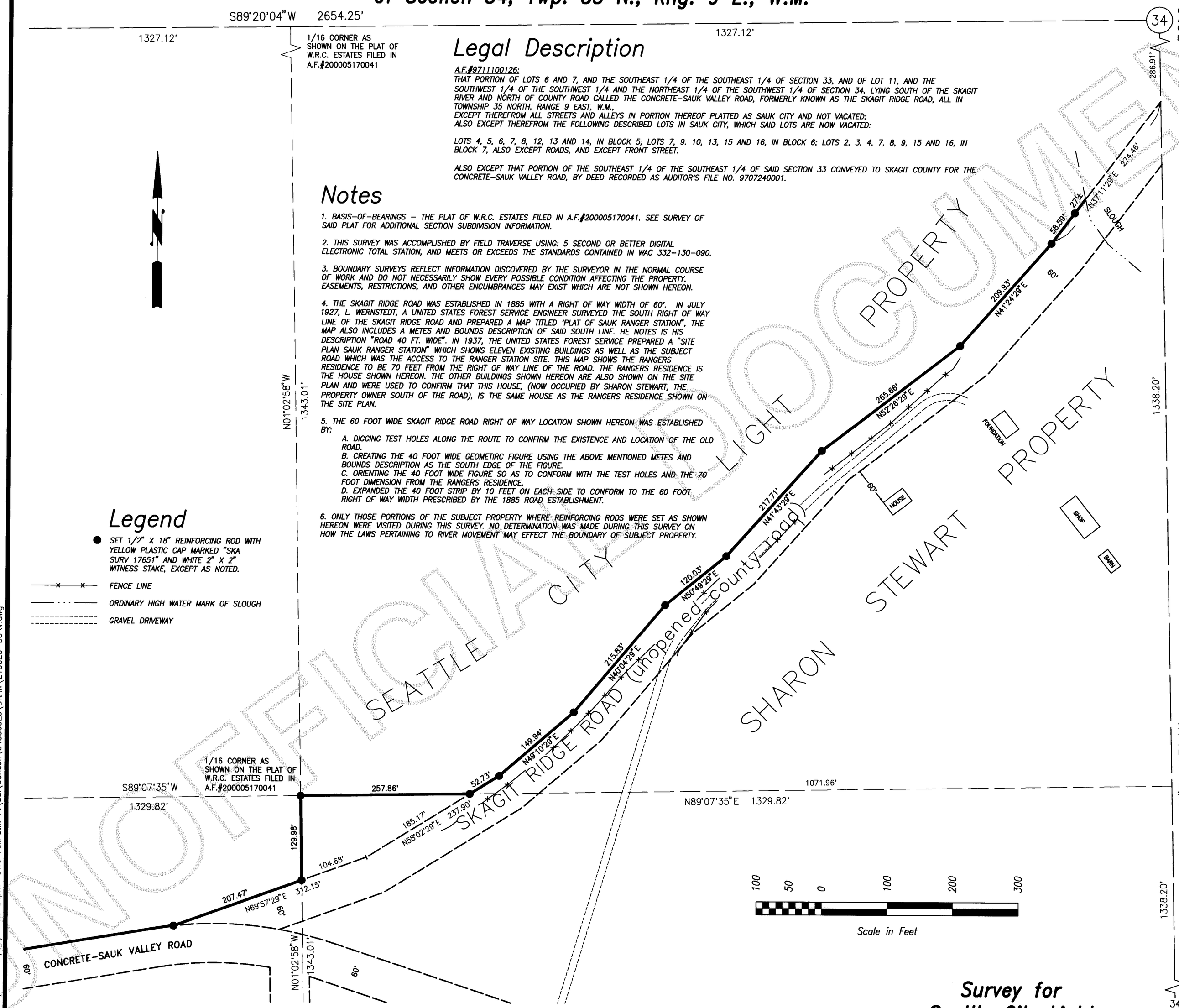
Survey in the NE1/4 of the SW1/4, the SW1/4 of the SW1/4, and Gov't Lot 11, (the NW1/4 of the SW1/4), of Section 34, Twp. 35 N., Rng. 9 E., W.M.



Legal Description

A.F.#9711100126:
THAT PORTION OF LOTS 6 AND 7, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, AND OF LOT 11, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, LYING SOUTH OF THE SKAGIT RIVER AND NORTH OF COUNTY ROAD CALLED THE CONCRETE-SAUK VALLEY ROAD, FORMERLY KNOWN AS THE SKAGIT RIDGE ROAD, ALL IN TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.,
EXCEPT THEREFROM ALL STREETS AND ALLEYS IN PORTION THEREOF PLATTED AS SAUK CITY AND NOT VACATED;
ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED LOTS IN SAUK CITY, WHICH SAID LOTS ARE NOW VACATED:

LOTS 4, 5, 6, 7, 8, 12, 13 AND 14, IN BLOCK 5; LOTS 7, 9. 10, 13, 15 AND 16, IN BLOCK 6; LOTS 2, 3, 4, 7, 8, 9, 15 AND 16, IN BLOCK 7, ALSO EXCEPT ROADS, AND EXCEPT FRONT STREET.

