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Skagit County Auditor
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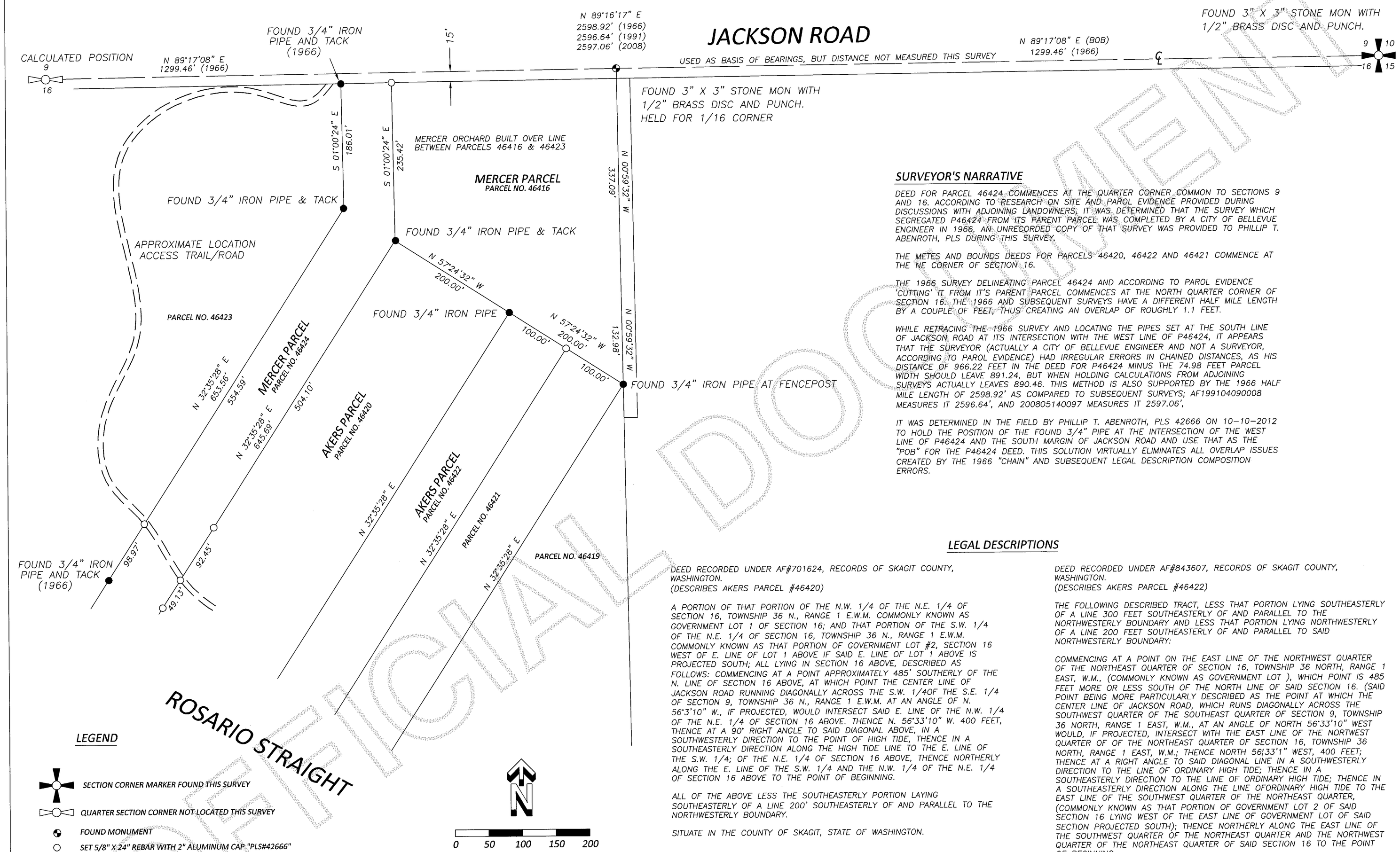

SURVEYOR'S NARRATIVE

DEED FOR PARCEL 46424 COMMENCES AT THE QUARTER CORNER COMMON TO SECTIONS 9 AND 16. ACCORDING TO RESEARCH ON SITE AND PAROL EVIDENCE PROVIDED DURING DISCUSSIONS WITH ADJOINING LANDOWNERS, IT WAS DETERMINED THAT THE SURVEY WHICH SEGREGATED P46424 FROM ITS PARENT PARCEL WAS COMPLETED BY A CITY OF BELLEVUE ENGINEER IN 1966. AN UNRECORDED COPY OF THAT SURVEY WAS PROVIDED TO PHILLIP T. ABENROTH, PLS DURING THIS SURVEY.

