



202212200032  
12/20/2023 08:32 AM Page: 1 of 2 P&S: 3202.50

# AUDITORS CERTIFICATE

FILED FOR RECORD THIS DAY OF DEC 2022  
AT 2 O'CLOCK P.M. IN THE  
AUDITOR'S FILE

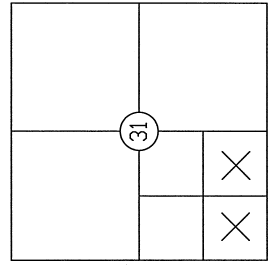
NO. 202212200032 RECORDS OF SKAGIT  
COUNTY, WASHINGTON

*Dale K. Herrigstad*  
AUDITOR

## LEGAL DESCRIPTION

SEE SHEET 2

- NOTES-
1. OSET RE-BAR AND YELLOW CAP P.L.S. #27807 AND WHITE 2"x2" WITNESS STAKE.
  2. FOUND RE-BAR AND WHITE CAP AS NOTED.
  3. FOUND RE-BAR AND WHITE CAP AS NOTED.
  4. FOUND RE-BAR AND WHITE CAP AS NOTED.
  5. EQUIPMENT USED: Geomax 2" Robotic total Station.
  6. CONTROLLING SURVEY MONUMENTS TIED ON 1-7-2021.
  7. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARD.
  8. SURVEY METHOD: STANDARD FIELD TRAVERSE.
  9. BASIS OF BEARINGS: ROS AF #201310070188 WEST BOUNDARY.
  10. THE LEGAL DESCRIPTION WAS OBTAINED FROM BARGAIN AND SALES DEED AF #201810080035.
  11. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A RECORDED SURVEY.
  12. THIS SURVEY WAS DERIVED EXISTING OCCUPATIONAL LINES IN ACCORDANCE WITH W.A.C.H. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN REFERENCED IN THIS BOUNDARY SURVEY.
  13. REFERENCED SURVEYS:  
AF #201310070188  
AF #9105300002  
AF #8510030003  
UNRECORDED SURVEY BY RADER, LEONARD & ASSOC.  
INC. FOR RALPH STOCKTON, DATED JULY 24, 1970.



