

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE NEW BOUNDARY FOR THE NATURAL RESOURCE CONSERVATION AREA (NRCA) LANDS IN SECTION 31, THE SURVEY ITSELF BEING ONE OF THE TERMS OF THE SALE AGREEMENT BETWEEN MR. MARK BUGGINS AND THE STATE.

STATE LAND BOUNDARIES POSTED DURING THIS SURVEY WERE MARKED WITH 6-FOOT LONG, BROWN CARSONITE POSTS. SET ALONGSIDE CORNER MONUMENTS AND AT RANDOM INTERVALS (145 FEET ON AVERAGE) ALONG THE BOUNDARY. LINES POSTED ARE SHOWN ON THE MAP WITH CROSS-HATCHING.

THIS SURVEY ACCEPTED EXISTING MONUMENTS AT THE NORTHWEST, SOUTHWEST AND SOUTHEAST CORNERS OF SAID BUGGINS PARCEL, THIS SURVEY USED THE 1994 DNR CALCULATED POSITION FOR THE N1/16 CORNER OF SECTION 31 AND 32.

THIS SURVEY SOUGHT TO RESOLVE A CONFLICT AT THE 1/4 CORNER OF SECTIONS 30 & 31 (A CORNER FOR STATE LANDS) MADE APPARENT BY DIFFERENCES IN THE RECORD MEASUREMENT TO THE NORTHEAST CORNER OF SECTION 31. WE FOUND THE RADER IRON PIPE AND ACCEPTED IT AS THE TRUE PERPETUATION OF THE ORIGINAL CORNER. THE CROSSMAN REBAR & CAP (WITHIN 1.1 FOOT OF THE RADER PIPE) WAS NOT ACCEPTED AND WAS LEFT UNDISTURBED NEXT TO THE RADER PIPE.

LIST OF SURVEY DOCUMENTS USED FOR REFERENCE
RECORDING INFORMATION REFERS TO THE RECORDS OF THE SKAGIT COUNTY AUDITOR, UNLESS OTHERWISE NOTED.

NOTE: THE PARENTHETICAL ITEM NUMBERS ARE USED WITHIN THE HISTORY SECTION FOR EACH CORNER. A GIVEN SURVEY REFERENCE WITHIN SAID HISTORY SECTION MAY SHOW ONE OR MORE RECORDS FROM THE FOLLOWING LIST:

- (1) PLAT OF MADRONA ESTATES, BY HAROLD P. RADER, PE/PLS, RECORDED IN BOOK 8 OF PLATS AT PAGE 46, DATED JANUARY 28, 1963.
(2) SURVEY IN SECTION 30, BY CLAIR A. GROSSMAN, PLS, RECORDED IN VOLUME 88 OF OFFICIAL RECORDS AT PAGES 195-196, DATED 1972.
(3) RECORD OF SURVEY IN SECTION 31, BY JOHN A. NEWMAN, RECORDED IN BOOK 2 OF SURVEYS AT PAGE 83, DATED APRIL 11, 1978.
(4) SHORT PLAT IN SECTION 30, BY CLAIR A. GROSSMAN, PLS, RECORDED IN BOOK 3 OF SHORT PLATS AT PAGE 34, DATED OCTOBER 24, 1978.
(5) SHORT PLAT IN SECTION 31, BY JOHN A. NEWMAN, PLS, RECORDED IN BOOK 3 OF SHORT PLATS AT PAGES 178-179, DATED SEPTEMBER 10, 1979.
(6) SHORT PLAT IN SECTION 30, BY JOHN E. LEONARD, JR., PE/PLS, RECORDED IN BOOK 4 OF SHORT PLATS AT PAGE 39, DATED FEBRUARY 14, 1980.
(7) RECORD OF SURVEY IN SECTION 32, BY DEPARTMENT OF NATURAL RESOURCES (DAVID STEEL, PLS), RECORDED IN BOOK 15 OF SURVEYS AT PAGES 110-111, DATED FEBRUARY 14, 1994. THIS SURVEY IS ALSO REFERRED TO AS DNR FINAL MAP NUMBER 905.
(8) RECORD OF SURVEY IN SECTION 32, BY DEPARTMENT OF NATURAL RESOURCES (DAVID STEEL, PLS), RECORDED IN BOOK 16 OF SURVEYS AT PAGE 180, DATED MARCH 13, 1995. THIS SURVEY IS ALSO REFERRED TO AS DNR FINAL MAP NUMBER 923.

