

RECORD OF SURVEY

201201110034
Skagit County Auditor
1/11/2012 Page 1 of 2 2:08PM

PROJECT: BOUNDARY LINE ADJUSTMENT - MARTINEZ PROPERTY
SKAGIT RIVER SYSTEM COOPERATIVE

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS "RECORD OF SURVEY" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF SKAGIT RIVER SYSTEMS COOPERATIVE IN SKAGIT COUNTY, WASHINGTON; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.

Ronald T. Jepson P.E., P.L.S.
RONALD T. JEPSON
L.S. NO. 9361

SKAGIT COUNTY AUDITOR'S OFFICE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AT THE REQUEST OF RONALD T. JEPSON P.L.S. ON THIS 11th DAY OF JANUARY, 2012, AT 6 MINUTES PAST 09 O'CLOCK AM AND THAT THIS IS RECORDED UNDER AUDITOR'S FILE NUMBER 201201110034, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jennyquist
AUDITOR, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION:

MARTINEZ TO SKAGIT RIVER SYSTEM COOPERATIVE
(AF NO. 201112190074)

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 17, TOWNSHIP 35 NORTH, RANGE 5, EAST OF WM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 0°08'31" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 682.37 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89°44'12" EAST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF 760.18 FEET; THENCE N 21°52'21" E, 73.87 FEET; THENCE N 42°59'21" W, 56.87 FEET; THENCE N 46°29'19" W, 86.68 FEET; THENCE N 1°56'52" W, 128.52 FEET; THENCE N 2°33'56" W, 162.46 FEET; THENCE N 21°01'22" W, 64.18 FEET; THENCE N 70°06'02" W, 88.54 FEET; THENCE N 15°59'19" E, 64.14 FEET; THENCE N 21°04'22" E, 17.19 FEET; THENCE N 17°42'42" E, 31.94 FEET; THENCE N 89°55'52" E, 246.01 FEET; THENCE N 10°08'30" E, 217.55 FEET; THENCE N 0°01'23" W, 305.57 FEET MORE OR LESS TO THE SOUTH LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE WESTERLY FOLLOWING SAID SOUTH RIGHT OF WAY LINE 870 FEET MORE OR LESS TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17; THENCE S 0°07'43" E ALONG SAID CENTER OF SECTION LINE 357.70 FEET MORE OR LESS TO A POINT WHICH IS 7.0 FEET NORTH OF THE CENTER OF SECTION 17; THENCE N 85°42'30" W, 802.03 FEET MORE OR LESS ALONG THE SOUTHERLY LINE OF PARCEL P39245 AS RECORDED UNDER THE SKAGIT COUNTY AUDITOR'S FILE NO. 200212020222 TO THE SOUTHEASTERLY LINE ON THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE FOLLOWING SAID RIGHT OF WAY LINE SOUTHWESTERLY 643 FEET MORE OR LESS TO THE CENTERLINE OF HANSEN CREEK; THENCE SOUTHEASTERLY FOLLOWING SAID CREEK CENTERLINE TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE SOUTH 89°22'56" EAST ALONG SAID SOUTH LINE, 774.17 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN SKAGIT COUNTY, WA
CONTAINING 50 ACRES

MARTINEZ PARCEL RETAINED (AF NO. 201112190073)-P 39244

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°44'12" W ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF 567.72 FEET; THENCE N 21°52'21" E, 73.87 FEET; THENCE N 42°59'21" W, 56.87 FEET; THENCE N 46°29'19" W, 86.68 FEET; THENCE N 1°56'52" W, 128.52 FEET; THENCE N 2°33'56" W, 162.46 FEET; THENCE N 21°01'22" W, 64.18 FEET; THENCE N 70°06'02" W, 88.54 FEET; THENCE N 15°59'19" E, 64.14 FEET; THENCE N 21°04'22" E, 17.19 FEET; THENCE N 89°55'52" E, 246.01 FEET; THENCE N 10°08'30" E, 217.55 FEET; THENCE N 0°01'23" W, 305.57 FEET MORE OR LESS TO THE SOUTH LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE EASTERLY FOLLOWING SAID SOUTHERLY RIGHT OF WAY LINE 465 FEET MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE S 0°36'06" E ALONG SAID EAST LINE, 479.56 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, 687.62 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WA
CONTAINING 15.83 ACRES.

