8706050019

SURVEY IN SECTION 21, TWP. 35 N., RGE. 6 E., W.M.

JERRY McINTURFF
SKAGIT COUNTY AUDITOR
'87 JAN -5 P2:11
REQUESTED BY

AUDITOR'S CERTIFICATE
Filed for record this 5 day of January
1987 at 11 minutes past 2 o'clock;
P M., and recorded in Volume 7 of
Surveys at page 72, records of Skagit
County, Wa.
Jerrilyn L. McIntyre
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1985 - May 1987 at the request of HANSON JOINT VENTURE and SIMPSON PROPERTIES, INC.
5/22/87 Date
#17651

EXCEPT - THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, T. 35 N., R. 6 E., W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION WHICH LIES 1816.6 FEET NORTH AND 1320.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH ALONG SAID EAST LINE OF SAID SUBDIVISION 1820.51 FEET; THENCE SOUTH 73° 48' 46" WEST 163.45 FEET; THENCE SOUTH 15° 04' 32" EAST 176.63 FEET; THENCE SOUTH 2° 55' 06" EAST 158.87 FEET; THENCE SOUTH 18° 23' 37" EAST 22.31 FEET; THENCE SOUTH 51° 25' 53" EAST 344.29 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88° 09' 37" WEST ALONG SAID SOUTH LINE 1320.0 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, T. 35 N., R. 6 E., W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 2115.5 FEET; THENCE SOUTH 0° 53' 54" WEST 1820.51 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88° 09' 37" WEST ALONG SAID SOUTH LINE 2115.5 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH ALONG SAID WEST LINE 1816.6 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 60 FOOT WIDE ROAD AS CONVEYED BY I.D. BLADE ET AL, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 355959, RECORDS OF SKAGIT COUNTY, WASHINGTON. SELLER TO RETAIN RIGHT TO USE ABOVE EASEMENT.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 21, T. 35 N., R. 6 E., W.M., LYING NORTHERLY OF A LINE DRAWN SOUTH FROM A POINT ON THE NORTH LINE OF SAID SECTION 21, 1320.0 FEET SOUTH 88° 09' 37" EAST OF THE NORTHWEST CORNER OF SAID SECTION 21 TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2, 1816.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, EXCEPTING THAT PORTION LYING SOUTHERLY OF THE SKAGIT RIVER AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 21, T. 35 N., R. 6 E., W.M.; THENCE NORTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, 1816.6 FEET; THENCE SOUTH 73° 48' 46" WEST 163.45 FEET; THENCE SOUTH 15° 04' 32" EAST 176.63 FEET; THENCE SOUTH 2° 55' 06" EAST 158.87 FEET; THENCE SOUTH 18° 23' 37" EAST 22.31 FEET; THENCE SOUTH 51° 25' 53" EAST 344.29 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2 AND THE TERMINUS OF SAID LINE.

LEGEND

- ● - 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "SKA SURV LS#17651"
- O - 1/2" REBAR WITH PLASTIC CAP AS SET ON SURVEY FILED IN VOL. 6 OF SURVEYS AT PG. 49 AS A.F.# 8503150032.
- ■ - REBAR W/YELLOW PLASTIC CAP MARKED "SKA SURV LS#17651" SET ON LINE

NOTES

1. A REVIEW OF OLD MAPS AND PHOTOS DATING BACK TO 1911 SHOWS SUBSTANTIAL MOVEMENT OF SKAGIT RIVER IN THE VICINITY OF THIS SURVEY. THE EARLY MAPS INDICATE THAT THE SLOUGH NEAR THE SOUTH BOUNDARY OF THE PROPERTY WAS SUBSTANTIALLY LARGER AND PROBABLY CARRIED A SIGNIFICANT PORTION OF THE FLOW OF THE RIVER, ESPECIALLY AT VERY HIGH WATER. THIS SURVEY IS MADE WITH NO KNOWLEDGE OF A CLAIM BY THE STATE OF WASHINGTON TO A BED IN THE VICINITY OF SAID SLOUGH. IF THE STATE OF WASHINGTON MADE AND PROPERLY SUPPORTED SUCH A CLAIM, THIS PROPERTY SURVEY WOULD NEED TO BE REVISED TO REFLECT THE EFFECT OF SAME.

2. THE EAST LINE OF THIS PROPERTY IS DESCRIBED AS THE LINE COMMON TO GOV'T LOTS 7 AND 8. THE OWNER OF THE SUBJECT PROPERTY AND THE NEIGHBORING PROPERTY OWNER TO THE EAST HAVE AGREED TO USE THE NORTH-SOUTH CENTERLINE OF SECTION 21 AS THEIR COMMON BOUNDARY, REALIZING THAT IT DOES NOT NECESSARILY CONFORM TO THEIR 'DESCRIBED' COMMON BOUNDARY.

DAY CREEK MEADOWS

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
29MAY87	Add Easement and notes.	JLA	362-84	JR	JLA	4-16-85	1"=200'	1 of 1

Skagit Surveyors INC. 330 Metcalf St., Sedro-Woolley, WA 98284, (206) 855-1810

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