

## NOTES

THE BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST  $\frac{1}{4}$  OF THE EAST LINE  $\frac{1}{4}$  OF SECTION 18; THENCE SOUTH  $1^{\circ}31'45"$  EAST ALONG THE SOUTH LINE THEREOF, 144.50 FEET; THENCE SOUTH  $89^{\circ}47'00"$  WEST 21.41 FEET TO THE WESTERLY MARGIN OF THE FRUITDALE COUNTY ROAD; THENCE CONTINUE SOUTH  $89^{\circ}47'00"$  WEST 120 FEET TO THE EAST LINE OF "WEDMORE ADDITION", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 115, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH  $1^{\circ}34'30"$  WEST PARALLEL WITH SAID WESTERLY MARGIN OF THE FRUITDALE COUNTY ROAD AND ALONG THE EAST LINE OF SAID "WEDMORE ADDITION", A DISTANCE OF 76 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH  $1^{\circ}34'30"$  WEST ALONG SAID EAST LINE OF "WEDMORE ADDITION, A DISTANCE OF 9 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRACT 1 IN SAID PLAT; THENCE SOUTH  $88^{\circ}52'46"$  WEST ALONG THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 54.00 FEET; THENCE NORTH  $01^{\circ}7'14"$  WEST TO THE SOUTHEASTERLY MARGIN OF MCGARGLE COUNTY ROAD (FORMERLY THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RAILROAD RIGHT OF WAY) WHICH WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED AUGUST 21, 1941, UNDER AUDITOR'S FILE NO. 343308 IN VOLUME 184 OF DEEDS, PAGE 501; THENCE NORTH  $43^{\circ}39'04"$  EAST ALONG SAID SOUTHEASTERLY MARGIN TO ITS INTERSECTION WITH THE WESTERLY MARGIN OF THE AFOREMENTIONED FRUITDALE COUNTY ROAD; THENCE SOUTH  $1^{\circ}34'30"$  EAST ALONG SAID WEST MARGIN TO A POINT NORTH  $89^{\circ}47'00"$  EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}47'00"$  WEST A DISTANCE OF 120 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT MINERAL RIGHTS AS RESERVED IN DEEDS FROM THE WOLVERINE COMPANY, RECORDED APRIL 30, 1906, AND JULY 28, 1908, IN VOLUME 63, PAGE 175 AND VOLUME 68, PAGE 357, RESPECTIVELY,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES OVER AND ACROSS A 5 FOOT STRIP OF LAND ADJACENT TO AND RUNNING PARALLEL WITH THE SOUTHEASTERLY MARGIN OF SAID MCGARGILE COUNTY ROAD BETWEEN THE WEST LINE OF THE ABOVE DESCRIBED TRACT AND THE NORTH LINE OF SAID "WEDMORE ADDITION".

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL FOR RIGHT OF WAY TO THE CITY OF SEDRO-WOOLLEY;  
RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL (FOR THIS DESCRIPTION THE WEST MARGIN OF FRUITDALE ROAD, SOUTH OF THE NORTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, BEARS NORTH 00°12'00" WEST); THENCE NORTH 88°56'01" WEST ALONG THE SOUTH LINE OF SAID ABOVE SAID PARCEL A DISTANCE OF 10.00 FEET; THENCE NORTH 00°12'00" WEST ON A LINE PARALLEL AND 10.00 FEET DISTANT FROM SAID WEST MARGIN OF FRUITDALE ROAD A DISTANCE OF 68.23 FEET TO AN ANGLE POINT; THENCE NORTH 00°04'49" WEST ON A LINE PARALLEL AND 10.00 FEET DISTANT FROM SAID WEST MARGIN OF FRUITDALE ROAD A DISTANCE OF 75.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 20.00 FEET DISTANT; THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 89°35'11" WEST A DISTANCE OF 18.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 170.00 FEET DISTANT; THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°59'08" AN ARC DISTANCE OF 133.47 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY MARGIN OF MCCARGLE ROAD; THENCE NORTH 44°56'03" EAST ALONG SAID SOUTHEASTERLY MARGIN OF MCCARGLE ROAD A DISTANCE OF 239.18 FEET TO THE INTERSECTION WITH THE WESTERLY MARGIN OF FRUITDALE ROAD; THENCE ALONG THE WESTERLY MARGIN OF FRUITDALE ROAD THE FOLLOWING TWO COURSES, SOUTH 00°04'49" EAST A DISTANCE OF 214.76 FEET TO AN ANGLE POINT; THENCE SOUTH 00°12'00" EAST A DISTANCE OF 68.27 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON

1. RECORD OF SURVEY-SKAGIT COUNTY PUBLIC WORKS (SCPW)-A.F. NO. 200605190122.
2. RECORD OF SURVEY-WSDOT-A.F. NO. 200407290045.
3. PLAT-WEDMORE ADDITION-RUSKIN FISHER-VOL. 9, PG. 115

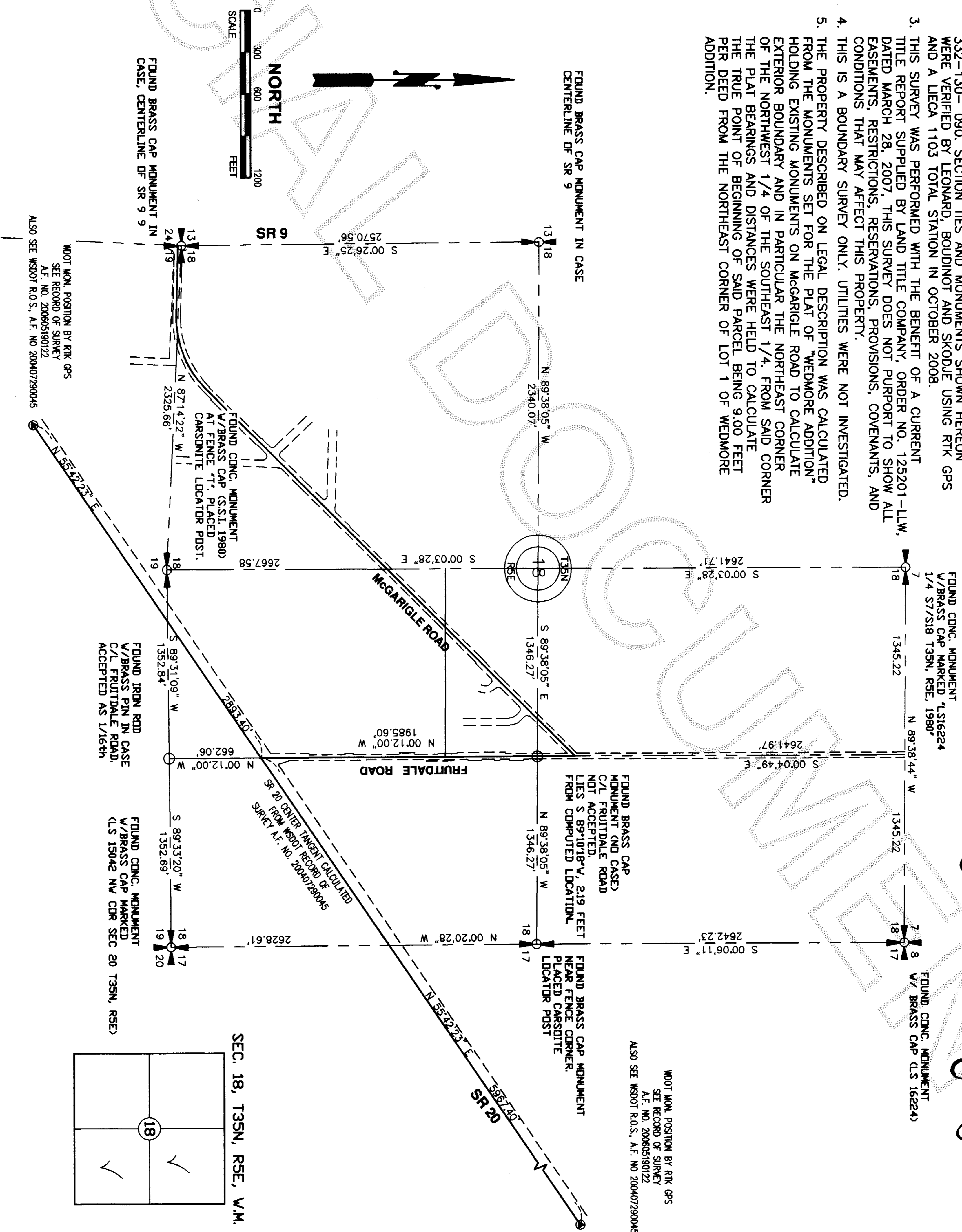
## NOTES

1. BASIS OF BEARING: ASSUMED
2. CONTROL SURVEY AND TIES TO MONUMENTS WERE CONDUCTED BY SKAGIT COUNTY PUBLIC WORKS SURVEY CREWS IN THE FIRST HALF OF 2007 USING A COMBINATION OF CLOSE TRAVERSE WITH A 3 SECOND TOTAL STATION AND RTK GPS WHICH WAS CALIBRATED TO A LOCAL COUNTY COORDINATE SYSTEM. ADDITIONAL OBSERVATIONS WERE CONDUCTED BY CONVENTIONAL FIELD TRAVERSE USING A SOKKIA SET 2B ELECTRONIC TOTAL STATION AND EXCEED REQUIREMENTS AS SET FORTH IN WAC 332-130- 090. SECTION TIES AND MONUMENTS SHOWN HEREON WERE VERIFIED BY LEONARD, BOUDINOT AND SKODIE USING RTK GPS AND A LEICA 1103 TOTAL STATION IN OCTOBER 2008.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT SUPPLIED BY LAND TITLE COMPANY, ORDER NO. 125201-LLW DATED MARCH 28, 2007. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, AND CONDITIONS THAT MAY AFFECT THIS PROPERTY.
4. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.
5. THE PROPERTY DESCRIBED ON LEGAL DESCRIPTION WAS CALCULATED FROM THE MONUMENTS SET FOR THE PLAT OF "WEDMORE ADDITION" HOLDING EXISTING MONUMENTS ON MCGARGLE ROAD TO CALCULATE EXTERIOR BOUNDARY AND IN PARTICULAR THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4. FROM SAID CORNER THE PLAT BEARINGS AND DISTANCES WERE HELD TO CALCULATE THE TRUE POINT OF BEGINNING OF SAID PARCEL BEING 9.00 FEET PER DEED FROM THE NORTHEAST CORNER OF LOT 1 OF WEDMORE ADDITION.

# AUDITOR'S CERTIFICATE

200904100103  
Skagit County Auditor  
4/10/2009 Page 1 of 2 2:08PM

Transcript by: Margaret Jones



# 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 COUNTY PUBLIC WORKS DEPARTMENT**



## RECORD OF SURVEY

FOR

**CLAYTON FRANKLIN**

PORTIONS OF THE SE 1/4 AND THE NE 1/4 OF SEC. 18, TWP. 35 N., RGE. 5 E., W.M.