SECTION 31, TOWNSHIP 36 N, RING 2 EAST

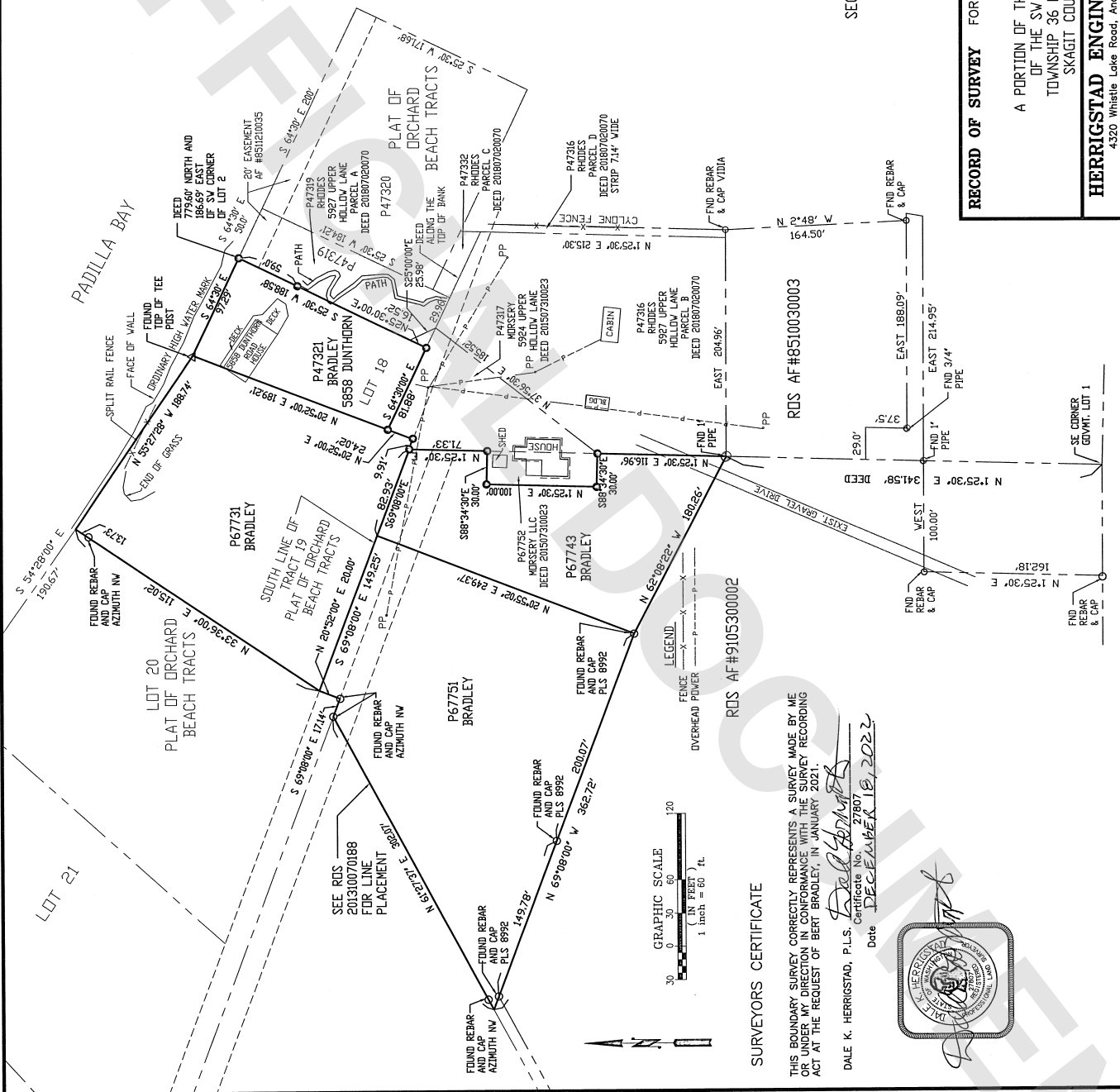
SHEET 1 OF 2

**RECORD OF SURVEY** FOR: **Bradley Family**  
811 Yew Street  
Bellingham, WA 98229

A PORTION OF THE SE 1/4 AND SW 1/4  
OF THE SW 1/4, SECTION 31,  
TOWNSHIP 36 N., RING 2 EAST, W.M.,  
SKAGIT COUNTY, WASHINGTON

**HERRIGSTAD ENGINEERING & SURVEYING**  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWN BY: DKH  
CHECK BY: DKH  
DATE: 11-22-2021  
SCALE: NOTED  
JOB: 2021-03



## SURVEYORS CERTIFICATE

THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF BERT BRADLEY, IN JANUARY 2021.

DALE K. HERRIGSTAD, P.L.S. *Dale K. Herrigstad*  
Certificate No. 27807  
Date DECEMBER 19, 2022



<b>RECORD OF SURVEY</b>		<b>FOR:</b> Bradley Family 811 Yew Street Bellingham, WA 98229	
<b>DWN BY:</b> DKH		<b>DATE:</b> 11-22-2021	
<b>CHECK BY:</b> DKH		<b>SCALE:</b> NOTED	
<b>DATE:</b> 11-22-2021		<b>JOB:</b> 2021-03	
<b>A PORTION OF THE SE 1/4 AND SW 1/4 OF THE SW 1/4, SECTION 31, TOWNSHIP 36 N., RING. 2 EAST, W.M. SKAGIT COUNTY, WASHINGTON</b>			
<b>HERRIGSTAD ENGINEERING &amp; SURVEYING</b> 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8604			

**PARCEL A:**

Tract 19, "PLAT OF 'DIRCHARD BEACH TRACTS', as per plat recorded in the office of the Auditor of Skagit County, Washington in Volume 4 of Plats, page 45, TOGETHER WITH all tidelands of the second class as conveyed by the state of Washington, situate in front of, adjacent to or abutting thereon EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 91941, 91345 and 192740, records of Skagit County.

**PARCEL B:**

Tract portion of Government Lot 2 of Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning at a point on the high water line of Poullie Bay which is 77960 Feet North and 18669 Feet East of the Southwest corner of said Lot 2, (the South line of said Lot 2 bears East and West) thence South 25°30' West 18421 Feet thence North 64°30' West 80 Feet, more or less, to the Easterly line of Tract 19 of "PLAT OF 'DIRCHARD BEACH TRACTS', as per plat recorded in the office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, page 45, thence North 32°00' West along the Easterly line of said Tract 19, 12359 Feet to the high water line of Poullie Bay; thence Southeastery along said high water line to the point of beginning.

TOGETHER WITH all tidelands of the second class as conveyed by the State of Washington, situate in front of adjacent to, or abutting thereon, EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91345 and 192740, records of Skagit County.

EXCEPT that portion of the above Parcels 'A' and 'B', if any, lying within the boundaries of that certain Tract conveyed to Stephen Dunthorne, et UX, by deed dated August 30, 1951, and recorded October 8, 1951, under Auditor's File No. 466622, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL C:**

That portion of Government Lot 1, Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning on the South line of Tract 19, "PLAT OF 'DIRCHARD BEACH TRACTS', as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington, thence South 69°08' East 1500 Feet from the Southwest corner thereof thence South 20°52' West 5200 Feet thence North 69°08' East to the Southeast corner thereof; thence North 69°08' East 1500 Feet to the Northeast corner thereof; thence North 69°08' East 1500 Feet to the point of beginning. This Tract is subject to a Voluntary Conveyance by deed dated October 21, 1946, and recorded November 4, 1946, under Auditor's File No. 3976585, records of said County, thence North 59°31' 40" East along the Southeastern line of Vonnegut Tract, a distance of 32016 feet to the Southwest corner of said Tract 19; thence South 69°08' East along the South line of said Tract 19; 1500 Feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL D:**

A tract of land in Government Lot 1, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point of beginning on the East line of said Lot 1, 34159 Feet North of the Southeast corner thereof; thence North 125°30' East along the East line of said Lot 1, 2880 Feet, more or less, to the Southwesterly line of Lot 19 of "PLAT OF 'DIRCHARD BEACH TRACTS', as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County; thence thence South 69°08' East along the Southeastern line of said Lot 19, 1500 Feet thence South 20°52' West 2500 Feet; thence Southwesterly 1520 Feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.



12-18-2022