

LEGAL DESCRIPTION

Skagit County Assessor's Tax Parcel No. P47473:
That portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 3, which is South 89°03'30" West, 233.43 feet from the Northeast corner of said Government Lot 3;
thence South 89°03'30" West, along said North line 250 feet;
thence South 01°35'00" East and parallel with the East line of said Government Lot 3 to the Northernly line of the County road;
thence Easterly along said Northernly line to a point on a line which is parallel to the East line of said Government Lot 3, and which intersects the place of beginning;
thence North 01°35'00" West, 738.53 feet to the place of beginning.

EXCEPT that portion thereof described as follows:

Commencing at a point on the North line of said Government Lot 3, which is South 89°03'30" West, 483.43 feet from the Northeast corner of said Government Lot 3;
thence South 01°35'00" East and parallel with the East line of said Government Lot 3, a distance of 323 feet to a boundary corner of that Amendment To Grant Of Conservation Easement from James Clifford Squires, Grantor, to Skagit Land Trust, a Washington nonprofit corporation, Grantee, by that instrument recorded March 8, 2004 under Auditor's File No. 200403080149, records of Skagit County, Washington, and which point is the TRUE POINT OF BEGINNING of this property description;
thence continuing South 01°35'00" East along a line parallel with the East line of said Government Lot 3, a distance of 418 feet, more or less, to a point on the North line of the County road right-of-way;
thence Easterly along the North line of the County road right-of-way to a point which bears South 11°28'00" East, a distance of 422 feet, more or less, from the True Point of Beginning;
thence North 11°28'00" West, a distance of 422 feet, more or less, to the True Point of Beginning of this property description.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax Parcel No. P47441:

All that portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 3, which is South 89°03'30" West, 483.43 feet from the Northeast corner of said Government Lot 3;
thence South 01°35'00" East and parallel with the East line of said Government Lot 3 to the Northernly line of the County road;
thence Easterly along said Northernly line to a point on the East line of the West 150 feet of said Government Lot 3;
thence North along said East line to a point on the North line of said Government Lot 3;
thence North 89°03'30" East along the North line of said Government Lot 3 to the point of beginning.

TOGETHER WITH that portion of said Government Lot 3 described as follows:

Commencing at a point on the North line of said Government Lot 3, which is South 89°03'30" West, 483.43 feet from the Northeast corner of said Government Lot 3;
thence South 01°35'00" East and parallel with the East line of said Government Lot 3, a distance of 323 feet to a boundary corner of that Amendment To Grant Of Conservation Easement from James Clifford Squires, Grantor, to Skagit Land Trust, a Washington nonprofit corporation, Grantee.

LEGAL DESCRIPTION CONTINUED:

by that instrument recorded March 8, 2004 under Auditor's File No. 200403080149, records of Skagit County, Washington, and which point is the TRUE POINT OF BEGINNING of this property description;
thence continuing South 01°35'00" East along a line parallel with the East line of said Government Lot 3, a distance of 418 feet, more or less, to a point on the North line of the County road right-of-way;
thence Easterly along the North line of the County road right-of-way to a point which bears South 11°28'00" East, a distance of 422 feet, more or less, from the True Point of Beginning;
thence North 11°28'00" West, a distance of 422 feet, more or less, to the True Point of Beginning of this property description.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Tax Parcel No. P47440:

The East 50 feet of the West 150 feet of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M., lying North of the County road.

Situate in the County of Skagit, State of Washington.

