

EXISTING LOT 1

Government Lot 3 of Section 17, Township 33 North, Range 2 East, W.M.;

EXCEPT therefrom any portion lying within the Plat of Dugualla Bay Heights, Division No. 1, recorded in Volume 6 of Plats, page 63, Records of Island County, Washington;

ALSO EXCEPT therefrom that portion as described in deed recorded December 31, 1990, Auditor's File No. 90023677, Records of Island County, Washington;

ALSO EXCEPT a 20 foot strip of land along a portion of the southerly boundary for road purposes as conveyed to Island County in deed recorded March 13, 1941, under Auditor's File No. 52763, Records of Island County, Washington;

TOGETHER WITH that portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 33 North, Range 2 East, W.M., lying Northerly of county road right of way known as Dugualla Road and lying Westerly of Block 2, Plat of Dugualla Bay Heights, Division No. 1, as recorded in Volume 6 of Plats, page 63, Records of Island County, Washington;

EXCEPT that portion of Government Lot 3 and of the Southeast Quarter of the Northwest Quarter of Section 17, Township 33 North, Range 2 East, W.M., lying Northerly of county road right of way known as Dugualla Road and lying Westerly of Block 2, Plat of Dugualla Bay Heights, Division No. 1, as recorded in Volume 6 of Plats, page 63, Records of Island County, Washington, described as follows:

Beginning at the Southwest corner of Lot 10, Block 2, of said Plat of Dugualla Bay Heights Division No. 1;

thence North 08°23'20" East along the west line of said Block 2 a distance of 145.00 feet;

thence continuing along said West line North 39°37'30" East 91.30 feet to the intersection with the East line of said Government Lot 3;

thence North 80°12'25" West 301.61 feet;

thence South 11°42'26" West 245.37 feet, more or less, to the North right of way line of Dugualla Road;

thence South 81°36'40" East along said right of way line 259.58 feet to the point of beginning,

Situate in Island County, Washington.

EXISTING LOT 2

The East 850 feet of Government Lot 4 of Section 17, Township 33 North, Range 2 East, W.M.;

EXCEPT That portion of Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., lying East of the following described line:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East, W.M.;

thence South a distance of 1098.7 feet;

thence North 76°08' East a distance of 467 feet to the true point of beginning of said line;

thence North 540 feet to the terminus of said line.

ALSO EXCEPT therefrom the South 20 feet for public road and highway purposes as conveyed to Island County, in instrument recorded March 13, 1941, under Auditor's File No. 52763, records of Island County, Washington.

ALSO EXCEPT the North 7 feet of the South 27 feet of the East 850 feet of said Government Lot 4, deeded to Island County, for right-of-way, per Auditor's file number_____;

Situate in Island County, Washington.

EXISTING LOT 3

Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., described as follows:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East, W.M.;
thence South a distance of 1098.7 feet;
thence North 76°08' East a distance of 467 feet;
thence North a distance of 540 feet;
thence North 46° West a distance of 632 feet, more or less to the point of beginning;

EXCEPT therefrom that portion, if any, lying within the following described parcel:

Beginning at the corner common to said Sections 7, 8, 17 and 18;
thence South 46° East a distance of 632 feet;
thence North a distance of 210 feet;
thence North 63°55' West a distance of 510 feet, more or less, to the point of beginning.

Situate in Island County, Washington.

EXISTING LOT 4

Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., described as follows:

Beginning at the corner common to said Sections 7, 8, 17 and 18, Township 33 North, Range 2 East, W.M.;
thence South 46° East a distance of 632 feet;
thence North 210 feet;
thence North 63°55' West a distance of 510 feet, more or less, to the point of beginning.

Situate in Island County, Washington.

EXISTING LOT 5

That portion of Second Class tidelands as conveyed by the State of Washington, located in front of Government Lot 4, Section 17, Township 33 North, Range 2 East, W.M., lying East of the following described line:

Beginning at the corner common to Sections 7, 8, 17 and 18, said Township 33 North, Range 2 East;
thence South a distance of 1098.7 feet;
thence North 76°08' East a distance of 467 feet to the true point of beginning of said line;
thence North 540 feet to the terminus of said line.

Situate in Island County, Washington.

NEW LOT 1

THAT PORTION OF THE EAST 850 FEET OF GOVERNMENT LOT 4 AND THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET TO THE POINT OF BEGINNING;
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;
THENCE N69°48'24"E FOR 366.94 FEET;
THENCE N42°55'42"E FOR 462.16 FEET;
THENCE N01°00'15"W TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;
THENCE SOUTH A DISTANCE OF 1098.7 FEET;
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, SAID TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;
THENCE SOUTH A DISTANCE OF 1098.7 FEET;
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET;
THENCE NORTH A DISTANCE OF 540 FEET;
THENCE NORTH 46° WEST A DISTANCE OF 632 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER COMMON TO SAID SECTIONS 7, 8, 17 AND 18;
THENCE SOUTH 46° EAST A DISTANCE OF 632 FEET;
THENCE NORTH A DISTANCE OF 210 FEET;
THENCE NORTH 63°55' WEST A DISTANCE OF 510 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

ALSO TOGETHER WITH THAT PORTION OF SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF WASHINGTON, LOCATED IN FRONT OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.;
THENCE SOUTH A DISTANCE OF 1098.7 FEET;
THENCE NORTH 76°08' EAST A DISTANCE OF 467 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 540 FEET TO THE TERMINUS OF SAID LINE.

