

SURVEY DESCRIPTION

(STATUTORY WARRANTY DEED AUDITOR'S FILE NO. 201009030075)

GOVERNMENT LOT 4 AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LING SOUTH OF THE NORTHERN RAILWAY RIGHT-OF-WAY, ALL IN SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N.

ALSO THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N, LYING SOUTH OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY,

EXCEPT ALL ROAD RIGHTS-OF-WAY,

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS,

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 12 RODS,

THENCE NORTH 11 1/2 RODS,

THENCE WEST 66 RODS,

THENCE SOUTH 11 1/2 RODS TO THE POINT OF BEGINNING,

AND EXCEPT A TRACT DESCRIBED AS FOLLOWS,

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,

THENCE SOUTH ALONG SAID WEST LINE 474 FEET,

THENCE EAST 12 RODS,

THENCE SOUTH 64 RODS TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 12 RODS,

THENCE NORTH TO THE SOUTH LINE OF COUNTY ROAD,

THENCE WESTERLY ALONG SOUTH LINE OF COUNTY ROAD TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF LOT 10, SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N, DESCRIBED AS FOLLOWS,

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT,

THENCE WEST 12 RODS,

THENCE SOUTH 64 RODS TO THE NORTH LINE OF THE COUNTY ROAD,

THENCE EASTERLY ALONG THE NORTH LINE OF SAID ROAD TO THE EAST LINE OF SAID LOT 10,

THENCE NORTH TO RODS TO THE POINT OF BEGINNING,

ALSO THE EAST 12 FEET OF THAT PORTION OF LOT 10, SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N, LYING BETWEEN THE COUNTY ROAD AND SKAGIT RIVER

EXCEPT FROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL,

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 11 AND THAT PORTION OF GOVERNMENT LOT 10 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N, DESCRIBED AS FOLLOWS,

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 10, THENCE SOUTH 84°44'15" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 186.00 FEET;

THENCE SOUTH 00°58'45" EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 10, A DISTANCE OF 666.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 84°01'15" EAST A DISTANCE OF 616.53 FEET TO THE NORTH LINE OF CAPE HORN ROAD,

THENCE NORTH 84°13'51" WEST, ALONG THE NORTH LINE OF CAPE HORN ROAD, A DISTANCE OF 38.37 FEET TO THE POINT OF CURVATURE OF A CIRCLE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°52'20" AND AN ARC DISTANCE OF 242.04 FEET;

THENCE NORTH 65°21'32" WEST A DISTANCE OF 78.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 94.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°20'16" AN ARC DISTANCE OF 44.74 FEET TO A POINT WHICH LIES SOUTH 00°58'45" EAST FROM THE POINT OF BEGINNING,

THENCE NORTH 00°58'45" WEST A DISTANCE OF 444.91 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT FROM ALL THE ABOVE, ROADS AND RAILWAY RIGHT-OF-WAY.

SURVEY DESCRIPTION CONTINUED

(STATUTORY WARRANTY DEED AUDITOR'S FILE NO. 201009010021)

PARCEL, "C" (SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-42162) THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N, LYING SOUTH OF THE COUNTY ROAD,

PARCEL, "F" (SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-42470) THAT PORTION OF GOVERNMENT LOT 10 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N, LYING SOUTH OF THE COUNTY ROAD,

EXCEPT THE EAST 12 FEET THEREOF,

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD,

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUGGER 2012364
- INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 201005030075 AND 201043010021 (PARCEL C AND PARCEL F).
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF CAMELOT ON THE SKAGIT DIVISION NO. 1, RECORDED IN VOLUME 12 OF PLATS, PAGE 8, SHORT PLAT NO. 81-76 RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 15, AUDITOR'S FILE NO. 846946, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 4020070053, 402160001, AND 2010215021, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARING: EXISTING MONUMENTED CENTERLINE OF CAPE HORN ROAD PER PLAT OF CAMELOT ON THE SKAGIT BEARING = NORTH 10°11'24" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND TRUST FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY LYING SOUTH OF CAPE HORN ROAD, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT REPRESENT OR GUARANTEE THE LOCATION, AREA, OR BOUNDARIES OF ANY REAL ESTATE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GATE, GRAYEL DRIVE FENCE, TRAIL) AS PER IAC CHAPTER 333-180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUGGER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 15th DAY OF March, 2024 AT 35 MINUTES PAST ONE O'CLOCK P.M. IN VOLUME 12 OF SURVEYS ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

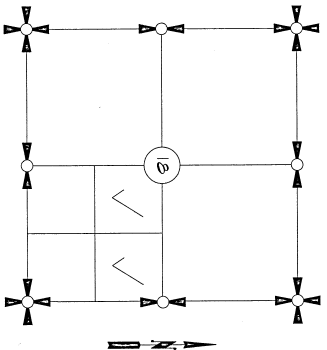
Kevin G. Lusser
SKAGIT COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SKAGIT COUNTY AUDITOR'S ACT, CHAPTER 333-180, RCW, AS AMENDED BY HOUSE BILL 1 VAN DEN BURG, A MARRIED COUPLE, IN FEBRUARY 2024.

Kevin G. Lusser, PLLC, CERTIFICATE NO. 2012364
LUGGER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 104
MOUNT VERNON WA 98273
PHONE (360) 418-7442
FAX (360) 418-0591
E-MAIL: KEVIN@LUGGER.COM

3-15-2024 DATE



SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, 14N

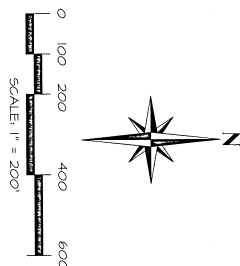
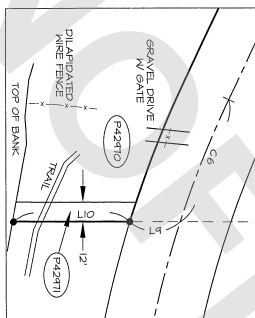
VICINITY MAP

SHEET 1 OF 2

DATE: 3/5/24

SURVEY IN A PORTION OF THE SE 1/4 (GOVT LOTS 7 AND 10) OF SECTION 18, T. 35 N., R. 7E, 14N, SKAGIT COUNTY, WASHINGTON FOR: SKAGIT LAND TRUST			
FB.	FS.	LUGGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN ASSIGNED	MOUNT VERNON WA 98273	360-418-7442	DWG: 24-001 RODS

NiM	BEARING	DISTANCE
L1	NB11124E	224.50'
L2	501°15'26"E	166.34'
L3	501°15'26"E	534.82'
L4	514°03.91E	662.93'
L5	511°32.01E	683.84'
L6	503°26.07E	44.43'
L7	504°29.47E	101.47'
L8	50°44.483N	332.55'
L9	50°16.383N	314.57'
L10	50°16.383N	74.24'

LINE TABLE

DATE: 3/15/24

FB. 526	Pos. 12	1 ISSER & ASSOCIATES, PLLC	SCALE: 1" = 200'
TERMINAL, ASSIGNED		SURVEYING, LAND-USE CONSULTING	
		PROJECT VERSION: 14-00275	360-414-7442
			DNB: 24-001 ROS

FB: 526	P6: 12	LIBSER & ASSOCIATES, PLLC	SCALE: 1" = 200'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98213	
		360-419-7442	
		DWG: 24-001 R05	