ALSO EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33 CONVEYED TO SKAGIT COUNTY FOR THE CONCRETE-SAUK VALLEY ROAD, BY DEED RECORDED AS AUDITOR'S FILE NO. 9707240001.

Notes

1. BASIS-OF-BEARINGS – THE PLAT OF W.R.C. ESTATES FILED IN A.F.#200005170041. SEE SURVEY OF SAID PLAT FOR ADDITIONAL SECTION SUBDIVISION INFORMATION.

2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.

4. THE SKAGIT RIDGE ROAD WAS ESTABLISHED IN 1885 WITH A RIGHT OF WAY WIDTH OF 60'. IN JULY 1927, L. WERNSTEDT, A UNITED STATES FOREST SERVICE ENGINEER SURVEYED THE SOUTH RIGHT OF WAY LINE OF THE SKAGIT RIDGE ROAD AND PREPARED A MAP TITLED 'PLAT OF SAUK RANGER STATION", THE MAP ALSO INCLUDES A METES AND BOUNDS DESCRIPTION OF SAID SOUTH LINE. HE NOTES IS HIS DESCRIPTION "ROAD 40 FT. WIDE". IN 1937, THE UNITED STATES FOREST SERVICE PREPARED A "SITE PLAN SAUK RANGER STATION" WHICH SHOWS ELEVEN EXISTING BUILDINGS AS WELL AS THE SUBJECT ROAD WHICH WAS THE ACCESS TO THE RANGER STATION SITE. THIS MAP SHOWS THE RANGERS RESIDENCE TO BE 70 FEET FROM THE RIGHT OF WAY LINE OF THE ROAD. THE RANGERS RESIDENCE IS THE HOUSE SHOWN HEREON. THE OTHER BUILDINGS SHOWN HEREON ARE ALSO SHOWN ON THE SITE PLAN AND WERE USED TO CONFIRM THAT THIS HOUSE, (NOW OCCUPIED BY SHARON STEWART, THE PROPERTY OWNER SOUTH OF THE ROAD), IS THE SAME HOUSE AS THE RANGERS RESIDENCE SHOWN ON THE SITE PLAN.

5. THE 60 FOOT WIDE SKAGIT RIDGE ROAD RIGHT OF WAY LOCATION SHOWN HEREON WAS ESTABLISHED BY;
   A. DIGGING TEST HOLES ALONG THE ROUTE TO CONFIRM THE EXISTENCE AND LOCATION OF THE OLD ROAD.
   B. CREATING THE 40 FOOT WIDE GEOMETIRC FIGURE USING THE ABOVE MENTIONED METES AND BOUNDS DESCRIPTION AS THE SOUTH EDGE OF THE FIGURE.
   C. ORIENTING THE 40 FOOT WIDE FIGURE SO AS TO CONFORM WITH THE TEST HOLES AND THE 70 FOOT DIMENSION FROM THE RANGERS RESIDENCE.
   D. EXPANDED THE 40 FOOT STRIP BY 10 FEET ON EACH SIDE TO CONFORM TO THE 60 FOOT RIGHT OF WAY WIDTH PRESCRIBED BY THE 1885 ROAD ESTABLISHMENT.

6. ONLY THOSE PORTIONS OF THE SUBJECT PROPERTY WHERE REINFORCING RODS WERE SET AS SHOWN HEREON WERE VISITED DURING THIS SURVEY. NO DETERMINATION WAS MADE DURING THIS SURVEY ON HOW THE LAWS PERTAINING TO RIVER MOVEMENT MAY EFFECT THE BOUNDARY OF SUBJECT PROPERTY.

Legend

- ● SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- FENCE LINE
- ORDINARY HIGH WATER MARK OF SLOUGH
- GRAVEL DRIVEWAY

DATE	REVISION	BY	JOB# 210020	DRAWN srm	CHECKED jla	DATE 6/17/10	SCALE 1" = 100'	SHEET 1 OF 1

Survey for Seattle City Light

AUDITOR'S CERTIFICATE
201007160077
Skagit County Auditor
7/16/2010 Page 1 of 1 3:48PM
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 May 2010 at the request of Seattle City Light.
John L. Abenroth CERT#17651
Date 7/16/10

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

UNOFFICIAL DOCUMENT

Plot Date/Time: 07/16/10 02:24pm DWG FullPath: P:\SSI\Carlson\343509E3\DRAW\210020-SURV.dwg