

WALLEN

RECORD OF SURVEY

A PORTION OF GOVT LOT 1 OF SECTION 27, TOWNSHIP 36 N, RANGE 2 E, W.M.

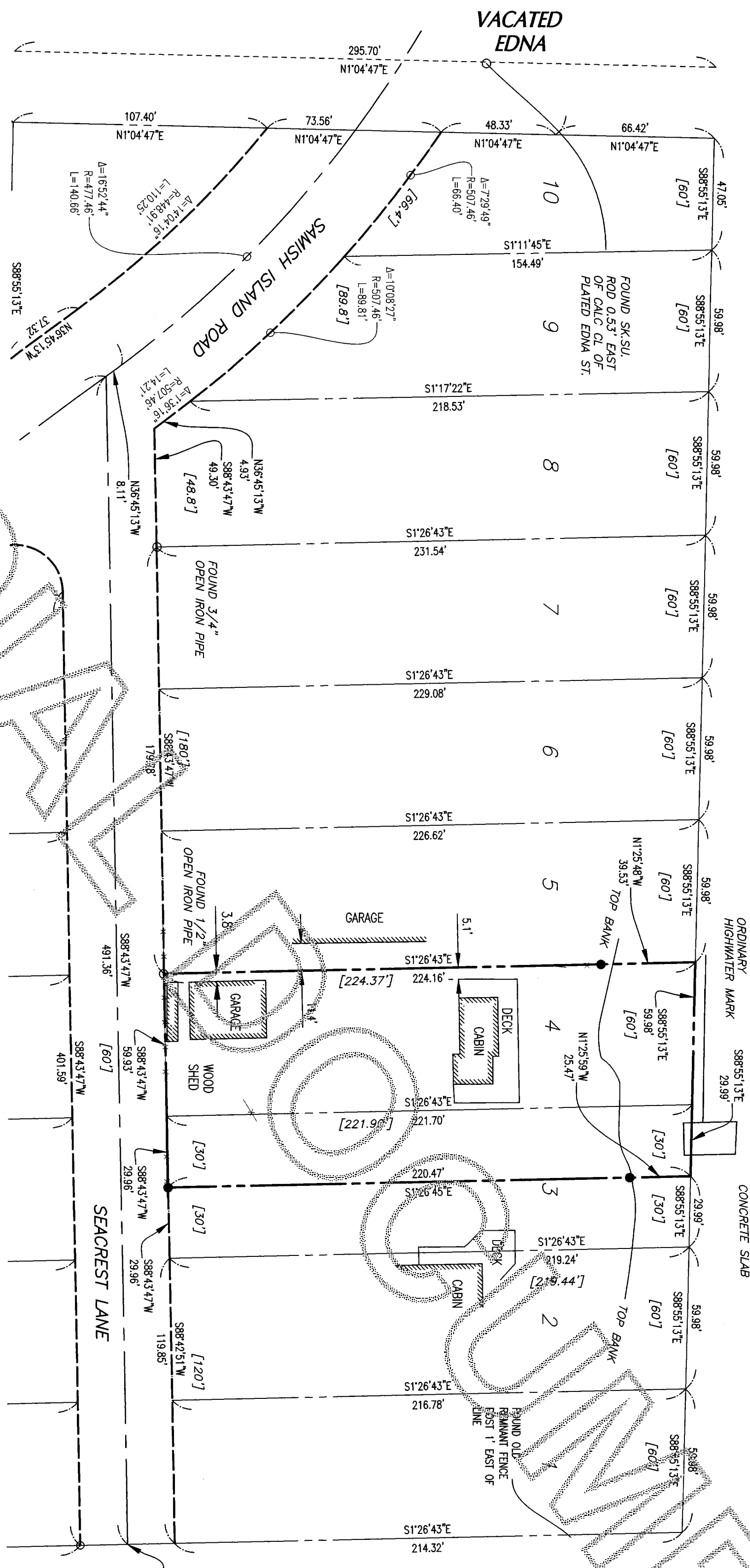
AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

Jessie Spivey
SKAGIT COUNTY AUDITOR

Christy Quilla
DEPUTY



2017 407240001
\$138.00
7/24/2014 Page 1 of 1 8:44AM



LEGAL DESCRIPTION

THE WEST HALF OF LOT 3 AND ALL OF LOT 4, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., SAMISH ISLAND TRACTS SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 24 RECORDS OF SKAGIT COUNTY, WASHINGTON, A PORTION OF GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

LEGAL DESCRIPTION FOR THIS SURVEY AS PROVIDED FROM THAT CERTAIN SKAGIT COUNTY PLA AS RECORDED UNDER AUDITORS FILE NO. 201702040012

