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Skagit County Auditor

When Recorded Return to:

**Open Space Taxation Agreement
Chapter 84.34 RCW**

(To be used for "Open Space" and "Timber Land" Classification or Reclassification Only)

Property Owner SKAGIT LAND TRUST
Property Address N/A
Legal Description SEE ATTACHED EXHIBIT 'A'
S20, T34N, R4E AND S15, T34N R4E, W.M.

Assessor's Property Tax Parcel or Account Number P24472 AND P131293

Reference Numbers of Documents Assigned or Released C/U OPEN SPACE LAND APP#3-2018

This agreement between SKAGIT LAND TRUST TRANSFER FROM C/U F&A
hereinafter called the "Owner", and Skagit County AF#789545 AND AF#8302090012
hereinafter called the "Granting Authority".

Whereas, the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW. And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

- Open Space Land – RCW 84.34.020(1)(a) or (b)**
- Farm and Agricultural Conservation Land (a sub classification of open space land) – RCW 84.34.020(1)(c)**
- Timber Land – RCW 84.34.020(3)**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.

5. The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to withdraw classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108. This provision will not apply if there is a pending merger of a county's timber land classification and designated forest land program and the merger will occur prior to the date of withdrawal. If this occurs, the owner can choose to: (1) request immediate removal of the land from the timber land classification, (2) request immediate removal, after the merger, of the land from the designated forest land program, or (3) request the assessor to remove the land from the designated forest land program once two assessment years have passed following the receipt of the notice to withdraw. These removals will still be subject to the additional tax, interest, and penalty, or compensating tax.
6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), (9), or (10), shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for additional tax, interest, and penalty as provided in RCW 84.34.080 and RCW 84.34.108.
7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington;
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action;
 - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property;
 - d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land
 - e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020;
 - f) Acquisition of property interests by state agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 for the purposes enumerated in those sections (see RCW 84.34.108(6)(f));
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification;
 - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
 - j) The creation, sale, or transfer of a fee interest or a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
 - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used; or
 - l) The discovery that the land was classified in error through no fault of the owner.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification of the land if reclassification is permissible under RCW 84.34.070.
10. Changes to the conditions of this agreement could result in the re-rating of the parcel by the granting authority, subject to a public hearing, and may result in a change in assessed value. If the granting authority approves the changes in conditions, a revised agreement may be required.

The parcel(s) of land described in this agreement is subject to the following conditions:

The parcel(s) of land described in this agreement may be used in the following manner:

The parcel(s) of land described in this agreement may be removed if the land is used in the following manner:

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated 5/8/18 Kennet A. Dahlstedt
Signature(s) of County and/or City Legislative Authority
Chair of the Board of County Commissioners
Title

Dated 5/8/18 Olivia Janicki
Signature(s) of County and/or City Legislative Authority
County Commissioner
Title

Dated 5/8/18 Ron Wesen
Signature(s) of County and/or City Legislative Authority
County Commissioner
Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Molly Doran Executor Director
Owner(s)

Dated 5/18/18 Shagit Land Trust
(Must be signed by all owners)

Date signed agreement received by Legislative Authority May 18, 2018

Prepare in triplicate with one copy to each of the following: Owner, Granting Authority, and County Assessor

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EXHIBIT 'A'