CITY OF SEDRO WOOLEY, SKAGIT COUNTY, WASHINGTON

OCTOBER 2008

**LEONARD, BOUDINOT and SKODJE, INC**

DVN BY: MCJ	DATE: OCTOBER 2008
FIELD BOOK:	N/A

603 SOUTH FIRST ST., MOUNT VERNEN, VA 98273 (360)336-5751

SCALE: 1" = 600  
JOB NO: 07002

AUDITOR'S CERTIFICATE



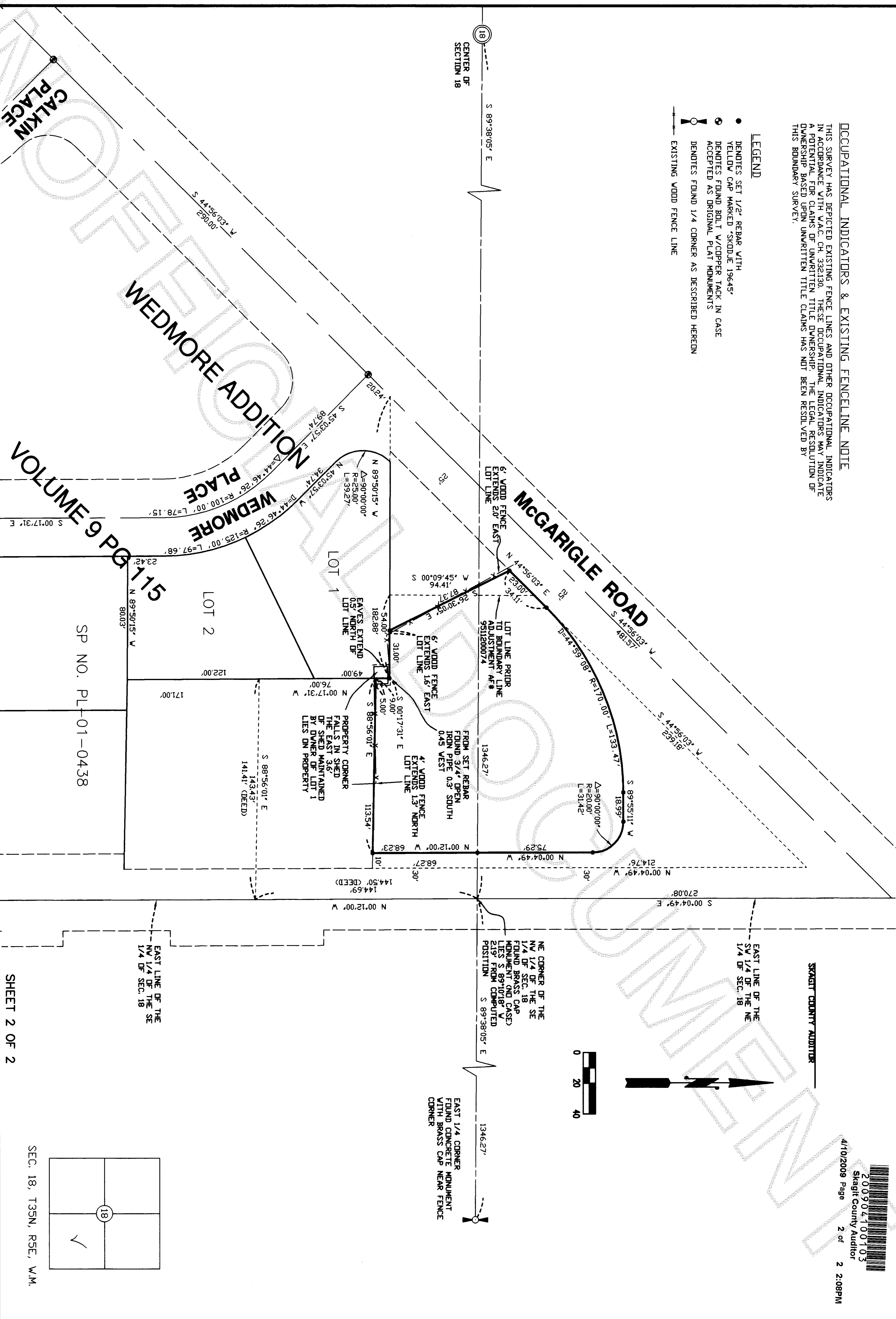
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Skagit County Auditor  
4/10/2009 Page 2 of 2 2:08PM

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
- DENOTES FOUND BOLT W/ COPPER TACK IN CASE ACCEPTED AS ORIGINAL PLAT MONUMENTS
- DENOTES FOUND 1/4 CORNER AS DESCRIBED HEREON
- EXISTING WOOD FENCE LINE



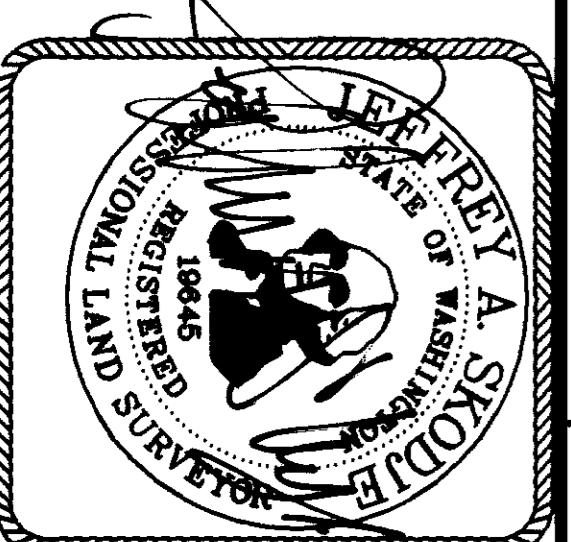
SURVEYOR'S CERTIFICATE

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 COUNTY PUBLIC WORKS DEPARTMENT

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO.19645 DATE 4/10/09



RECORD OF SURVEY

FOR CLAYTON FRANKLIN

PORTIONS OF THE SE 1/4 AND THE NE 1/4 OF SEC. 18, TWP. 35 N., RGE. 5 E., WM.  
CITY OF SEPO WOOLEY, SKAGIT COUNTY, WASHINGTON

LEONARD, BOUNDINT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 40'  
JOB NO. 07002