SURVEYORS NOTES

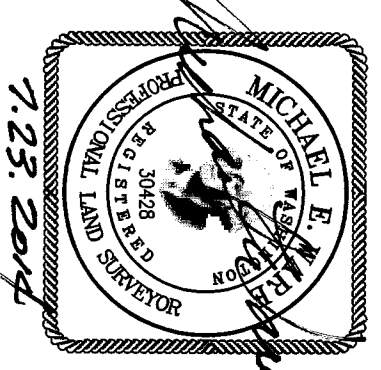
- VARIOUS IRON PIPES WERE DISCOVERED IN THE PREPARATION OF THIS SURVEY, AND IN MOST CASES WERE HELD FOR POSITION OF THE 1946 PLAT OF HOPLEY'S SAMISH ISLAND TRACTS.
- VARIOUS LOCATIONS ON THE RECORDED PLAT, THE PLAT VALUES WERE FOUND TO BE INCORRECT AS FOLLOWS, BUT NOT LIMITED TO THE FOLLOWING:
i. THE EAST LINE OF THE PLAT IS DESCRIBED AS BEING 307.7 FEET WEST FROM THE SOUTHWEST CORNER OF SECTION 27. HOWEVER THE PLAT DIMENSIONS ON THE MAP IS 302.7'.
ii. THE COMBINED WIDTH OF LOTS 1 THRU 10 ALONG THE SAMISH BAY FRONTAGE [10 LOTS AT 60'] WOULD SUMMATE TO 600 FEET. THE PLAT SCALED VALUE FALLS FAR SHORT OF THAT VALUE AND A MATHEMATICAL CLOSURE VALUE OF 566.94', TO PROPORTION THE 13 FEET THROUGHOUT THE NORTH LINE OF THE PLAT WOULD CREATE A GREAT DISTURBANCE OF THE NEAR NEIGHBORS AND BE DESTRUCTIVE TO THE PLAT.
- THIS SURVEY MAP DOES NOT PURPORT TO DEPICT THE EXTENT OF THE BOUNDARIES REGARDING ASSOCIATED SECOND CLASS TOWNSHIP.
- THIS SURVEY HAS DEPICTED EXISTING OCCUPANCY INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPANCY 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.

SURVEYORS CERTIFICATE

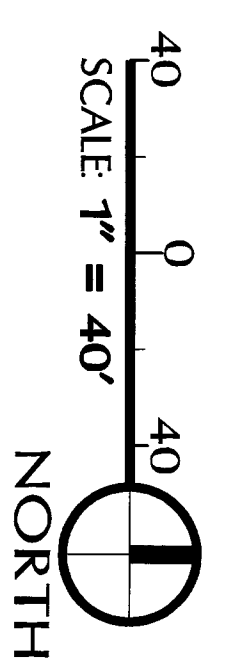
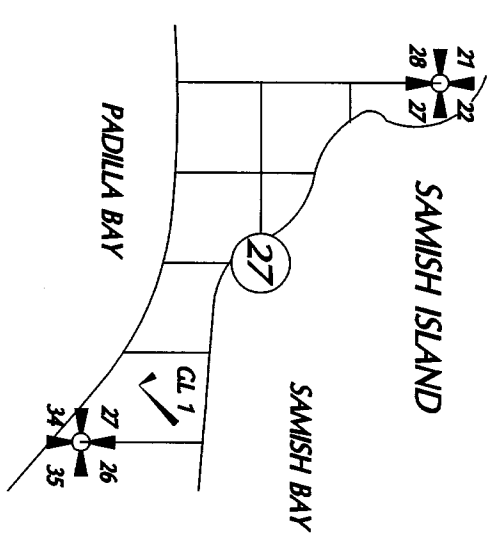
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KRISTINE WALLEN IN JULY, 2014

Michael E. Ware
MICHAEL E. WARE PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30428

DATE: 7.23.2014



SECTION 27, TWP 36 N, RGE 2 E, W.M. INDEX MAP



RESEARCH

- SURVEY'S UNDER
- S1. AFN 980407092 MAP OF THE TOWN OF ATLANTA
 - S2. AFN 8509060014 HOPLEY'S SAMISH ISLAND TRACTS
 - S3. AFN 9906300176 GRANDVIEW TERRACE
 - S4. AFN 200306120139
 - S5. AFN 201310170104

LEGEND

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET REBAR AND CAP IMPRINTED SDG 30428
- [60'] DENOTES PLATED VALUES

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S8", LEICA TORQ 1105" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING

N 1° 26' 45" W [PLAT N 2° 31' 30" W] FOR THE EAST LINE OF THE HOPLEY'S SAMISH ISLAND TRACTS. A BEST FIT SOLUTION FROM MULTIPLE FOUND EXISTING PIPES TO ESTABLISH AND HOLD THE INTEGRITY OF THE PLAT

Sound Development Group

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WALLEN

RECORD OF SURVEY
IN THE PLAT OF HOPLEY'S SAMISH ISLAND TRACTS
IN A PORTION OF GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON
DATE: 06.23.2014 BY: STAFF SCALE: AS NOTED
PROJECT NO. 14018 F.B.: