

LEGAL DESCRIPTION

PARCEL "A":

A TRACT OF LAND IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND IN GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SAID LOTS, 554.98 FEET EAST OF THE WEST CORNER COMMON THERETO; THENCE SOUTH 19°10' WEST, 166.25 FEET; THENCE SOUTH 83°12' EAST, 168.07 FEET; THENCE SOUTH 75°22' EAST, 157.0 FEET; THENCE PARALLEL TO THE SAID COMMON LOT LINE 522.45 FEET TO THE EAST LINE OF SAID LOT 2 OF SAID SECTION 6; THENCE NORTH 0°42' EAST, ALONG SAID LOT LINE 216.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE NORTH 0°36' EAST, ALONG THE CURVE TO THE LEFT WHOSE RADIUS IS 70.73 FEET, 121.83 FEET; THENCE SOUTH 81°42'30" WEST, 49.08 FEET; THENCE NORTH 69°08' WEST, 193.0 FEET; THENCE NORTH 20°52' EAST, 147.63 FEET TO THE HIGH WATER LINE OF PADILLA BAY; THENCE NORTH 20°52' EAST, 130.0 FEET ALONG SAID HIGH WATER LINE; THENCE SOUTH 20°52' WEST, 113.68 FEET; THENCE SOUTH 36°06'30" WEST, 33.4 FEET; THENCE NORTH 67°22' WEST, 137.7 FEET; THENCE SOUTH 19°10' WEST, 143.82 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ANY COUNTY ROAD RIGHTS-OF-WAY, AND DEDICATED ROADS NOT VACATED (BEING A PORTION OF VACATED PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON);

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE NORTH 0°36' EAST, ALONG THE EAST LINE OF SAID SECTION 6, 121.83 FEET; THENCE SOUTH 81°42'30" WEST, 49.08 FEET; THENCE NORTH 69°08' WEST, 193.0 FEET; THENCE NORTH 20°52' EAST, 147.63 FEET TO THE HIGH WATER LINE OF PADILLA BAY; THENCE NORTH 20°52' EAST, 130.0 FEET ALONG SAID HIGH WATER LINE; THENCE SOUTH 20°52' WEST, 113.68 FEET; THENCE SOUTH 36°06'30" WEST, 33.4 FEET; THENCE NORTH 67°22' WEST, 137.7 FEET; THENCE SOUTH 19°10' WEST, 143.82 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ANY VACATED ROAD ADJACENT THERETO;

AND ALSO EXCEPT THAT PORTION, IF ANY, OF GLENN'S ISLAND ROAD, COUNTY ROAD NO. 48 VACATED MAY 28, 1958, COMMISSIONER'S FILE NO. 9970, WHICH MAY NOT HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THAT PORTION BORDERING ON THE AFORESAID PREMISES, TOGETHER WITH ANY ENTITLEMENT TO VACATED ROAD ADJOINING SAID PARCEL;

EXCEPT ANY VACATED ROAD ADJACENT TO THE EXCEPTED PARCEL HEREINAFTER DESCRIBED.

PARCEL "B":

AN EASEMENT FOR INGRESS AND EGRESS ACROSS A STRIP OF LAND 40 FEET WIDE IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., 554.98 FEET EAST OF THE WEST CORNER COMMON THERETO; THENCE SOUTH 19°10' WEST, 166.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 21°32' FEET; THENCE SOUTH 51°45' WEST, 797.4 FEET; THENCE SOUTH 69°09' WEST, 377.0 FEET; THENCE SOUTH 72°13' WEST, 354.8 FEET; THENCE NORTH 87°41' WEST, 169.0 FEET; THENCE SOUTH 76°41' WEST, 150.0 FEET, MORE OR LESS, TO THE COUNTY ROAD ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., WHICH PROPERTY IS NOW COUNTY ROAD.

PARCEL "C":

AN EASEMENT FOR INGRESS AND EGRESS TO A STRIP OF LAND 20 FEET WIDE IN SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., THE NORTH LINE OF WHICH SAID 20-FOOT STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., 554.98 FEET EAST OF THE WEST CORNER COMMON THERETO; THENCE SOUTH 19°10' WEST, 166.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°12' EAST, 168.07 FEET; THENCE SOUTH 75°22' EAST, 157.0 FEET; SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES

1. SURVEY PROCEDURES & EQUIPMENT:

EQUIPMENT: LEICA NIVA GS14 GNSS RTK RECEIVER

PROCEDURE: DUAL FREQUENCY GPS AND CLASSIC DATA COLLECTED WITH THE WASHINGTON STATE REFERENCE NETWORK AND HELD REVERSE USING EXISTING MONUMENTATION. ALL CONTROL TRAVERSE ANGLES AND DISTANCES DOUBLE MEASURED; MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 322-130-090.

2. DISTANCES ARE IN US SURVEY FEET, AND DECIMALS THEREOF.

3. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PUNCHED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

4. THE LEGAL DESCRIPTION RECIPIENT HEREON WAS PROVIDED BY THAT STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201610230102.