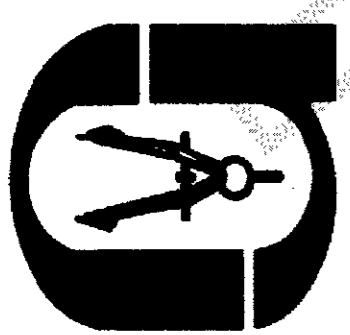
ACCESS EASEMENT TO SKAGIT RIVER SYSTEM CO-OP PROPERTY
(AF NO. 201112190074)

THE SOUTH 12 FEET OF THE WESTERLY 20 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST OF WM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°44'12" W ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF 567.72 FEET; THENCE N 21°52'21" E, 73.87 FEET; THENCE N 42°59'21" W, 56.87 FEET; THENCE N 46°29'19" W, 86.68 FEET; THENCE N 1°56'52" W, 128.52 FEET; THENCE N 2°33'56" W, 162.46 FEET; THENCE N 21°01'22" W, 64.18 FEET; THENCE N 70°06'02" W, 88.54 FEET; THENCE N 15°59'19" E, 64.14 FEET; THENCE N 21°04'22" E, 17.19 FEET; THENCE N 17°42'42" E, 31.94 FEET; THENCE N 89°55'52" E, 246.01 FEET; THENCE N 10°08'30" E, 217.55 FEET; THENCE N 0°01'23" W, 305.57 FEET MORE OR LESS TO THE SOUTH LINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE EASTERLY FOLLOWING SAID SOUTHERLY RIGHT OF WAY LINE 465 FEET MORE OR LESS TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE S 0°36'06" E ALONG SAID EAST LINE, 479.56 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S 0°13'22" W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 687.62 FEET TO THE POINT OF BEGINNING.

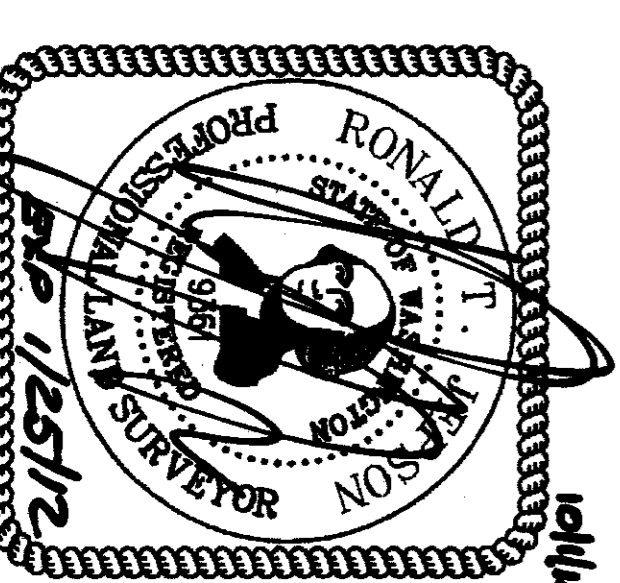
SITUATE IN SKAGIT COUNTY, WA



RONALD T. JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS 222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225
PH. (360) 733-5760 FAX (360) 647-8939 EMAIL: RJEPSON@JEPSONENGINEERING.COM, WEB: WWW.JEPSONENGINEERING.COM

SCALE:	AS SHOWN
DESIGNED BY:	JJA
DRAWN BY:	OML
CHECKED BY:	RTJ
DATE:	01/10/12
JOB NUMBER:	11065



SHEET
1
OF 2

RECORD OF SURVEY

BEING A PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 AND OF THE SW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M.,
SKAGIT COUNTY, WASHINGTON STATE