THAT PORTION OF LOT 4 SHORT PLAT#99-0030 AF#200003210085 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 4 OF SAID SHORT PLAT; THENCE NORTH 86-17-27 WEST, 244.43 FEET ALONG THE NORTH LINE OF SAID LOT 4 (ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF SWAN ROAD) TO THE NE CORNER OF LOT 1 OF SAID SHORT PLAT#99-0030; THENCE SOUTH 34-48-05 EAST, 120 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE CORNER COMMON TO LOTS 1 & 2 OF SAID SHORT PLAT; THENCE SOUTH 0-38-19 WEST, 164.42 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE CORNER COMMON TO LOTS 2 & 3 OF SAID SHORT PLAT; THENCE SOUTH 47-27-37 WEST, 239.80 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 TO THE CORNER COMMON TO LOT 3 & 4 "BUILDING SITE" OF SAID SHORT PLAT; THENCE SOUTH 71-35-19 WEST, 268.39 FEET ALONG THE SOUTHEASTELY LINE OF SAID LOT 4 "BUILDING SITE" TO THE SW CORNER THEREOF; THENCE NORTH 0-18-08 EAST, 310 FEET ALONG THE WEST LINE OF SAID LOT 4 "BUILDING SITE" TO THE NW CORNER THEREOF, BEING A POINT ON A NON-TANGENT CURVE ON THE SOUTHERLY MARGIN OF TRACT "A", SIGNE PLACE, PRIVATE ROAD, UTILITIES, AND WATER PIPELINE EASEMENT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, BEING ALONG THE SOUTHERLY MARGIN OF SAID TRACT "A", CONCAVE TO THE NORTH, HAVING AN INITIAL TANGENT BEARING OF NORTH 53-30-41 WEST, A RADIUS OF 45 FEET, THROUGH A CENTRAL ANGLE OF 57-00-12, AN ARC DISTANCE 44.77 FEET; THENCE LEAVING SAID CURVE NORTH 44-41-52 WEST, 58.89 FEET TO THE WEST LINE OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA, ALSO BEING THE WEST LINE OF SAID NW1/4 OF SECTION; THENCE SOUTH 0-18-08 WEST, 1172.07 FEET ALONG SAID WEST LINE TO THE SW CORNER OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA, ALSO BEING THE SW CORNER OF SAID SUBDIVISION; THENCE SOUTH 88-54-25 EAST, 668.71 FEET ALONG THE SOUTH LINE OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA, ALSO BEING THE SOUTH LINE OF SAID SUBDIVISION, TO THE SE CORNER OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA A POINT BEARING SOUTH 0-11-00 WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0-11-00 EAST, 1288.09 FEET ALONG THE WEST LINE OF SAID LOT 4, OPEN SPACE/PROTECTIVE AREA TO THE POINT OF BEGINNING. SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH PORTION OF AF#201206280062: THAT PORTION OF THE NE1/4 OF NE1/4 LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF SECTIONS 10, 14 & 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERPOINT OF SAID SECTION 10; THENCE SOUTH 88- 44-43 EAST, ALONG SAID CENTER LINE, 343.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTER LINE SOUTH 31-56-05 WEST 31.48 FEET; THENCE SOUTH 22-29-52 WEST 15.99 FEET; THENCE SOUTH 34- 40-55 WEST 51.25 FEET; THENCE SOUTH 5-54-54 EAST 100.00 FEET; THENCE SOUTH 7-21-13 WEST 80.73 FEET; THENCE SOUTH 49-27-34 EAST 158.12 FEET; THENCE SOUTH 33-46-25 EAST 6.19 FEET; THENCE SOUTH 23-32-55 EAST 28.75 FEET; THENCE SOUTH 14-56-18 EAST 62.19 FEET; THENCE SOUTH 31-17-40 EAST 62.18 FEET; THENCE SOUTH 21-43-52 EAST 44.19 FEET; THENCE SOUTH 26-20-27 EAST 50.67 FEET; THENCE SOUTH 21-18-30 EAST 50.11 FEET; THENCE SOUTH 26-08-06 EAST 87.41 FEET; THENCE SOUTH 49-19-42 EAST 101.36 FEET; THENCE SOUTH 74-28-53 EAST 68.57 FEET; THENCE SOUTH 61-47-09 EAST 24.61 FEET; THENCE SOUTH 60-00-49 EAST 21.17 FEET; THENCE SOUTH 35-59-34 WEST 60.63 FEET; THENCE SOUTH 16-40-14 WEST 121.02 FEET; THENCE SOUTH 19-08-12 EAST 132.43 FEET; THENCE SOUTH 12-29-58 EAST 52.68 FEET; THENCE SOUTH 46-52-30 EAST 48.87 FEET; THENCE SOUTH 60-03-05 EAST 103.02 FEET; THENCE SOUTH 69-30-09 EAST 48.21 FEET; THENCE SOUTH 85-54-15 EAST 100.84 FEET; THENCE SOUTH 13-32-45 WEST 57.27 FEET; THENCE SOUTH 2-03-06 EAST 172.92 FEET; THENCE SOUTH 2-06-02 WEST 912.30 FEET; THENCE SOUTH