CORNER HISTORIES SHOWN ON THIS SURVEY DO NOT INCLUDE THE ORIGINAL GENERAL LAND OFFICE (GLO) SURVEY INFORMATION SINCE THERE WAS NO SUCH EVIDENCE TO EVALUATE DURING THIS PROJECT. IN GENERAL, CORNER HISTORIES ARE KEPT SHORT WHEN A MONUMENT HAS LONG BEEN ACCEPTED IN ITS CURRENT POSITION.

CORNER MONUMENTS WERE REFERENCED TO NEARBY OBJECTS, TYPICALLY LIVE TREES OR STUMPS. DISTANCES TO NEARBY OBJECTS WERE MEASURED WITH A STEEL TAPE STRETCHED BETWEEN THE CORNER AND AN ALUMINUM NAIL DRIVEN INTO THE SIDE OF A TREE. BEARINGS ARE BY HAND COMPASS. DNR ALUMINUM TAGS WERE PLACED ON REFERENCE TREES FACING THE CORNER IN THE CASE OF THE 1/4 CORNER OF SECTIONS 30 & 31. FOR THE OTHER PROPERTY CORNERS REFERENCED DURING THIS SURVEY, ALUMINUM TAGS WERE NOT USED. THIS WAS TO MINIMIZE THE USE OF UNSIGHTLY MAN-MADE MATERIALS, GIVEN THE PURPOSE OF NATURAL RESOURCE CONSERVATION AREAS.

(V3) 1/4 CORNER OF SECTIONS 30 & 31
ACCEPTED CORNER
HISTORY:
1963 - HAROLD RADER SURVEYED THE PLAT OF MADRONA ESTATES AND SET AN IRON PIPE FROM ORIGINAL BEARING TREE (1)
1972 - CLAIR GROSSMAN SHOWS A LOCATION FOR THE CORNER RELATIVE TO A SURVEY IN SECTION 30. THERE IS NO DESCRIPTION OF A MONUMENT. SKAGIT SURVEYORS HAVE THE 1972 FIELD BOOK (F6) WHICH SHOWS A WHITE 2X2 IN MOUND OF ROCK (2)
1978 - CLAIR GROSSMAN SHORT PLAT IN SECTION 30 SHOWS FOUND 20 PENNY NAIL, REPLACED WITH REBAR & PLASTIC CAP (4)
1980 - JOHN LEONARD SHORT PLAT IN SECTION 30 SHOWS A CORNER SYMBOL AND USES CROSSMAN SURVEY AS BASIS OF BEARING. NO MONUMENTS APPEAR TO HAVE BEEN SET (6)

AUDITOR'S FILE NUMBER SKAGIT COUNTY AUDITOR

FOUND:

EASTERLY EDGE OF A DIRT ROAD (ACCEPTED). FOUND NO TRACE OF ORIGINAL BEARING TREES AS THEY WOULD FALL WITHIN THE RUNNING SURFACE OF THE ROAD. FOUND A REBAR WITH YELLOW PLASTIC CAP MARKED "HOM L95699," APPROXIMATELY 1" SUBSURFACE, BEARING N77W 1.10 FEET (NOT ACCEPTED).

CORNER PERPETUATION:
THIS SURVEY DROVE A 5/8" X 30" LONG REBAR INTO THE CENTER OF THE FOUND IRON PIPE UNTIL THE TOP OF THE REBAR WAS 2" SUBSURFACE. PLACED A 2" DNR ALUMINUM CAP ON REBAR AND MARKED WITH CORNER IDENTIFICATION. ESTABLISHED REFERENCES AS FOLLOWS:
2 1/2" FIR N47E 31.88 FEET. SET DNR ALUMINUM TAG & NAIL 1 FOOT UP ON NW SIDE.
8" PINE S33E 2.25 FEET. SET DNR ALUMINUM TAG & NAIL 1 FOOT UP ON NE SIDE.
10" FIR S27W 25.05 FEET. SET DNR ALUMINUM TAG & NAIL 1 FOOT UP ON SE SIDE.
3 1/2" FIR STUMP N73W 30.18 FEET. SET DNR ALUMINUM TAG & NAIL 1 FOOT UP ON NE SIDE.
FIELD BOOK 7030, PAGE 36, DATED 6-20-00.