201201110034
Skagit County Auditor
1/11/2012 Page 2 of 2 2:08PM

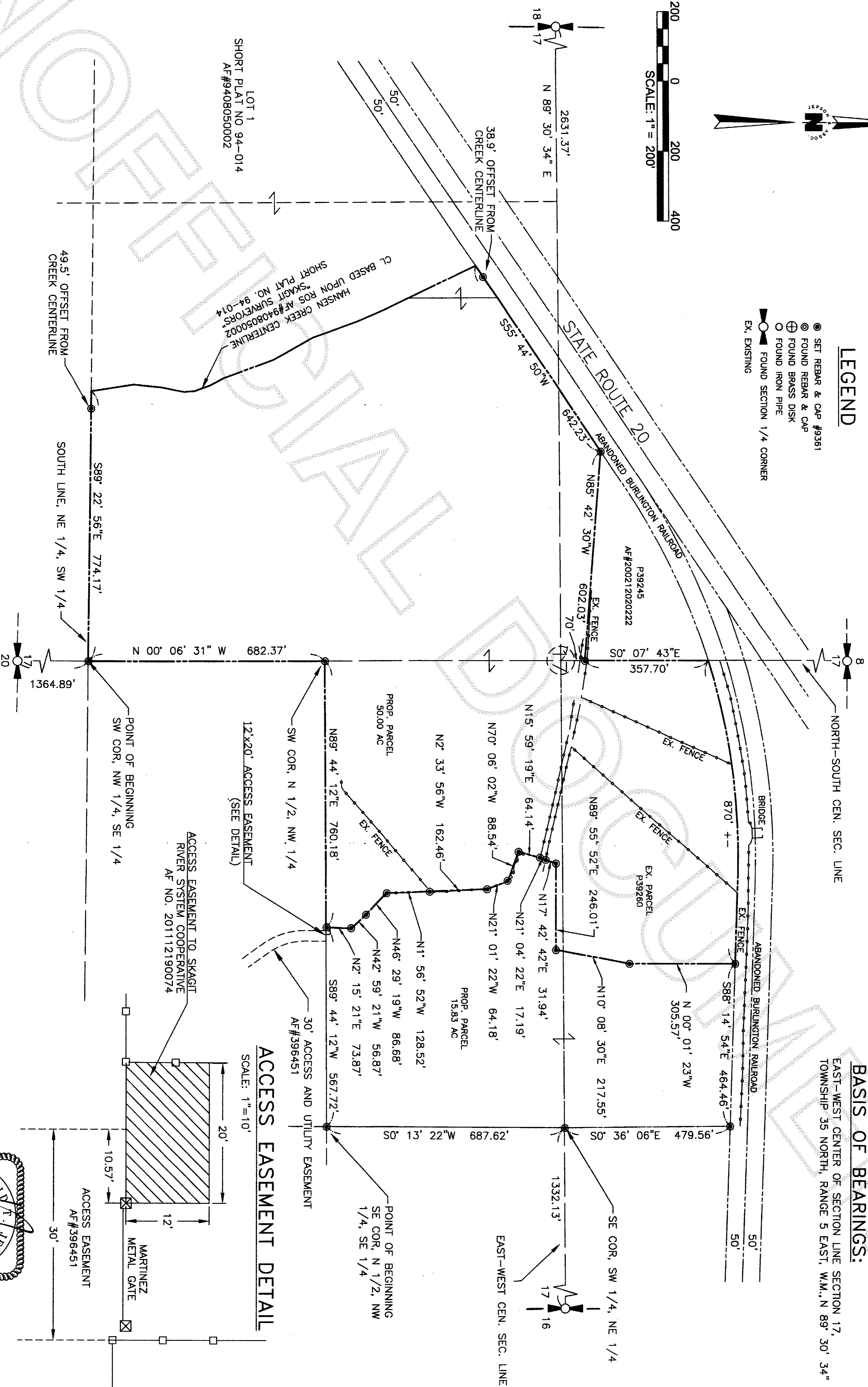


- LEGEND**
- SET REBAR & CAP #9361
 - ⊙ FOUND REBAR & CAP
 - ⊕ FOUND BRASS DISK
 - FOUND IRON PIPE
 - FOUND SECTION 1/4 CORNER
 - EX. EXISTING

