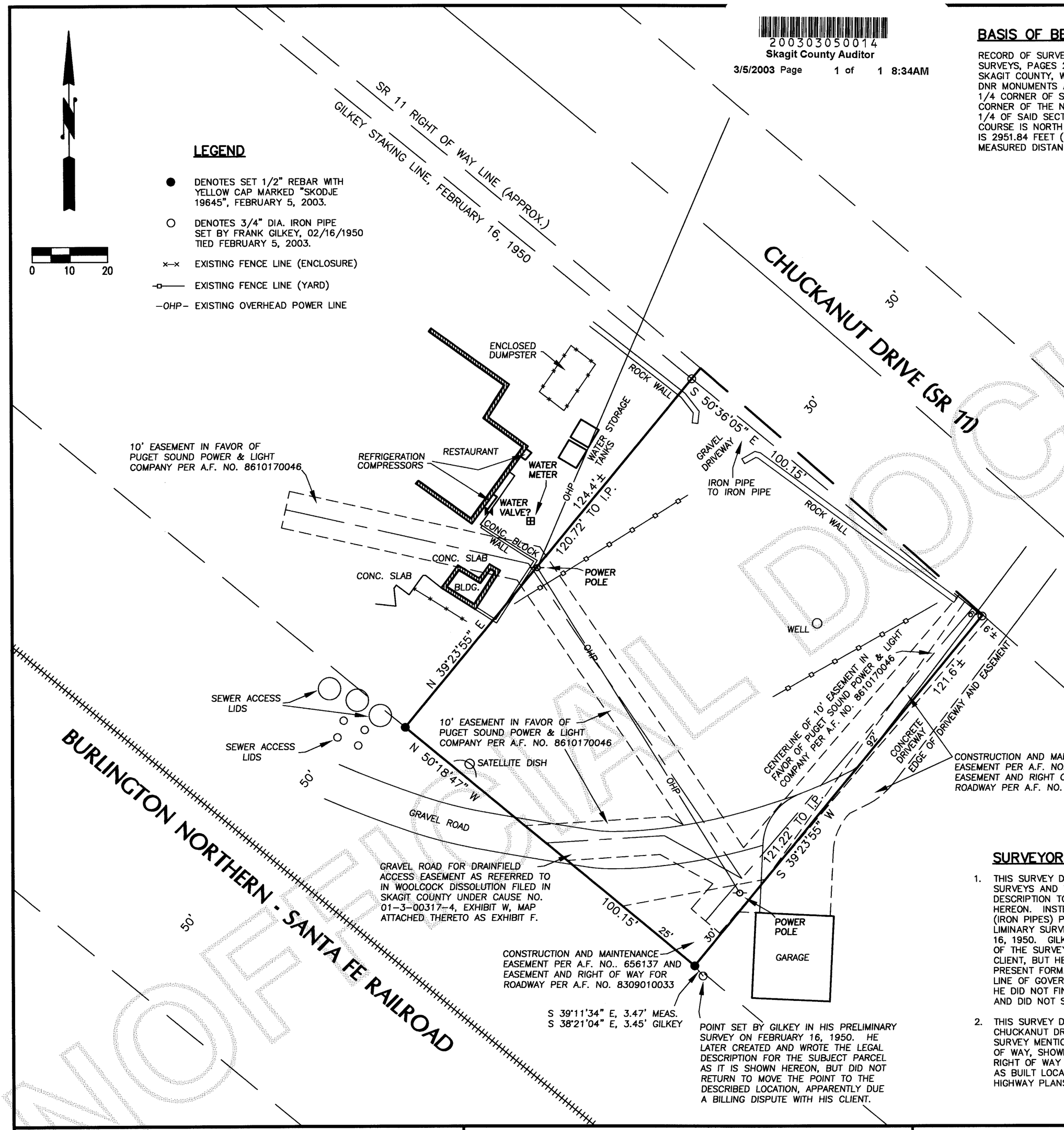
200303050014
Skagit County Auditor
3/5/2003 Page 1 of 1 8:34AM

LEGEND

- ● DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645", FEBRUARY 5, 2003.
- ○ DENOTES 3/4" DIA. IRON PIPE SET BY FRANK GILKEY, 02/16/1950 TIED FEBRUARY 5, 2003.
- x—x EXISTING FENCE LINE (ENCLOSURE)
- —o— EXISTING FENCE LINE (YARD)
- —OHP— EXISTING OVERHEAD POWER LINE

0 10 20



BASIS OF BEARING

RECORD OF SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGES 213 THROUGH 220, RECORDS OF SKAGIT COUNTY, WASHINGTON. MEASURED BETWEEN DNR MONUMENTS AS SHOWN THEREON AT THE EAST 1/4 CORNER OF SECTION 21 AND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; RECORD AND MEASURED COURSE IS NORTH 25°11'42" WEST. RECORD DISTANCE IS 2951.84 FEET (GRID), 2951.90 FEET (GROUND); MEASURED DISTANCE IS 2951.87 FEET (GROUND).