5. THIS SURVEY DENOTES THOSE EASEMENTS REFERENCED IN THE ABOVE-MENTIONED DEED, BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES WHETHER RECORDED OR UNRECORDED, THAT MAY AFFECT THE DEPICTED PROPERTY.

6. DISCREPANCIES EXIST BETWEEN DEED DISTANCES NOTED HEREON AND HISTORIC STAKING ON THE GROUND AS SHOWN BY THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200211190115, AS WELL AS SUBSEQUENT SURVEYS OF RECORD. THIS SURVEY ACCEPTS THOSE LINES AS STAKED AS MONUMENTATION HAS REPORTEDLY EXISTED SINCE THE 1950'S.

7. THIS SURVEY INCLUDES THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING LANDWARD OF THE APPROXIMATE LINE OF ORDINARY HIGH TIDE AND DOES NOT PURPORT TO RESOLVE LIMITS OF SECOND CLASS TIDELANDS OWNERSHIP.

P:\WORK\PROJECTS\2018\18-026 DIPPOLD\US\DWG\18-026 DIPPOLD ROS.DWG

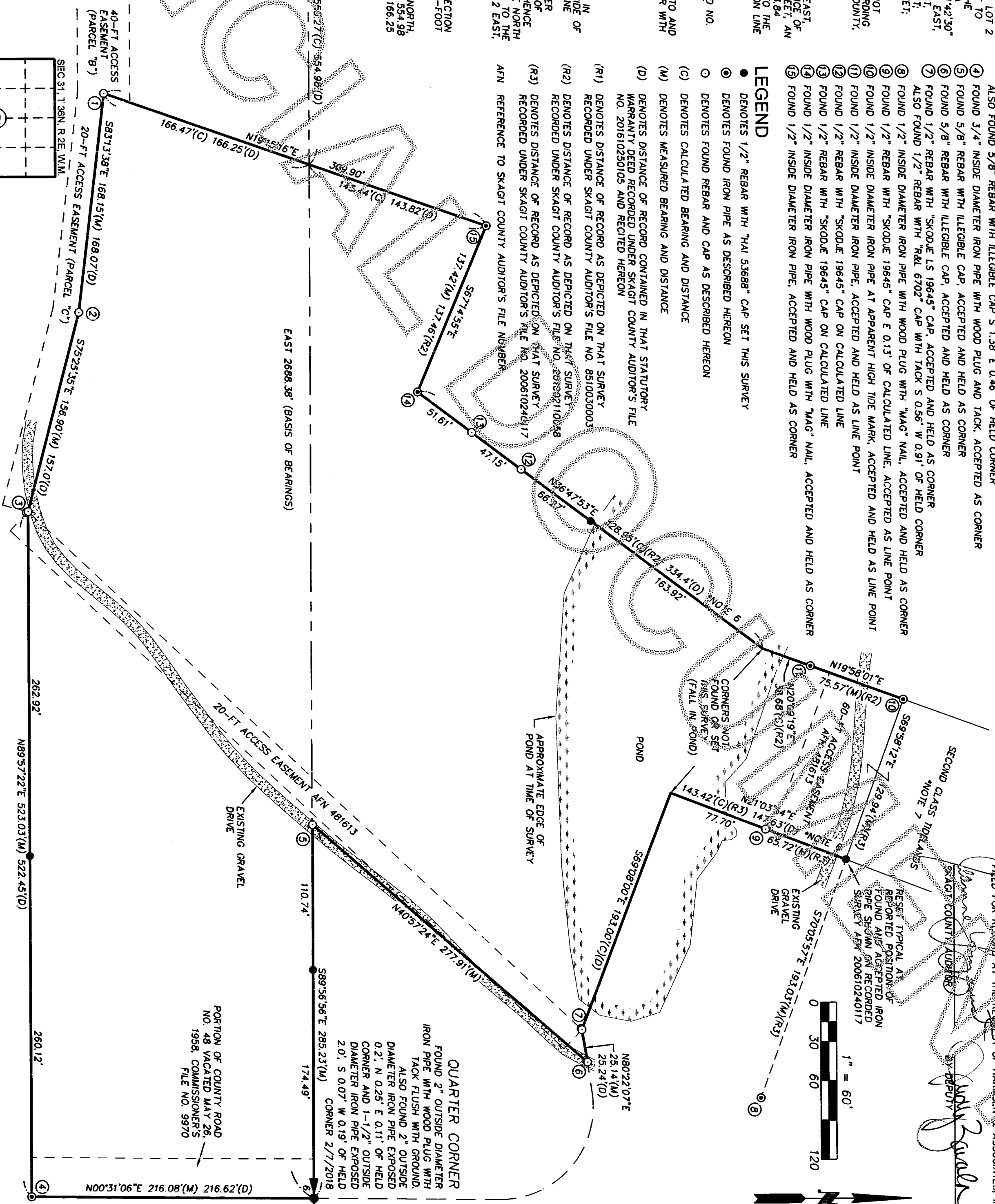
SURVEY IN GOVERNMENT LOT 2 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. AND GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

