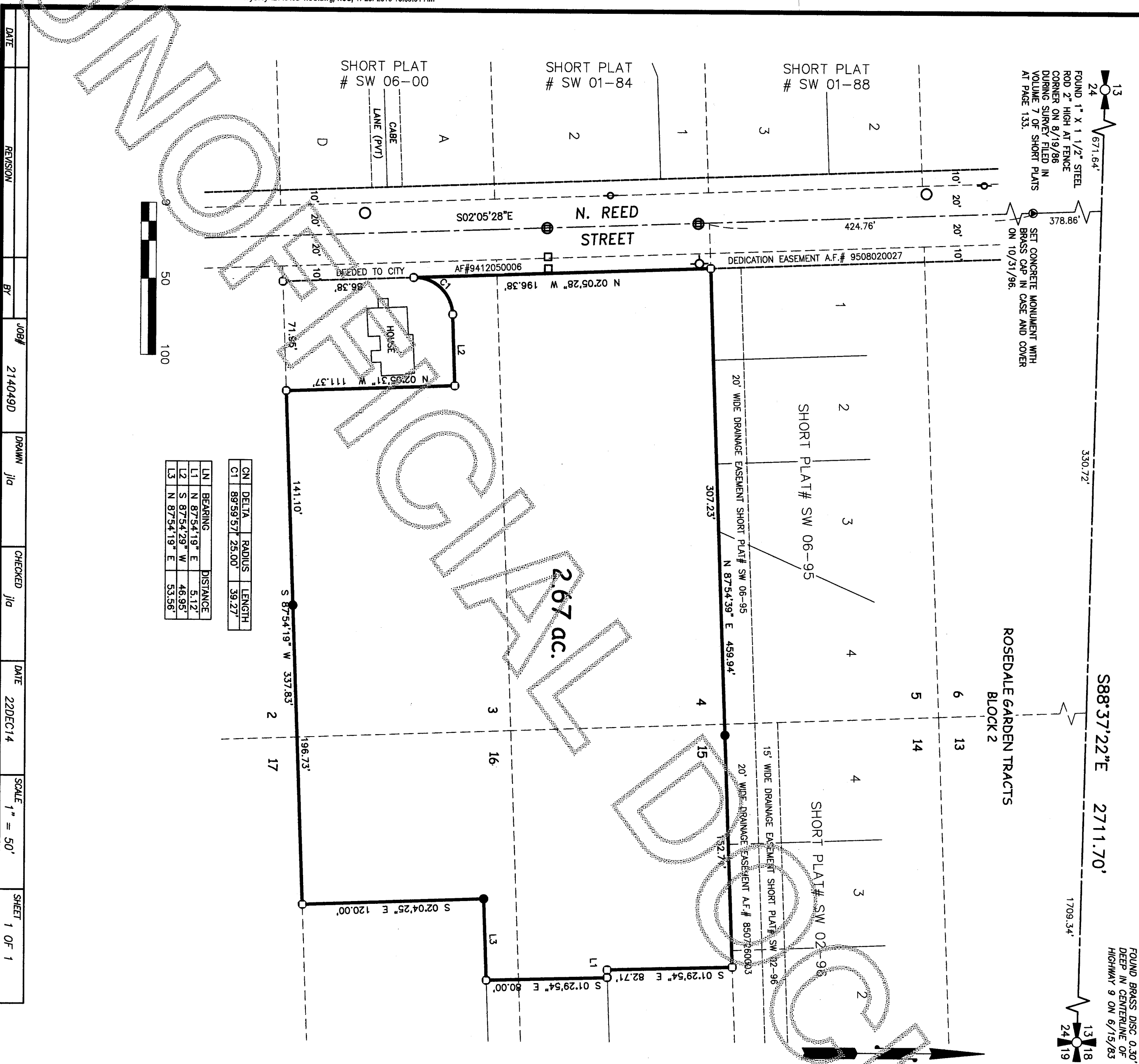


Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.



Legal Description

LOT 3, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION OF SAID LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/4 OF SAID LOT 3; THENCE N 02°05'28" E, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 86.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTH-EASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'57" AND AN ARC DISTANCE OF 38.27 FEET; THENCE N 87°54'29" E, A DISTANCE OF 40.95 FEET; THENCE S 02°05'31" E, A DISTANCE OF 17.35 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE S 87°54'19" W ALONG SAID SOUTH LINE, A DISTANCE OF 71.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9412050006.

ALSO LOT 4, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH LOTS 15 AND 16, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE EAST 202.64 FEET OF THE SOUTH 120 FEET OF SAID LOT 16; AND EXCEPT THE NORTH 80 FEET OF THE SOUTH 200 FEET OF THE EAST 150 FEET OF SAID LOTS 15 AND 16; AND EXCEPT THAT PORTION OF THE EAST 155.13 FEET OF SAID LOT 15 LYING NORTH OF THE NORTH LINE OF THE SOUTH 200 FEET OF SAID LOTS 15 AND 16.

Notes

1. BASIS-OF-BEARINGS - ASSUMED S88°37'22"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE SURVEY RECORDED IN VOLUME 12 OF SHORT PLATS AT PAGE 103.
2. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLOMSS ENABLED TOPCON GR3 RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 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.

Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED SKA SURV 17651 AND WHITE 2" x 2" WITNESS STAKE.
- FOUND 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED SKA SURV 17651 AND WHITE 2" x 2" WITNESS STAKE SET DURING SURVEY FOR SUBDIVISION APPLICATION IN 2008.
- ⊕ STORM SEWER MANHOLE
- ⊞ STORM SEWER CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- UTILITY POLE

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2014 at the request of the City of Sedro-Woolley.

John L. Apenroth CERT#17651
Date 1/20/15

AUDITOR'S CERTIFICATE

201502090106
Skagit County Auditor
2/9/2015 Page 1 of 1 2:51PM

County Auditor or Deputy Auditor



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