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY (ALTERNATE #99) SOUTH 52°07'30" EAST 496.07 FEET FROM THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY AND THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 37°52'30" WEST 122.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE GREAT NORTHERN RAILWAY CO. RAILROAD; THENCE NORTH 51°47'30" WEST ALONG SAID RAILROAD RIGHT OF WAY 100 FEET; THENCE NORTH 37°52'30" EAST 121.4 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY; THENCE SOUTH 52°07'30" EAST ALONG SAID HIGHWAY RIGHT OF WAY LINE 100 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

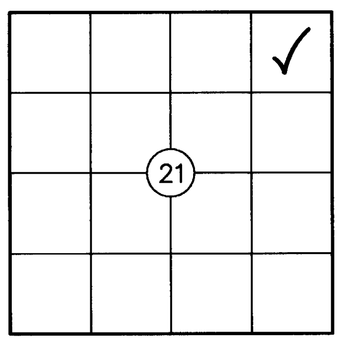
SOURCE OF LEGAL DESCRIPTION IS LAND TITLE COMPANY LIMITED LIABILITY REPORT, ORDER NO. 104991-LL, DATED JANUARY 23, 2003.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. ACCORDING TO LAND TITLE COMPANY LIMITED LIABILITY REPORT REFERRED TO ABOVE, THE SUBJECT PROPERTY IS SUBJECT TO EXCEPTIONS, EASEMENTS, AND RESTRICTIONS IN ADDITION TO THOSE SHOWN HEREON, AS FOLLOWS:
   A. TERMS OF WOOLCOCK DISSOLUTION FILED IN SKAGIT COUNTY UNDER CAUSE NO. 01-3-00317-4.
   B. EASEMENT RECORDED UNDER A.F. NO. 8408160041.
   C. EASEMENT AND AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 656136.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT USE CURRENT RECORDED SURVEYS AND THE SUBJECT PROPERTY'S LEGAL DESCRIPTION TO PLACE THE BOUNDARIES SHOWN HEREON. INSTEAD, IT RECOGNIZES ORIGINAL MONUMENTS (IRON PIPES) PLACED BY FRANK GILKEY IN HIS PRELIMINARY SURVEY OF THE PROPERTY, MADE ON FEBRUARY 16, 1950. GILKEY DID NOT COMPLETE THE FIELD PORTION OF THE SURVEY DUE TO A BILLING DISPUTE WITH HIS CLIENT, BUT HE DID CREATE THE LEGAL DESCRIPTION IN ITS PRESENT FORMAT. HIS SURVEY ESTABLISHED THE NORTH LINE OF GOVERNMENT LOT 1 FROM TIES TO THE RAILROAD. HE DID NOT FIND THE MEANDER CORNER ON THAT LINE, AND DID NOT SEARCH FOR THE SECTION CORNER.
2. THIS SURVEY DOES NOT ESTABLISH THE LOCATION OF THE CHUCKANUT DRIVE (SR 11) RIGHT OF WAY. THE GILKEY SURVEY MENTIONED ABOVE DID NOT ESTABLISH SAID RIGHT OF WAY, SHOWING ONLY A STAKING LINE. THE APPROXIMATE RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON THE AS BUILT LOCATION OF THE ROADWAY, WHICH IS CLOSE TO HIGHWAY PLANS INFORMATION SUPPLIED BY WSDOT.



SEC. 21, T36N, R3E, W.M.

UNOFFICIAL DOCUMENT

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 **KRIS JENSEN**

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19645 DATE 3/4/03

JEFFREY A. SKODJE STATE OF WASHINGTON 19645 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9-15-03

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5 DAY OF March 20 03, AT 8:34 A M. IN BOOK — OF SURVEYS AT PAGE — AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 200303050014

COUNTY AUDITOR BY DEPUTY

RECORD OF SURVEY
FOR
KRISTINE L JENSEN

PORTION OF GOVERNMENT LOT 1, SECTION 21, TWP. 36 N, RGE 3 E, W.M, SKAGIT COUNTY, WASHINGTON

DWN BY: MCJ DATE: JAN. 2003	LEONARD, BOUDINOT and SKODJE, INC.	SCALE:	1"=20'
FIELD BOOK: 630 PGS. 27&30	CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	JOB NO:	03012