FOUND POINT DESCRIPTIONS

- ① FOUND 1/2" REBAR WITH "RADER & LEONARD" CAP WITH TACK, ACCEPTED AND HELD AS CORNER
- ② FOUND 5/8" REBAR WITH "WOMER LS 21320" CAP, ACCEPTED AND HELD AS CORNER
- ③ FOUND 5/8" REBAR WITH "WOMER LS 21320" CAP, ACCEPTED AND HELD AS CORNER
- ④ ALSO FOUND 5/8" REBAR WITH "ILEGIBLE" CAP S 1.38" E 0.46" OF HELD CORNER
- ⑤ FOUND 3/4" INSIDE DIAMETER IRON PIPE WITH WOOD PLUG AND TACK, ACCEPTED AS CORNER
- ⑥ FOUND 5/8" REBAR WITH "ILEGIBLE" CAP, ACCEPTED AND HELD AS CORNER
- ⑦ FOUND 5/8" REBAR WITH "ILEGIBLE" CAP, ACCEPTED AND HELD AS CORNER
- ⑧ FOUND 1/2" REBAR WITH "SKODJE LS 19645" CAP, ACCEPTED AND HELD AS CORNER
- ⑨ ALSO FOUND 1/2" REBAR WITH "RSL 6702" CAP WITH TACK S 0.56" W 0.91" OF HELD CORNER
- ⑩ FOUND 1/2" INSIDE DIAMETER IRON PIPE WITH WOOD PLUG WITH "MAG" NAIL, ACCEPTED AND HELD AS CORNER
- ⑪ FOUND 1/2" REBAR WITH "SKODJE 19645" CAP E 0.13" OF CALCULATED LINE
- ⑫ FOUND 1/2" INSIDE DIAMETER IRON PIPE AT APPARENT HIGH TIDE MARK, ACCEPTED AND HELD AS LINE POINT
- ⑬ FOUND 1/2" INSIDE DIAMETER IRON PIPE, ACCEPTED AND HELD AS LINE POINT
- ⑭ FOUND 1/2" REBAR WITH "SKODJE 19645" CAP ON CALCULATED LINE
- ⑮ FOUND 1/2" INSIDE DIAMETER IRON PIPE WITH WOOD PLUG WITH "MAG" NAIL, ACCEPTED AND HELD AS CORNER
- ⑯ FOUND 1/2" INSIDE DIAMETER IRON PIPE, ACCEPTED AND HELD AS CORNER
- ⑰ FOUND 1/2" INSIDE DIAMETER IRON PIPE, ACCEPTED AND HELD AS CORNER
- ⑱ FOUND 1/2" INSIDE DIAMETER IRON PIPE, ACCEPTED AND HELD AS CORNER

LEGEND

- DENOTES 1/2" REBAR WITH "HAI 53688" CAP SET THIS SURVEY
- DENOTES FOUND IRON PIPE AS DESCRIBED HEREON
- DENOTES FOUND REBAR AND CAP AS DESCRIBED HEREON
- DENOTES CALCULATED BEARING AND DISTANCE
- (C) DENOTES MEASURED BEARING AND DISTANCE
- (D) DENOTES DISTANCE OF RECORD CONTAINED IN THAT STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201610250105 AND RECIPIENT HEREON
- (RI) DENOTES DISTANCE OF RECORD AS DEPICTED ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8510030003
- (R2) DENOTES DISTANCE OF RECORD AS DEPICTED ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 80192110058
- (R3) DENOTES DISTANCE OF RECORD AS DEPICTED ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200810240117
- APN REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER

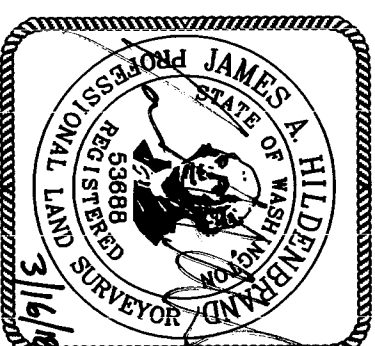


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF JOHN C. DIPPOLD, IN FEBRUARY, 2018.

JAMES A. HILDEBRAND, PLS., CR#45 3/16/18 DATE

CERTIFICATE NO. 53688



JOHN C. DIPPOLD
RECORD OF SURVEY

SCALE: 1" = 60'	SHEET: 1 OF 1
DRAWN BY: JAH	S.T.R. INDEX: GL 2, 6-35N-2E
DATE: 2/16/18	
REVISED: N/A	
F.B. NV-116	
J08# 18-026	
HAARMSEN	
803 SOUTH FIRST STREET	
MOUNT VERNON, WA 98273	
TEL: (360) 336-9199	

AUDITOR'S CERTIFICATE

201803160140
Skagit County Auditor
3/16/2018 Page 1 of 1 2:00PM

\$158.00

FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES, INC. BY DEPUTY

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