 53.58 feet; thence North 11°21'38" East, 76.33 feet; thence North 42°14'41" West, 41.75 feet; thence North 34°11'14" West, 71.91 feet; thence South 86°56'35" East, 92.15 feet; thence South 29°56'29" East, 70.05 feet; thence South 16°18'43" East, 40.81 feet; thence South 46°41'56" East, 37.22 feet; thence North 28°53'42" East, 52.25 feet; thence North 13°41'53" East, 69.48 feet; thence North 41°51'33" West, 82.05 feet; thence North 82°01'31" West, 33.85 feet; thence South 54°23'20" West, 40.03 feet; thence North 86°56'35" West, 87.82 feet to the beginning of a non-tangent curve concave to the West having a radius point which bears South 83°48'50" West, 230.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°06'35", an arc distance of 48.61 feet; thence North 73°35'17" East, 35.01 feet; thence North 62°06'21" East, 94.67 feet; thence South 45°36'58" East, 48.46 feet; thence South 73°25'55" East, 96.94 feet; thence North 15°16'36" East, 109.68 feet; thence North 88°38'21" East, 27.23 feet; thence North 18°40'18" East, 85.98 feet; thence North 0°45'20" East, 40.78 feet; thence North 55°25'05" West, 99.41 feet; thence South 78°42'58" West, 306.45 feet; thence South 45°39'49" East, 204.16 feet; thence South 62°06'21" West, 79.69 feet; thence South 73°35'17" West, 34.96 feet to the beginning of a non-tangent curve, concave to the Southwest having a radius point which bears South 64°11'21" West, 230.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 49°21'05", an arc distance of 198.11 feet; thence North 75°09'44" West, 29.37 feet; thence South 14°50'16" West, 10.00 feet to the beginning of a non-tangent curve, concave to the Northeast having a radius point which bears 14°50'16" East, 210 feet; thence Northwesterly along the arc of said curve through a central angle of 13°34'02", an arc distance of 49.73 feet to a point which lies North 28°24'19" East from the true point of beginning; thence South 28°24'19" West, 60.00 feet to the true point of beginning.

Parcel "D":

That portion of Lot 68, "PLAT OF EAGLEMONT, PHASE 1A", as per plat recorded in Volume 15 of Plats, page 130, records of Skagit County, Washington; being a portion of Section 27, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Southwesterly corner of Beaver Pond Tract as shown Sheet 6 of 6 of the plat of "PLAT OF EAGLEMONT, PHASE 1B, DIVISION I", as recorded under Auditor's File No. 200201160127, records of Skagit County, Washington, said corner being on the Northeasterly margin of Beaver Pond Drive; thence along the Westerly line of said Beaver Pond Tract through the following courses and distances:



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North 0°26'55" West, 120.24 feet; thence North 52°32'56" West, 39.64 feet; thence North 28°20'41" West, 86.20 feet; thence South 78°01'20" West, 89.22 feet to the true point of beginning; thence North 2°13'35" West, 72.71 feet to the beginning of a curve to the left, having a radius of 218.00 feet; thence Northerly along the arc of said curve through a central angle of 14°21'15", an arc distance of 54.62 feet; thence North 16°34'50" West, 24.02 feet; thence North 85°58'54" East, 87.82 feet; thence North 4°47'02" East, 29.88 feet; thence North 26°44'51" East, 200.15 feet; thence North 35°22'18" East, 128.91 feet; thence North 46°24'18" West, 138.56 feet; thence North 56°52'52" East, 133.39 feet; thence North 38°43'47" West, 180.74 feet to a point on the Easterly margin of New Woods Place as shown on said "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1" and said "PLAT OF EAGLEMONT, PHASE 1A" and the beginning of a non-tangent curve concave to the Northeast, having a radius point which bears North 69°27'54" West, 50.00 feet; thence leaving said Beaver Pond Tract in a Southwesterly direction, along said margin and along the arc of said curve through a central angle of 10°30'40", an arc distance of 9.17 feet to the Northeast corner of Lot 35 of said "PLAT OF EAGLEMONT, PHASE 1A"; thence South 13°09'58" East, along the East line of said Lot, 19.24 feet; thence South 30°29'51" West, along said East line, 123.89 feet to the Southeast corner of said Lot; thence North 88°44'08" West, along the South line of said Lot 35 and the South line of Lot 36 of said Plat, 78.58 feet; thence along the line common to Lots 67 and 68 of said "PLAT OF EAGLEMONT, PHASE 1A" through the following courses and distances:

South 11°42'46" West, 514.40 feet; thence North 85°58'54" East, 61.90 feet to the beginning of a non-tangent curve concave to the Northeast having a radius point which bears North 74°20'37" East, 262.00 feet; thence Southeasterly along the arc of said curve through a central angle of 0°55'27", an arc distance of 4.23 feet; thence South 16°34'50" East, 26.48 feet to the beginning of a curve to the right having a radius of 188.00 feet; thence Southerly along the arc of said curve through a central angle of 14°21'14", an arc distance of 47.10 feet; thence South 2°13'36" East, 72.71 feet to a point which lies South 87°46'24" West from the true point of beginning; thence North 87°46'24" East, 30.00 feet to the true point of beginning.

(NOTE: According to the application for title insurance Parcels "C" and "D" above will be subdivided into a plat to be known as "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4". Upon approval and recording of said proposed subdivision, this commitment for title insurance will be amended by supplemental report.)



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