NOTES

1. Legal description from the following instruments of record:
Boundary Line Adjustment approved by Skagit County Planning and Development Services dated July 10, 2015 and recorded July 10, 2015 under Auditor's File No. 201507100048;
Deed from Mary Gladys Squires to James C. Squires (P47473) A.F. No. 9401310113;
Superior Court Cause No. 11309 Notice of Presentation, James T. Squires, Sr. Deceased, dated December 28, 1961 (P47440);
Skagit County Superior Court Order of Adjudication of Testacy and Certificate of Testimony, Estate of James T. Squires, Jr., deceased, No. 01-4-00284-8 filed Oct. 25, 2001. Last will and testament leaving entire estate to James C. Squires (includes P47441);
2. Survey Method: Field Traverse.
3. Instrumentation: TOPCON PS-103 Theodolite; Min. Resolution/Accuracy of 3" E.D.M.; Accuracy ± (1.5mm + 2ppm)
4. Basis of Bearing: The East line of Government Lot 3 in Section 36, T. 36 N., R. 2 E., W.M. as being N 01°12'57" E based upon existing monuments.
5. Meridian assumed.
6. Distances shown are in feet and decimals of a foot.
7. This survey was prepared without the benefit of a title report and is subject to any Agreements, Easements, Restrictions, Reservations, Conditions and other instruments of record.
8. In accordance with WAC 332-130-050, this survey has depicted existing improvements which may indicate encroachment, lines of possession or conflict of title. Occupational indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.
9. Centerline of Scott Road (Mon to Mon) reproduced from copy of 1977 field survey notes by Harold Rader, CE and PLS depicting found original Freestead's Plat monuments and set "R & L" rebar on true line, 12.99 feet southwesterly of easterly monument. This was verified by R.L. Judy, PLS of Legro & Judy by survey field notes dated May 9, 1985 on file in the office of Legro & Associates, measured distance of 13.00 feet.

NOTES CONTINUED:

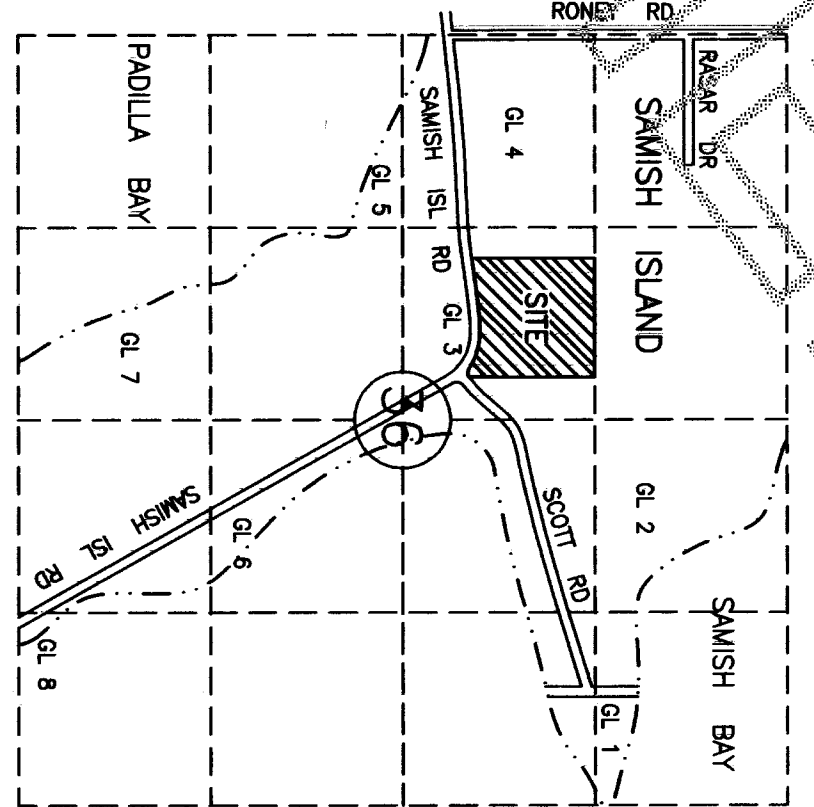
9. County Road Right-Of-Way reproduced from the following instruments:
Samish Island Road right-of-way: Dept. of Public Lands, Office of Commissioner, Application No. 1406 granted to Skagit County July 27, 1931;
Skagit County LATERAL HIGHWAY NO. 6" County Engineer's road design and profile pages A-21 and A-22 dated AUG 1931 and approved by the Board of County Commissioners on August 21, 1931.
Deed from State of Washington to J.T. Squires for Government Lot 3 in Section 36, T. 36 N., R. 2 E., W.M., subject to easement for right-of-way for county road granted under Application No. 1406, by Deed recorded 8-09-56 in Vol. 10 of Deeds - page 397 under Auditor's File No. 539895;
Samish Island Road No. 3091 Right-Of-Way Deed recorded April 17, 1972 under A.F. No. 767018 (P47441);
Scott Road right-of-way: Dept. of Public Lands, Office of Commissioner, Application No. 2244 dated April 12, 1956 and recorded under A.F. No. 534996;
Scott Road No. 590, Skagit County Commissioners resolution #2298 dated 5-08-57;
10. Commissioners Order referred to hereinabove, was filed in accordance with the law of 1927 which provides for the granting of rights-of-way over State lands.
11. The North right-of-way line of Samish Island Road along the South boundary of this property survey was reproduced by accepting the said County Engineer's 1931 County Road Plans from Sta. 0+00 Easterly, and road right-of-way Deeds by AF #767018 and #768423 for the North 25 feet of Samish Island Road, lying Westerly of Sta. 0+00.

