

AFN 4567324

LEGAL DESCRIPTION

PREMIERE TITLE CO. FILE NO. 01348-46549  
AREA(+/-)34.2 ACRES)

PARCEL A

THAT PORTION OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28;  
THENCE SOUTH 89°04'30" EAST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 609.19 FEET;  
THENCE SOUTH 7°52'56" EAST A DISTANCE OF 890.54 FEET;  
THENCE SOUTH 85°11'45" WEST A DISTANCE OF 744.10 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 954.33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 28;  
THENCE NORTH A DISTANCE OF 954.33 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21;  
THENCE S87°53'06"E, ALONG THE SOUTH LINE OF SAID SECTION 21, FOR 69.00 FEET;  
THENCE N01°46'48"E, FOR 154.21 FEET;  
THENCE N52°52'08"E, FOR 187.59 FEET;  
THENCE N20°08'32"E, FOR 107.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF SR532, A NON-TANGENT POINT ON A CURVE TO THE LEFT HAVING A RADIUS CENTER THAT BEARS S16°28'17"W 1193.30 FEET DISTANT;  
THENCE NORTHWESTERLY, ALONG SAID CURVE, FOR 252.00 FEET WHILE CONSUMING A CENTRAL ANGLE OF 12°05'59" TO THE WEST LINE OF SAID SECTION 21;  
THENCE S01°46'48"W, ALONG SAID WEST LINE, FOR 410.99 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

PARCEL B

THAT PORTION OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH ALONG THE EAST LINE THEREOF A DISTANCE OF 954.33 FEET;  
THENCE SOUTH 85°11'45" WEST A DISTANCE OF 795.54 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO GEORGE W. JOHNSON BY DEED RECORDED MAY 12, 1964 AS AUDITOR'S FILE NO. 161789, RECORDS OF ISLAND COUNTY, WASHINGTON;  
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SECTION 29;  
THENCE EAST A DISTANCE OF 792 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

PARCEL C

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,172 FEET MORE OR LESS, SOUTH OF THE NORTHEAST CORNER THEREOF ON THE SOUTHERLY LINE OF A CERTAIN DRAINAGE DITCH AS IT EXISTED FEBRUARY 28, 1871 AND AS DESCRIBED IN DEED RECORDED MAY 12, 1964 AS AUDITOR'S FILE NO. 161789, RECORDS OF ISLAND COUNTY, WASHINGTON;  
THENCE SOUTHWESTERLY ALONG SAID DITCH TO THE SOUTH LINE OF SAID SECTION 20;  
THENCE EAST TO THE SOUTHEAST CORNER OF SAID SECTION 20;  
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF DECEMBER 2023  
AT 1052 AM IN BOOK 414 OF 414 AT PAGE 414  
AT THE REQUEST OF JACK W. TURPIN.

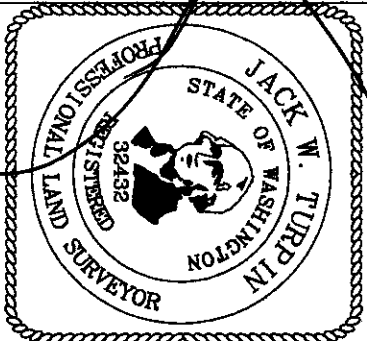
*Shelagh Under* by *Candy O'Neal Deputy*  
DEPUTY AUDITOR

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 AT THE REQUEST OF WHIDBEY CAMANO LAND TRUST, IN OCTOBER, 2023.

JACK W. TURPIN

CERTIFICATE NO. 32432



12-5-23

RECORD OF SURVEY

FOR  
WHIDBEY CAMANO  
LAND TRUST  
(ROBERGE)



A.S.E. & T., INC.  
LAND SURVEYING  
P.O. BOX 1136  
CLINTON, WA 98236

NE1/4, NE1/4 SECTION 29 & NW1/4, NW1/4 SECTION 28  
& SW1/4, SW1/4 SECTION 21 & SE1/4, SE1/4 SECTION 20  
TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M.  
ISLAND COUNTY, WASHINGTON

DRAWN BY: J.W.T.

CHECKED BY: J.W.T.

DATE: 10-10-23

SCALE: AS SHOWN

SHEET 1 OF 2

JOB NO.: 782R051

AFN 4567324