THE METES AND BOUNDS DEEDS FOR PARCELS 46420, 46422 AND 46421 COMMENCE AT THE NE CORNER OF SECTION 16.

THE 1966 SURVEY DELINEATING PARCEL 46424 AND ACCORDING TO PAROL EVIDENCE 'CUTTING' IT FROM IT'S PARENT PARCEL COMMENCES AT THE NORTH QUARTER CORNER OF SECTION 16. THE 1966 AND SUBSEQUENT SURVEYS HAVE A DIFFERENT HALF MILE LENGTH BY A COUPLE OF FEET, THUS CREATING AN OVERLAP OF ROUGHLY 1.1 FEET.

WHILE RETRACING THE 1966 SURVEY AND LOCATING THE PIPES SET AT THE SOUTH LINE OF JACKSON ROAD AT ITS INTERSECTION WITH THE WEST LINE OF P46424, IT APPEARS THAT THE SURVEYOR (ACTUALLY A CITY OF BELLEVUE ENGINEER AND NOT A SURVEYOR, ACCORDING TO PAROL EVIDENCE) HAD IRREGULAR ERRORS IN CHAINED DISTANCES, AS HIS DISTANCE OF 966.22 FEET IN THE DEED FOR P46424 MINUS THE 74.98 FEET PARCEL WIDTH SHOULD LEAVE 891.24, BUT WHEN HOLDING CALCULATIONS FROM ADJOINING SURVEYS ACTUALLY LEAVES 890.46. THIS METHOD IS ALSO SUPPORTED BY THE 1966 HALF MILE LENGTH OF 2598.92' AS COMPARED TO SUBSEQUENT SURVEYS; AF199104090008 MEASURES IT 2596.64', AND 200805140097 MEASURES IT 2597.06',

IT WAS DETERMINED IN THE FIELD BY PHILLIP T. ABENROTH, PLS 42666 ON 10-10-2012 TO HOLD THE POSITION OF THE FOUND 3/4" PIPE AT THE INTERSECTION OF THE WEST LINE OF P46424 AND THE SOUTH MARGIN OF JACKSON ROAD AND USE THAT AS THE "POB" FOR THE P46424 DEED. THIS SOLUTION VIRTUALLY ELIMINATES ALL OVERLAP ISSUES CREATED BY THE 1966 "CHAIN" AND SUBSEQUENT LEGAL DESCRIPTION COMPOSITION ERRORS.

LEGAL DESCRIPTIONS

DEED RECORDED UNDER AF#701624, RECORDS OF SKAGIT COUNTY, WASHINGTON.
(DESCRIBES AKERS PARCEL #46420)

A PORTION OF THAT PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 36 N., RANGE 1 E.W.M. COMMONLY KNOWN AS GOVERNMENT LOT 1 OF SECTION 16; AND THAT PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 36 N., RANGE 1 E.W.M. COMMONLY KNOWN AS THAT PORTION OF GOVERNMENT LOT #2, SECTION 16 WEST OF E. LINE OF LOT 1 ABOVE IF SAID E. LINE OF LOT 1 ABOVE IS PROJECTED SOUTH; ALL LYING IN SECTION 16 ABOVE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT APPROXIMATELY 485' SOUTHERLY OF THE N. LINE OF SECTION 16 ABOVE, AT WHICH POINT THE CENTER LINE OF JACKSON ROAD RUNNING DIAGONALLY ACROSS THE S.W. 1/40F THE S.E. 1/4 OF SECTION 9, TOWNSHIP 36 N., RANGE 1 E.W.M. AT AN ANGLE OF N. 56°3'10" W., IF PROJECTED, WOULD INTERSECT SAID E. LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 16 ABOVE. THENCE N. 56°33'10" W. 400 FEET, THENCE AT A 90° RIGHT ANGLE TO SAID DIAGONAL ABOVE, IN A SOUTHWESTERLY DIRECTION TO THE POINT OF HIGH TIDE, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE HIGH TIDE LINE TO THE E. LINE OF THE S.W. 1/4; OF THE N.E. 1/4 OF SECTION 16 ABOVE, THENCE NORTHERLY ALONG THE E. LINE OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 16 ABOVE TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LESS THE SOUTHEASTERLY PORTION LAYING SOUTHEASTERLY OF A LINE 200' SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY BOUNDARY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DEED RECORDED UNDER AF#843607, RECORDS OF SKAGIT COUNTY, WASHINGTON.
(DESCRIBES AKERS PARCEL #46422)