SITUATE IN ISLAND COUNTY, WASHINGTON.

NEW LOT 2

THAT PORTION OF GOVERNMENT LOT 3 AND THE SE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF DUGUALLA ROAD AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SAID SECTION 17;
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET;
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4;
THENCE N69°48'24"E FOR 366.94 FEET TO THE EAST LINE OF THE WEST 350 FEET OF SAID GOVERNMENT LOT 3, THE POINT OF BEGINNING;
THENCE N42°55'42"E FOR 462.16 FEET;
THENCE N01°00'15"W TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION OF GOVERNMENT LOT 3 AND THE SE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLAT, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON;
THENCE N81°36'40"W, ALONG THE NORTH LINE OF DUGUALLA ROAD, FOR 480.00 FEET TO THE POINT OF BEGINNING;
THENCE N05°19'32"E FOR 468.00 FEET;
THENCE N55°46'40"E FOR 383.59 FEET TO THE SOUTHWEST CORNER OF SHORE DRIVE RIGHT-OF-WAY, PER SAID PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, AND THE TERMINUS OF SAID LINE;

ALSO EXCEPT THAT PORTION AS DESCRIBED IN DEED RECORDED DECEMBER 31, 1990, AUDITOR'S FILE NO. 90023677, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO EXCEPT ANY PORTION LYING WITHIN THE PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLATS, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO EXCEPT THE WEST 350 FEET OF SAID GOVERNMENT LOT 3:

ALSO EXCEPT THEREFROM THE SOUTH 20 FEET FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS CONVEYED TO ISLAND COUNTY, IN INSTRUMENT RECORDED MARCH 13, 1941, UNDER AUDITOR'S FILE NO. 52763, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.

NEW LOT 3

THAT PORTION OF GOVERNMENT LOT 3 AND THE SE1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF DUGUALLA ROAD, SOUTHERLY OF SHORE DRIVE AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLAT, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON;
THENCE N81°36'40"W, ALONG THE NORTH LINE OF DUGUALLA ROAD, FOR 480.00 FEET TO THE POINT OF BEGINNING;
THENCE N05°19'32"E FOR 468.00 FEET;
THENCE N55°46'40"E FOR 383.59 FEET TO THE SOUTHWEST CORNER OF SHORE DRIVE RIGHT-OF-WAY, PER SAID PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION OF GOVERNMENT LOT 3 AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING NORTHERLY OF COUNTY ROAD RIGHT OF WAY KNOWN AS DUGUALLA ROAD AND LYING WESTERLY OF BLOCK 2, PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 1 AS RECORDED IN VOLUME 6 OF PLATS, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, OF SAID PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 1;
THENCE NORTH 08°23'20" EAST ALONG THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 145.00 FEET;
THENCE CONTINUING ALONG SAID WEST LINE NORTH 39°37'30" EAST 91.30 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 3;
THENCE NORTH 80°12'25" WEST 301.61 FEET;
THENCE SOUTH 11°42'26" WEST 245.37 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF DUGUALLA ROAD;
THENCE SOUTH 81°36'40" EAST ALONG SAID RIGHT OF WAY LINE 259.58 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT ANY PORTION LYING WITHIN THE PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, RECORDED IN VOLUME 6 OF PLATS, PAGE 63, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.

NEW LOT 4

THAT PORTION OF THE WEST 350 FEET OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SAID SECTION 17;
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET;
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE POINT OF BEGINNING;
THENCE N69°48'24"E FOR 366.94 FEET TO THE EAST LINE OF THE WEST 350 FEET OF SAID GOVERNMENT LOT 3 AND THE TERMINUS OF SAID LINE;

EXCEPT THEREFROM THE SOUTH 20 FEET FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS CONVEYED TO ISLAND COUNTY, IN INSTRUMENT RECORDED MARCH 13, 1941, UNDER AUDITOR'S FILE NO. 52763, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.

NEW LOT 5

THAT PORTION OF THE EAST 850 FEET OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE S02°37'30"E, ALONG THE WEST LINE OF SAID SECTION 17, FOR 1324.53 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;
THENCE N87°19'51"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, FOR 454.80 FEET TO THE WEST LINE OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4;
THENCE N02°42'48"W, ALONG SAID WEST LINE, FOR 205.00 FEET TO THE POINT OF BEGINNING;
THENCE N84°15'53"E FOR 851.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE TERMINUS OF SAID LINE;

EXCEPT THEREFROM THE SOUTH 20 FEET FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS CONVEYED TO ISLAND COUNTY, IN INSTRUMENT RECORDED MARCH 13, 1941, UNDER AUDITOR'S FILE NO. 52763, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO EXCEPT THE NORTH 7 FEET OF THE SOUTH 27 FEET OF THE EAST 850 FEET OF SAID GOVERNMENT LOT 4, DEEDED TO ISLAND COUNTY FOR RIGHT-OF-WAY, PER AUDITOR'S FILE NUMBER_____;

SITUATE IN ISLAND COUNTY, WASHINGTON.