LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF SAID GOVERNMENT LOT 4 INTERSECTS THE COUNTY ROAD, NOW THE STATE HIGHWAY; THENCE SOUTH 60 DEGREES 47'30" WEST 365 FEET; THENCE SOUTH 30 DEGREES 38' EAST 201 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF THE SKAGIT RIVER; THENCE NORTHEASTERLY ALONG THE NORTHERLY BANK OF THE SKAGIT RIVER TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID PREMISES LYING NORTHERLY OR NORTHWESTERLY OF THE SOUTHERLY LINE OF THE STATE HIGHWAY RIGHT OF WAY; AND EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WESTERLY OF THE EASTERLY LINE OF THOSE PREMISES CONVEYED TO DAVID WILLIAMS ET UX BY DEED DATED JULY 27, 1961, FILED APRIL 30, 1962 AS FILE NO. 620935.

(FOLLOWING PORTION NOT PART OF THIS SURVEY)
ALSO: THAT PORTION OF GOVERNMENT LOT 4 LYING SOUTH AND EAST OF THE STATE HIGHWAY, EXCEPT THAT PORTION THEREOF LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT SOUTH 37 DEGREES 50' EAST TO THE BANK OF THE SKAGIT RIVER; AND EXCEPT THAT PORTION LYING EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT SOUTHEASTERLY THROUGH A POINT ON THE CENTER LINE OF THE COUNTY ROAD, WHICH IS 900 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID ROAD CENTER LINE) FROM THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SECTION WITH THE CENTER LINE OF SAID ROAD TO THE BANK OF THE SKAGIT RIVER; AND EXCEPT THAT PORTION, IF ANY, CONVEYED TO OLIVER DEETER BY DEED DATED SEPTEMBER 30, 1939, FILED APRIL 23, 1957, AS FILE NO. 550362.

NOTES:

1. ALL SECTION MONUMENTS AS DESCRIBED, WERE VISITED AS SHOWN.
2. ● DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
3. THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
4. BASIS OF BEARING: SOUTH 89 DEGREES 58'41" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER IN SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.
5. THIS SURVEY DEPICTS EXISTING FENCE AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.
6. LEGAL DESCRIPTION FOR THIS SURVEY IS FROM A GIFT DEED RECORDED UNDER AUDITOR'S FILE NO. 849280.
7. WA. STATE D.O.T. RIGHT OF WAY PLANS "ROCKY CREEK TO MARBLEMOUNT SHEET 7 OF 14" WERE EXAMINED TO VERIFY THE POSITION OF THE EXISTING ROAD CENTERLINE. THE EXISTING AS BUILT CENTERLINE AS CONSIDERED AS THE MOST CONTROLLING EVIDENCE OF THE INTENT OF THE PROPERTY DESCRIPTIONS BASED ON CALLS TO ROAD CENTERLINE AND WAS THEREFORE HELD IN PRIORITY OVER RIGHT OF WAY PLANS.