AUDITOR'S CERTIFICATE

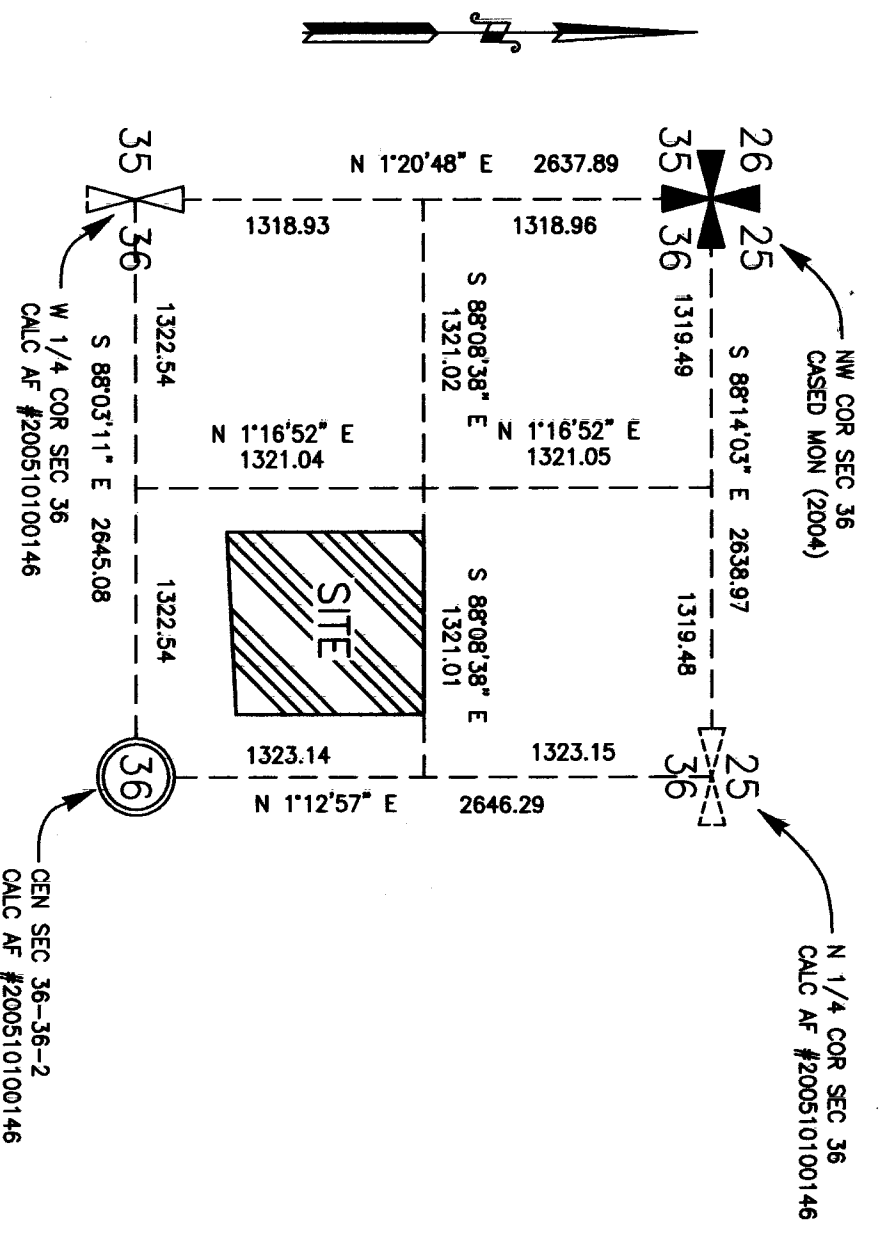
Filed for the record at the request of Legro & Associates.

201509020021
Skagit County Auditor
9/2/2015 Page 1 of 2 11:24 AM
\$181.00

J. W. Legro
Skagit County Auditor
Deputy



VICINITY MAP
(Not to Scale)
SECTION 36, T. 36 N., R. 2 E. W.M.