(V5) CORNER OF SECTIONS 29, 30, 31 & 32
ACCEPTED CORNER. SEE DNR FINAL MAP 905 FOR CORNER HISTORY (7).
(W4) NORTHEAST 1/16 CORNER SECTION 31
ACCEPTED CORNER
HISTORY:
1978 - JOHN NEWMAN SET A 5/8" REBAR WITH YELLOW PLASTIC CAP BASED ON THE 1963 RADER SECTION SUBDIVISION (3,5).
CORNER PERPETUATION:
ON 6-1-00 THIS SURVEY FOUND AND ACCEPTED THE NEWMAN REBAR & CAP, MARKED "NEWMAN RLS 4908." THERE WAS NO NEED TO REFERENCE THE CORNER SINCE IT WILL NOW BE SURROUNDED BY STATE LAND.

(W5) NORTH 1/16 CORNER OF SECTIONS 31 & 32
THIS SURVEY USED THE CALCULATED POSITION AS SHOWN ON DNR FINAL MAP 905. SEE SAID MAP FOR DETAIL (7).
(W-X5) PROPERTY CORNER, NRCA BOUNDARY
ACCEPTED EXISTING REBAR AND DNR YELLOW PLASTIC CAP. SEE DNR FINAL MAP 905 FOR DETAIL (7).
(X5) 1/4 CORNER OF SECTIONS 31 & 32
ACCEPTED CORNER. SEE DNR FINAL MAP 905 FOR CORNER HISTORY AND OTHER DETAIL (7).
(1) NORTHEAST CORNER LOT 23, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD RADER SET AN IRON PIPE (1)
FOUND:
ON 6-5-00 THIS SURVEY FOUND A 1" IRON PIPE WITH CONCRETE POURED AROUND ITS BASE. ACCEPTED THE PIPE AS THE SOUTHEAST CORNER OF THE BUGGINS PROPERTY. THIS PIPE FITS THE POSITION SHOWN ON THE PLAT OF MADRONA ESTATES. NO REFERENCES WERE ESTABLISHED SINCE THIS IS NOT A STATE CORNER.

(2) NORTHWEST CORNER LOT 11, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD RADER SET AN IRON PIPE (1)
1978 - JOHN NEWMAN FOUND RADER PIPE (3,5).
CORNER PERPETUATION:
ON 6-22-00 FOUND 1" IRON PIPE AND REPLACED WITH 5/8" X 30" LONG REBAR WITH 2" DNR ALUMINUM CAP. MARKED WITH IDENTIFICATION. FLUSH WITH GROUND. ESTABLISHED REFERENCES AS FOLLOWS:
12" FIR N33E 30.21 FEET. SET ALUMINUM NAIL 1 FOOT UP ON SE SIDE.
9" FIR N71E 38.64 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NW SIDE.
10" FIR S16W 37.81 FEET. SET ALUMINUM NAIL 2 FEET UP ON SE SIDE.
19" HEMLOCK N75W 14.37 FEET. SET ALUMINUM NAIL 2 FEET UP ON SW SIDE.
SET BROWN CARSONITE POST ALONGSIDE CAP.
FIELD BOOK 7030, PAGE 47, DATED 6-22-00.

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FOUND:

PROPERTY CORNER, NRCA BOUNDARY
SET 5/8" X 30" LONG REBAR WITH 2" DNR ALUMINUM CAP. MARKED WITH IDENTIFICATION, FLUSH WITH GROUND. ESTABLISHED REFERENCES AS FOLLOWS:
8" FIR N5E 20.93 FEET. SET ALUMINUM NAIL 1 FOOT UP ON WEST SIDE.
11" LODGEPOLE PINE S87E 10.23 FEET. SET ALUMINUM NAIL 1 FOOT UP ON SOUTH SIDE.
13" FIR S8E 9.71 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NE SIDE.
9" LODGEPOLE PINE S88W 12.50 FEET. SET ALUMINUM NAIL 1 FOOT UP ON SE SIDE.
SET BROWN CARSONITE POST ALONGSIDE CAP.
FIELD BOOK 7030, PAGE 39, DATED 6-20-00.

(4) PROPERTY CORNER, NRCA BOUNDARY
SET 5/8" X 30" LONG REBAR WITH 2" DNR ALUMINUM CAP. MARKED WITH IDENTIFICATION, FLUSH WITH GROUND. ESTABLISHED REFERENCES AS FOLLOWS:
2 1/2" CEDAR N27E 31.90 FEET. SET ALUMINUM NAIL 3 FEET UP ON SE SIDE.
11" HEMLOCK S84E 24.64 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NORTH SIDE.
18" HEMLOCK S37E 13.29 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NE SIDE.
9" HEMLOCK S76W 16.73 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NW SIDE.
SET BROWN CARSONITE POST ALONGSIDE CAP.
FIELD BOOK 7030, PAGE 41, DATED 6-22-00.