27-26-09 WEST 80.39 FEET; THENCE SOUTH 25-10- 53 EAST 33.79 FEET; THENCE SOUTH 22-11-09 EAST 18.42 FEET; THENCE SOUTH 22-11-09 EAST 60.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 22-11-09 EAST 56.44 FEET; THENCE SOUTH 22-4-46 EAST 135.27 FEET; THENCE SOUTH 19-27-00 EAST 152.21 FEET; THENCE SOUTH 19-27- 02 EAST 154.76 FEET; THENCE SOUTH 30-22-07 EAST 160.09 FEET THENCE SOUTH 31-44-17 EAST 165.70 FEET; THENCE SOUTH 8-25-19 EAST 88.89 FEET; THENCESOUTH 9-23-50 EAST 153.52 FEET; THENCE SOUTH 13-53-40 EAST 127.17 FEET; THENCE SOUTH 5-13-09 WEST 703.31 FEET; THENCE SOUTH 16-31- 19 WEST 90.60 FEET; THENCE SOUTH 13-16-59 EAST 93.08 FEET; THENCE SOUTH 15-26-09 EAST 27.73 FEET; THENCE SOUTH 26-42-33 EAST 216.31 FEET; THENCE SOUTH 53-03-24 EAST 45.81 FEET; THENCE SOUTH 21-00-54 WEST 115.42 FEET; THENCE SOUTH 7-01-24 WEST143.10 FEET; THENCE SOUTH 29-48- 00 EAST 59.82 FEET; THENCE SOUTH 1-34-02 EAST 49.36 FEET; THENCE SOUTH 13-38-32 EAST 64.62 FEET; THENCE SOUTH 23-58-35 EAST 65.67 FEET; THENCE SOUTH 40-38-15 EAST 90.57 FEET; THENCE SOUTH 50-23-19 EAST 102.63 FEET; THENCE SOUTH 79-51-55 EAST 166.09 FEET;THENCE NORTH 70-45- 13 EAST 43.22 FEET; THENCE SOUTH 79-25-18 EAST 20.49 FEET; THENCE SOUTH 81-40-02 EAST 29.44 FEET; THENCE SOUTH 11-49-18 WEST 92.65 FEET; THENCE SOUTH 12-29-54 EAST 123.98 FEET; THENCE SOUTH 28-39'-56 WEST 29.14 FEET; THENCE SOUTH 14-37-34 WEST 75.63 FEET;THENCE SOUTH 0-20- 45 EAST 111.73 FEET; THENCE SOUTH 48° 25' 28" EAST 11.36 FEET; THENCE SOUTH 5°04' 40" EAST 65.41 FEET; THENCE SOUTH 19-53-20 EAST 63.44 FEET; THENCE SOUTH 28-19-19 EAST 94.72 FEET; THENCE SOUTH 70-31-51 EAST 89.84 FEET; THENCE SOUTH 43-33-29 EAST 155.07 FEET; THENCE NORTH 70-24- 51 EAST 83.00 FEET; THENCE SOUTH 54-50- 52 EAST 21.37 FEET; THENCE NORTH 79-28-23 EAST 71.92 FEET; THENCE SOUTH 62-24-17 EAST 18.77 FEET; THENCE SOUTH 72-29-08 EAST 30.68 FEET; THENCE NORTH 78-29-56 EAST 189.47 FEET; THENCE NORTH 76-52-30 EAST 48.87 FEET; THENCE NORTH 60-00- 00 EAST 39.16 FEET; THENCE NORTH 45-00-00 EAST 39.16 FEET; THENCE NORTH 30-00-00 EAST 39.16 FEET; THENCE NORTH 15-00-00 EAST 39.16 FEET; THENCE NORTH 2-40-41 EAST 22.23 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE CONTINUE NORTH 2-40-41 EAST 2.99 FEET; THENCE NORTH 2-26-49 WEST 123.92 FEET; THENCE NORTH 11-11-06 WEST 151.99 FEET THENCE NORTH 4-52-22 EAST 217.56 FEET THENCE NORTH 3-26-51 EAST 166.51 FEET; THENCE NORTH 3-54-05 WEST 38.37 FEET; THENCE NORTH 16-28-47 WEST 55.73 FEET; THENCE NORTH 2-38-24 EAST 488.36 FEET; THENCE NORTH 33-46- 25 EAST 91.41 FEET; THENCE NORTH 15-15-23 EAST 159.46 FEET; THENCE NORTH 23-57-12 EAST 230.05 FEET; THENCE NORTH 42-19-28 EAST 83.47 FEET; THENCE NORTH 76-34-08 EAST 85.59 FEET; THENCE NORTH 81-15-14 EAST 140.92 FEET; THENCE NORTH 89-24-51 EAST 314.01 FEET; THENCE NORTH 79-23- 17 EAST 227.38 FEET; THENCE NORTH 70-05-05 EAST 99.42 FEET; THENCE NORTH 79-18-54 EAST 95.41 FEET; THENCE NORTH 73-24-27 EAST 30.88 FEET; THENCE NORTH 62-30-16 EAST 39.83 FEET; THENCE NORTH 39-52-39 EAST 258.14 FEET MORE OR LESS TO THESOUTHWESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL "A" AFTER BLA, RECORDED UNDER AUDITORS FILENO. 200708090007, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTH 60-07-16 EAST ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL "A" A DISTANCE OF 142.62 FEET TO THE SOUTHEASTERLY LINE OF THE 100 FOOTRIGHT OF WAY CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT OF WAY AS CONVEYED BYDEED DATED APRIL 4, 1890 AND RECORDED JULY 13, 1890 IN VOLUME 10 OF DEEDS, PAGE 651, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTH 36-24- 09 WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 228.81 FEET TOTHE NORTHERLY LINE OF THAT CERTAIN 50 FOOT BY 1500 FOOT STRIP CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED DATED APRIL 4, 1890 AND RECORDED JULY 13, 1890 IN VOLUME 10 OF DEEDS, PAGES 653 AND 759; THENCE SOUTH 53-35-51 EAST 50.00 FEET TO THE