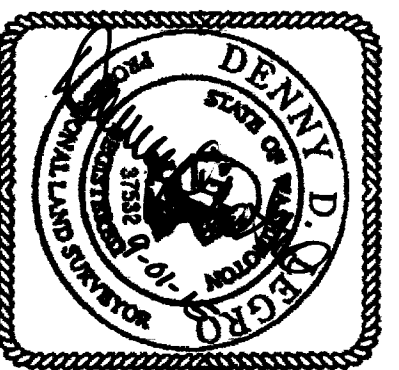


SUBDIVISION INSERT
SEC. 36, T. 36 N., R. 2 E.
(Not to scale)

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in July 2015 at the request of Joanne Squires, as Personal Representative of the Estate of James C. Squires.

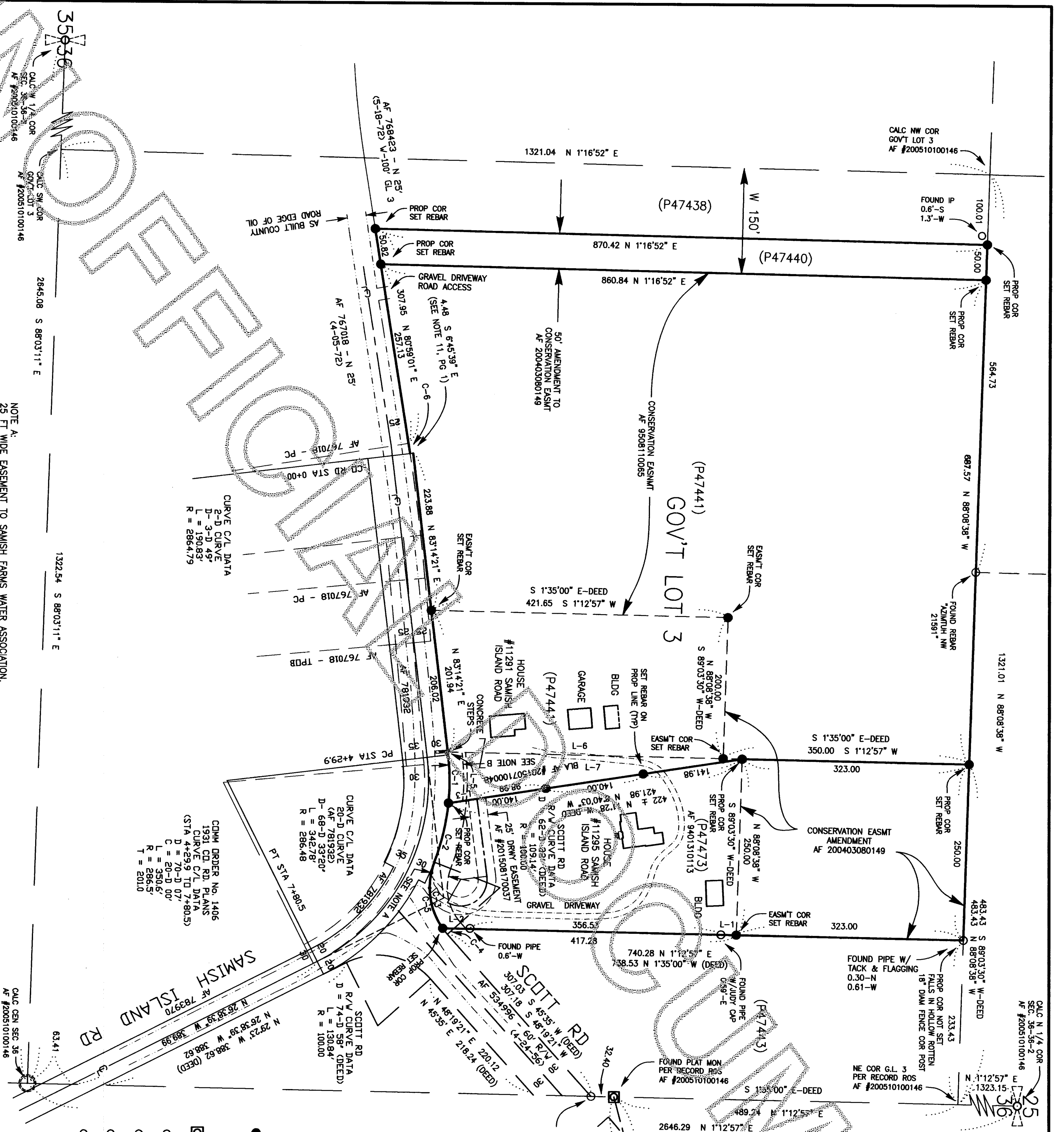
LEGR0 & ASSOCIATES
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220