(5) PROPERTY CORNER, NRCA BOUNDARY
SET 5/8" X 30" LONG REBAR WITH 2" DNR ALUMINUM CAP. MARKED WITH IDENTIFICATION, 2" UP. ESTABLISHED REFERENCES AS FOLLOWS:
19" FIR N42E 19.27 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NW SIDE.
17" HEMLOCK S70E 15.28 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NE SIDE.
20" FIR S02E 6.05 FEET. SET ALUMINUM NAIL 2 FEET UP ON NE SIDE.
17" FIR N54W 14.30 FEET. SET ALUMINUM NAIL 2 FEET UP ON NE SIDE.
SET BROWN CARSONITE POST ALONGSIDE CAP.
FIELD BOOK 7030, PAGE 43, DATED 6-22-00.

(6) PROPERTY CORNER, NRCA BOUNDARY
SET 5/8" X 30" LONG REBAR WITH 2" DNR ALUMINUM CAP. MARKED WITH IDENTIFICATION, FLUSH WITH GROUND. ESTABLISHED REFERENCES AS FOLLOWS:
16" MADRONA N13E 32.22 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NW SIDE.
21" LEAVING MADRONA N88E 31.05 FEET. SET ALUMINUM NAIL 5 FEET UP. TOP SIDE OF TREE TRUNK.
12" FIR N64W 32.88 FEET. SET ALUMINUM NAIL 1 FOOT UP ON NORTH SIDE.
24" CEDAR N27W 19.27 FEET. SET ALUMINUM NAIL 2 FEET UP ON NE SIDE.
SET BROWN CARSONITE POST ALONGSIDE CAP.
FIELD BOOK 7030, PAGE 45, DATED 6-22-00.

(7) NORTHEAST CORNER OF LOT 13, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD P. RADER SET AN IRON PIPE AS SHOWN ON HIS PLAT OF MADRONA ESTATES (1).
FIELD SEARCH:
ON 6-5-00 WE FOUND A 1" O.D. IRON PIPE (ACCEPTED) IN THE LOCATION SHOWN ON THE PLAT OF MADRONA ESTATES. A WHITE 2X2 STAKE WAS FOUND ALONGSIDE PIPE. WE LEFT THE IRON PIPE THE WAY WE FOUND IT AND FIELD-TIED ITS LOCATION. NO REFERENCES WERE ESTABLISHED.
FIELD BOOK 7030, PAGE 18, DATED 6-5-2000.

AUDITOR'S FILE NUMBER SKAGIT COUNTY AUDITOR

FOUND:

NORTHEAST CORNER OF LOT 21, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD P. RADER SET AN IRON PIPE AS SHOWN ON HIS PLAT OF MADRONA ESTATES (1).
FIELD SEARCH:
ON 6-5-00 WE FOUND A 3/4" O.D. IRON PIPE WITH PINCHED TOP (ACCEPTED) IN THE LOCATION SHOWN ON THE PLAT OF MADRONA ESTATES. WE LEFT THE IRON PIPE THE WAY WE FOUND IT AND FIELD-TIED ITS LOCATION. NO REFERENCES WERE ESTABLISHED.
FIELD BOOK 7030, PAGE 15, DATED 6-5-2000.