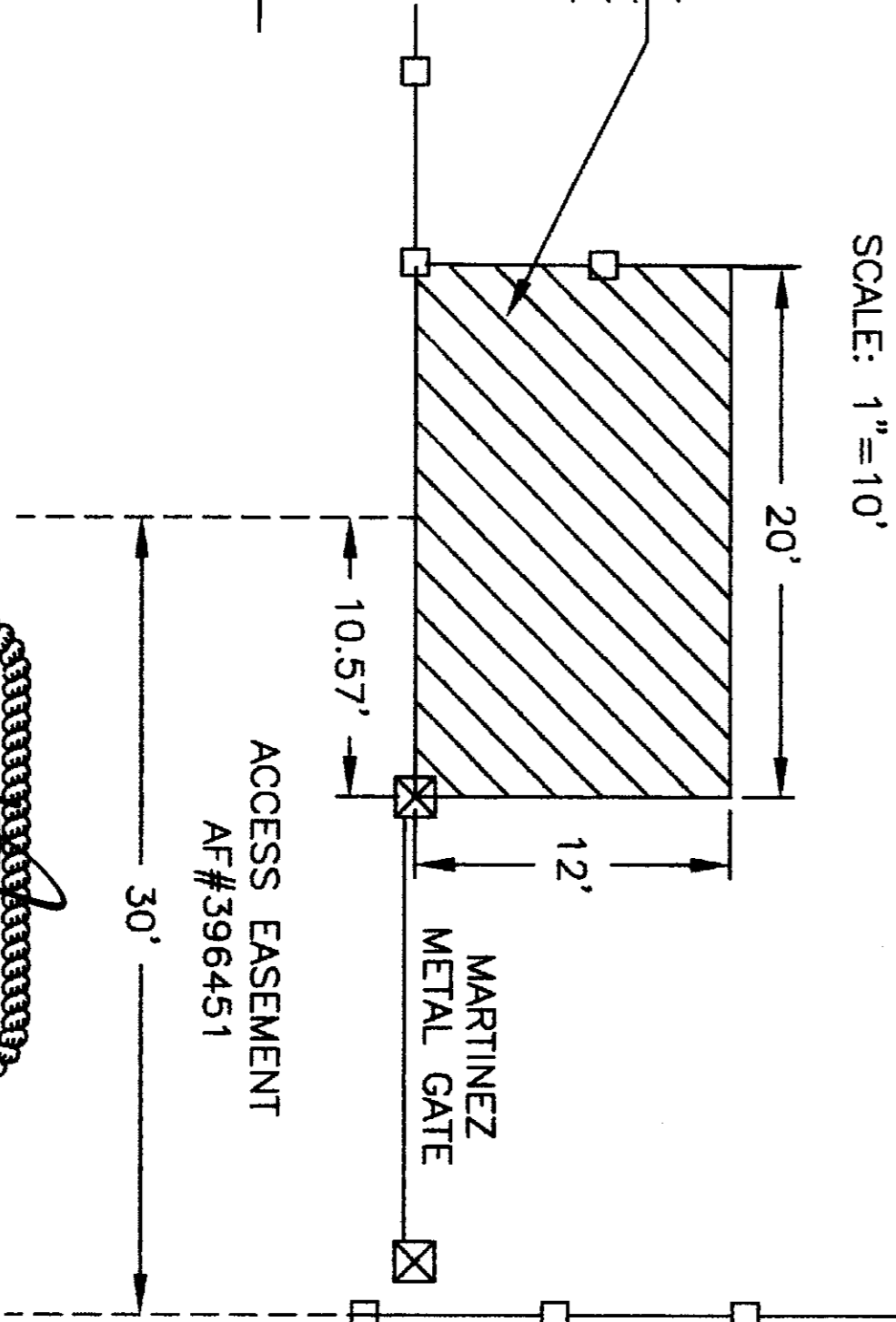
BASIS OF BEARINGS:

EAST-WEST CENTER OF SECTION LINE SECTION 17,
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., N 89° 30' 34" E.

L:\Jepson Projects\2011\11065\Surv\Drawings\R.O.S..dwg - RECORD OF SURVEY (1) - chris m. jepson - Jan, 9 2012



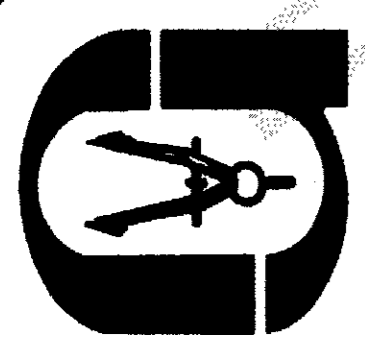
ACCESS EASEMENT DETAIL



LOT 1
SHORT PLAT NO 94-014
AF#9408050002

HANSEN CREEK CENTERLINE
SKAGIT SURVEYORS
SHORT PLAT NO. 94-014
CL BASED UPON ROS AF#9408050002

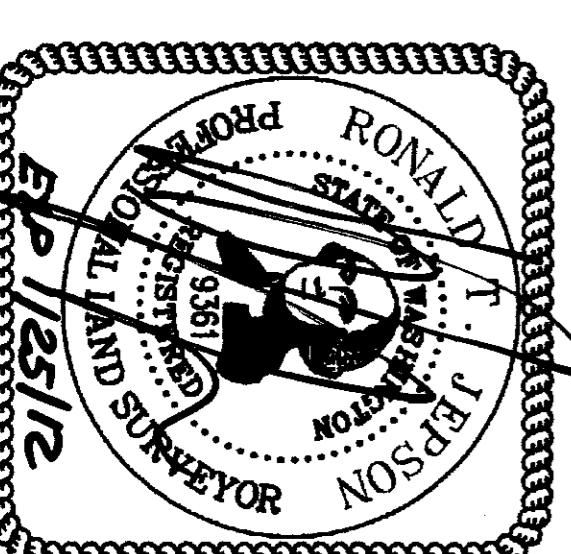
ACCESS EASEMENT TO SKAGIT
RIVER SYSTEM COOPERATIVE
AF NO. 201112190074



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DRAWN BY: CMJ
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DATE: 01/10/12
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SHEET
2
OF 2