NORTHEAST CORNER OF SAID 50 FOOT BY 1500FOOT STRIP; THENCE SOUTH 36-24-09 WEST ALONG SAID LINE, 1258.57 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 11- 27-54 AN ARC DISTANCE OF 180.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE NORTH 87-41-06 WEST, ALONG SAID SOUTH LINE, 107.41 FEET TO THE CENTERLINE OF SAID 100 FOOT CONVEYED TO SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY RIGHT OF WAY AS CONVEYED BY DEED DATED APRIL 4, 1890 AND RECORDED JULY 13, 1890 IN VOLUME 10 OF DEEDS, PAGE 651, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTHERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES, SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 67-25-49 EAST A DISTANCE OF 1000.00 FEET THROUGH A CENTRAL ANGLE OF 2- 25-52 AN ARC DISTANCE OF 42.43 FEET; THENCE SOUTH 20-08-18 WEST 188.43 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1125.00 FEET THROUGH A CENTRAL ANGLE OF 34-07-55 AN ARC DISTANCE OF 670.18 FEET; THENCE SOUTH 13-59-37 EAST 3.63 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 939.72 FEET THROUGH A CENTRAL ANGLE OF 33-43-47 AN ARC DISTANCE OF 553.21 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88- 33-36 WEST, ALONG SAID SOUTH LINE, 743.91 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88-36-40 WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 1333.41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1-12-08 EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 688.46 FEET, MORE OR LESS TO THE NORTH MARGIN OF COLLEGE WAY (SR538); THENCE WESTERLY ALONG SAID MARGIN, 2606.52 FEET, MORE OR LESS TO THE EAST LINE OF THE WEST 208.7 FEET OF THE SOUTH 626.1 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTH OF STATE ROAD NO. 1-G, AS DESCRIBED UNDER AF# 8305270054, IN SAID SECTION 15; THENCE NORTH 1-26-36 EAST, ALONG SAID EAST LINE, 626.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL BEING ON THE SOUTH LINE OF THAT CERTAIN PARCEL AS DESCRIBED UNDER AUDITORS FILE NO.200411050096; THENCE SOUTH 88-41-14 EAST, ALONG THE SOUTH LINE OF SAID PARCEL RECORDED UNDER AUDITORS FILE NO. 200411050096, A DISTANCE OF 771.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1- 26-36 EAST, ALONG THE EAST LINE OF SAID PARCEL, 433.56 FEET, TO THE SOUTHWEST CORNER OF PARCEL 4, AS SHOWN AND DESCRIBED ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY MAP RECORDED UNDER AUDITORS FILE NO. 200706190095, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID PARCEL 4, SOUTH 88-33-24 EAST 370.33 FEET; THENCE SOUTH 85-42-09 EAST 472.91 FEET; THENCE SOUTH 86-50- 15 EAST 213.62 FEET; THENCE NORTH 71-25-46 EAST 334.89 FEET; THENCE NORTH 29-59- 41 EAST 162.34 FEET; THENCE NORTH 29-59-41 EAST 45.44 FEET; THENCE NORTH 29-59-41 EAST 117.22 FEET; THENCE NORTH 5-34-33 EAST 162.09 FEET; THENCE NORTH 12-48-25 WEST 218.85 FEET; THENCE NORTH 25-34-21 WEST 205.38 FEET; THENCE NORTH 18-17-32 WEST 348.90 FEET; THENCE NORTH 8-07- 49 WEST 157.41 FEET; THENCE NORTH 30-23-11 WEST 111.90 FEET; THENCE NORTH 25-47-39 WEST 87.34 FEET; THENCE NORTH 25-47-39 WEST 40.11 FEET MORE OR LESS TO A POINT WHICH LIES SOUTH 65-03-06 WEST 56.55 FEET AND NORTH 88-43-21 WEST 160.76 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88-43-21 EAST 160.76 FEET; THENCE NORTH 65-03-06 EAST 56.55 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING. PORTION OF AF#201211130142. SECTION 23, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.