RECORD OF SURVEY

ESTATE OF JAMES C. SQUIRES
PROPERTY SURVEY
PTN. GOV'T. LOT 3, SEC. 36, T. 36 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

2.0 1589020021
 \$161.00
 \$12/2015 Page 2 of 2 2:11:21AM
 Skagit County Auditor



LINE TABLE

LINE	DISTANCE	SURVEY BEARING	DEED BEARING
L-1	21.80	N 01°12'57\"	N 01°35'00\" W
L-2	38.95	N 01°12'57\" E	N 01°35'00\" W
L-3	41.01	N 08°40'03\" W	N 11°28'00\" W
L-4	37.45	S 79°49'36\" W	S 80°49'02\" W
L-5	4.08	N 83°14'21\" E	N LI CO RD R/W
L-6	391.39	S 01°12'57\" W	S 01°35'00\" E
L-7	418.39	S 01°12'57\" W	S 01°35'00\" E
L-8	31.17	S 00°52'09\" W	S 01°35'00\" E
C-1	316.44	122°4'50\"	88.58
C-2	316.44	153°58'46\"	86.41
C-3	100.00	56°20'31\"	98.34
C-4	100.00	06°15'05\"	10.91
C-5	100.00	62°35'36\"	109.25
C-6	2889.79	00°17'21\"	14.58

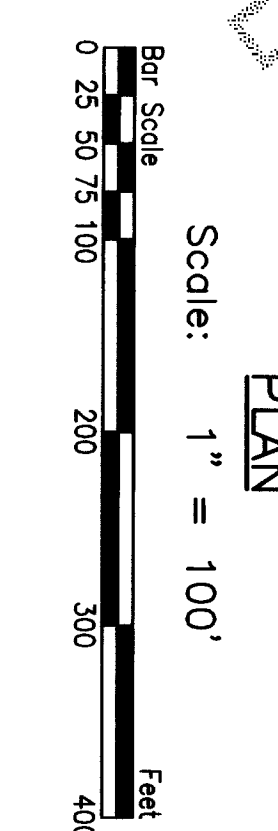
- LEGEND**
- PROP COR EASMT COR SET REBAR Property/Conservation Easement Corner Set 5/8\" diam. X 18\" length steel rebar w/ Yellow Plastic Cap imprinted: "LEGRO 37532"
 - ◻ FOUND MON Found monument (Brass Disk in Concrete Monument Punched) Found "JUDY 7598" Yellow Plastic Cap in Old Iron Pipe Found "AZIMUTH NW 21591" Rebar and Yellow Plastic Cap Found Roder & Leonard 8992 Rebar w/ Yellow Plastic Cap Found Old Iron Pipe 0.30' North and 0.61' West of Calculated Corner Barb Wire Fence
 - FOUND PIPE R & L
 - FOUND PIPE 0.30'-N
 - FOUND PIPE 0.61'-W

RECORD OF SURVEY SHEET 2 OF 2 SHEETS

ESTATE OF JAMES C. SQUIRES
 PROPERTY SURVEY
 PTN. GOV'T. LOT 3, SEC. 36, T. 36 N., R. 2 E., W.M.
 SKAGIT COUNTY, WASHINGTON

NOTE A:
 25 FT. WIDE EASEMENT TO SAMISH FARMS WATER ASSOCIATION, INC. FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, INSTALLATION AND EXTENSION OF WATER LINES SERVING THE SAMISH FARMS WATER ASSOCIATION BY AF #200305120230.
 NOTE B:
 20 FT. WIDE WATER LINE EASEMENT ACROSS B/LA PTN. AGGREGATED TO P47441 FOR FUTURE WATER LINE TO P47473 FROM EXISTING WM BY AF #201508270133.

Prepared By:
 LEGRO & ASSOCIATES
 Professional Land Surveyor
 1321 South 2nd Street
 Mount Vernon, WA 98273
 Phone: (360) 336-3220



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