THE FOLLOWING DESCRIBED TRACT, LESS THAT PORTION LYING SOUTHEASTERLY OF A LINE 300 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY BOUNDARY AND LESS THAT PORTION LYING NORTHWESTERLY OF A LINE 200 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWESTERLY BOUNDARY:

COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., (COMMONLY KNOWN AS GOVERNMENT LOT), WHICH POINT IS 485 FEET MORE OR LESS SOUTH OF THE NORTH LINE OF SAID SECTION 16. (SAID POINT BEING MORE PARTICULARLY DESCRIBED AS THE POINT AT WHICH THE CENTER LINE OF JACKSON ROAD, WHICH RUNS DIAGONALLY ACROSS THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., AT AN ANGLE OF NORTH 56°33'10" WEST WOULD, IF PROJECTED, INTERSECT WITH THE EAST LINE OF THE NORTWEST QUARTER OF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M.; THENCE NORTH 56{33'1" WEST, 400 FEET; THENCE AT A RIGHT ANGLE TO SAID DIAGONAL LINE IN A SOUTHWESTERLY DIRECTION TO THE LINE OF ORDINARY HIGH TIDE; THENCE IN A SOUTHEASTERLY DIRECTION TO THE LINE OF ORDINARY HIGH TIDE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE LINE OFORDINARY HIGH TIDE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, (COMMONLY KNOWN AS THAT PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 16 LYING WEST OF THE EAST LINE OF GOVERNMENT LOT OF SAID SECTION PROJECTED SOUTH); THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGEND

- SECTION CORNER MARKER FOUND THIS SURVEY
- QUARTER SECTION CORNER NOT LOCATED THIS SURVEY
- FOUND MONUMENT
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP "PLS#42666"
- FOUND MARKER AS DESCRIBED. FOUND ON 10/10/2012 AND 10/11/2012
- (M) MEASURED DIMENSION
- (1966) PER 1966 UNRECORDED SURVEY
- (1991) PER SURVEY FILED UNDER AF#199104090008
- (2008) PER SURVEY FILED UNDER AF#200805140097
- (BOB) BASIS OF BEARINGS
- ℄ CENTERLINE

N

0 50 100 150 200

SURVEY NOTES

1) THIS SURVEY CONFORMS TO THE REQUIREMENTS SET FORTH IN RCW 58.09 AND WAC 332-190.
2) THIS SURVEY FOLLOWS A CONVENTIONAL FIELD TRAVERSE WITH A TOPCON GPT 9001 1" TOTAL STATION EQUIPPED WITH AN EDM AND EXCEEDS THE RELATIVE ACCURACY REQUIREMENTS OF WAC 332-190-090

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF Nov, 2012 AT 343 MIN BOOK — OF — AT PAGE — AT THE REQUEST OF SCHEMMER JOHNSTON, PLLC

COUNTY AUDITOR — DEPUTY COUNTY AUDITOR

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 GEORGE AKERS IN SEPTEMBER, 2012

42666 — CERTIFICATE NO. — SIGNATURE — 11-27-12 DATE

PHILLIP TODD ABENROTH STATE OF WASHINGTON 42666 REGISTERED PROFESSIONAL LAND SURVEYOR

11-27-12

SCHEMMER JOHNSTON, PLLC
3014 COMMERCIAL AVE., SUITE C
ANACORTES, WA 98221

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RECORD OF SURVEY IN:

NW 1/4 OF NE 1/4 SEC 16 TWP 36N R 01 E, W.M.

FOR:
GEORGE AKERS
SINCLAIR ISLAND

DATE: 11-27-2012	SCALE: 1" = 100'
JOB #: 12-075	SHEET 1 OF 1

UNOFFICIAL DOCUMENT