PORTION OF PARCEL "A" WITHIN GOVERNMENT LOT 4 TO STATE
A PORTION OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 36 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4 WHICH IS MARKED WITH A REBAR AND PLASTIC CAP STAMPED "NEWMAN RLS 4908" AND CONSIDERING THE EAST LINE OF THE N1/2 OF THE NE1/4 OF SAID SECTION 31, TO BEAR S02°05'15"W, AS SHOWN ON DEPARTMENT OF NATURAL RESOURCES (HEREAFTER DNR) FINAL MAP NUMBER 905, RECORDED IN BOOK 15 OF SURVEYS AT PAGES 110-111, RECORDS OF SKAGIT COUNTY, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, AND ALL DISTANCES CONTAINED HEREIN BEING GRID DISTANCES RELATIVE TO THE WASHINGTON COORDINATE SYSTEM NAD83(1991) NORTH ZONE;
THENCE S87°49'37"E A DISTANCE OF 1307.85 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4;
THENCE S02°05'15"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 204.03 FEET TO A 5/8" REBAR WITH YELLOW DNR PLASTIC CAP WHICH MARKS THE NORTH MARION OIL TRAIL EASEMENT DESCRIBED IN DOCUMENT RECORDED JANUARY 15, 1991 IN VOLUME 932 AT PAGE 461 UNDER AUDITOR'S FILE NUMBER 910150051;
THENCE N69°05'29"W A DISTANCE OF 61.08 FEET TO A 5/8" REBAR WITH 2" DIAMETER DNR ALUMINUM CAP;
THENCE N88°58'47"W A DISTANCE OF 999.48 FEET TO A 5/8" REBAR WITH 2" DIAMETER DNR ALUMINUM CAP;
THENCE S27°30'55"W A DISTANCE OF 281.02 FEET TO A 5/8" REBAR WITH 2" DIAMETER DNR ALUMINUM CAP;
THENCE S02°04'54"W PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 353.40 FEET, MORE OR LESS, AT THE NORTH LINE OF LOT 12 OF MADRONA ESTATES, AS RECORDED IN VOL. 8 OF PLATS AT PAGE 46 OF PLATS, RECORDS OF SKAGIT COUNTY;
THENCE N87°49'06"W ALONG THE NORTH LINE OF SAID MADRONA ESTATES A DISTANCE OF 129.99 FEET MORE OR LESS TO A 5/8" REBAR WITH 2" DIAMETER DNR ALUMINUM CAP ON THE WEST LINE OF SAID GOVERNMENT LOT 4;
THENCE N02°04'54"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 778.98 FEET TO THE POINT OF BEGINNING.

(9) NORTHEAST CORNER OF LOT 21, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD P. RADER SET AN IRON PIPE AS SHOWN ON HIS PLAT OF MADRONA ESTATES (1).
FIELD SEARCH:
ON 6-5-00 WE FOUND A 1" O.D. IRON PIPE (ACCEPTED) IN THE LOCATION SHOWN ON THE PLAT OF MADRONA ESTATES. A WHITE 2X2 STAKE WAS FOUND ALONGSIDE PIPE. WE LEFT THE IRON PIPE THE WAY WE FOUND IT AND FIELD-TIED ITS LOCATION. NO REFERENCES WERE ESTABLISHED.
FIELD BOOK 7030, PAGE 15, DATED 6-5-2000.

(9) NORTHEAST CORNER OF LOT 21, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD P. RADER SET AN IRON PIPE AS SHOWN ON HIS PLAT OF MADRONA ESTATES (1).
FIELD SEARCH:
ON 6-5-00 WE FOUND A 1" O.D. IRON PIPE (ACCEPTED) IN THE LOCATION SHOWN ON THE PLAT OF MADRONA ESTATES. A WHITE 2X2 STAKE WAS FOUND ALONGSIDE PIPE. WE LEFT THE IRON PIPE THE WAY WE FOUND IT AND FIELD-TIED ITS LOCATION. NO REFERENCES WERE ESTABLISHED.
FIELD BOOK 7030, PAGE 15, DATED 6-5-2000.

(9) NORTHEAST CORNER OF LOT 21, MADRONA ESTATES
ACCEPTED CORNER
HISTORY:
1963 - HAROLD P. RADER SET AN IRON PIPE AS SHOWN ON HIS PLAT OF MADRONA ESTATES (1).
FIELD SEARCH:
ON 6-5-00 WE FOUND A 1" O.D. IRON PIPE (ACCEPTED) IN THE LOCATION SHOWN ON THE PLAT OF MADRONA ESTATES. A WHITE 2X2 STAKE WAS FOUND ALONGSIDE PIPE. WE LEFT THE IRON PIPE THE WAY WE FOUND IT AND FIELD-TIED ITS LOCATION. NO REFERENCES WERE ESTABLISHED.
FIELD BOOK 7030, PAGE 15, DATED 6-5-2000.

AUDITOR'S FILE NUMBER SKAGIT COUNTY AUDITOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2001
AT M. IN BOOK OF SURVEYS AT PAGE
AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

AUDITOR'S FILE NUMBER SKAGIT COUNTY AUDITOR

A SURVEY IN

SECTION 31 TOWNSHIP 36 NORTH RANGE 1 EAST, W.M.

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
LAND SURVEY SECTION-P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060 (360) 902-1206



CHECKED BY: GARY S. HERRICK, PLS
DRAWN BY: M.B. HAZLITT, SR.
DATE: DECEMBER 2000
SHEET 2 OF 2
F.M. # 1236