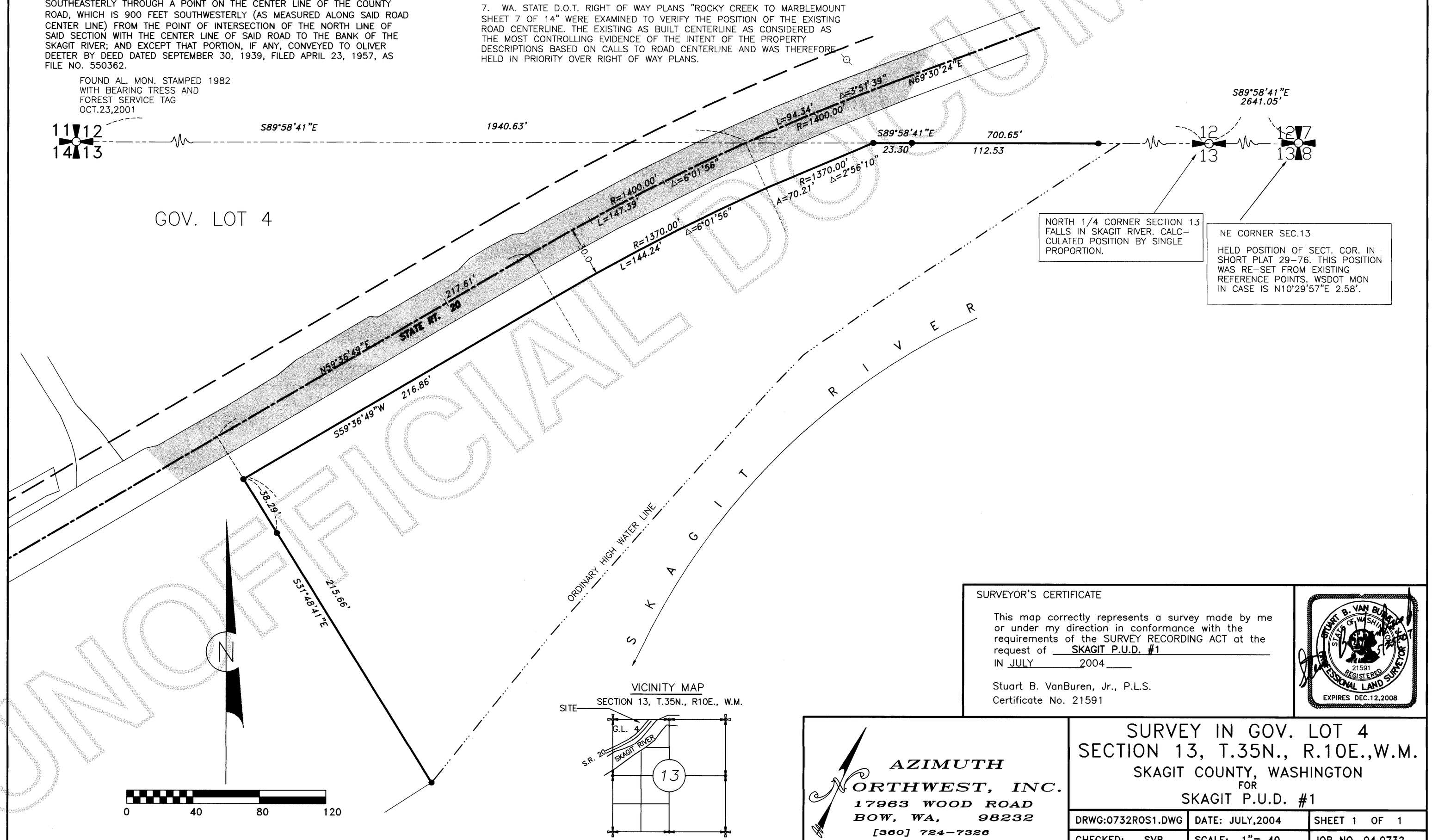
AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.

200706010118
Skagit County Auditor
6/1/2007 Page 1 of 1 2:38PM

J Vaungquist
SKAGIT COUNTY AUDITOR

Megan Van
DEPUTY



NORTH 1/4 CORNER SECTION 13 FALLS IN SKAGIT RIVER. CALCULATED POSITION BY SINGLE PROPORTION.

NE CORNER SEC.13

HELD POSITION OF SECT. COR. IN SHORT PLAT 29-76. THIS POSITION WAS RE-SET FROM EXISTING REFERENCE POINTS. WSDOT MON IN CASE IS N10°29'57"E 2.58'.

VICINITY MAP
SECTION 13, T.35N., R10E., W.M.

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 SKAGIT P.U.D. #1
IN JULY 2004

Stuart B. VanBuren, Jr., P.L.S.
Certificate No. 21591

STUART B. VAN BUREN STATE OF WASHINGTON 21591 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES DEC.12,2008

AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[360] 724-7326

SURVEY IN GOV. LOT 4
SECTION 13, T.35N., R.10E.,W.M.
SKAGIT COUNTY, WASHINGTON
FOR
SKAGIT P.U.D. #1

DRWG:0732ROS1.DWG	DATE: JULY,2004	SHEET 1 OF 1
CHECKED: SVB	SCALE: 1"= 40	JOB NO. 04.0732

UNOFFICIAL DOCUMENT

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