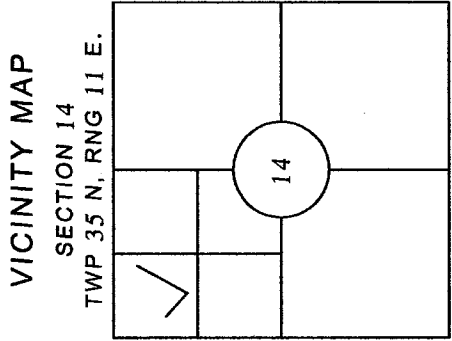


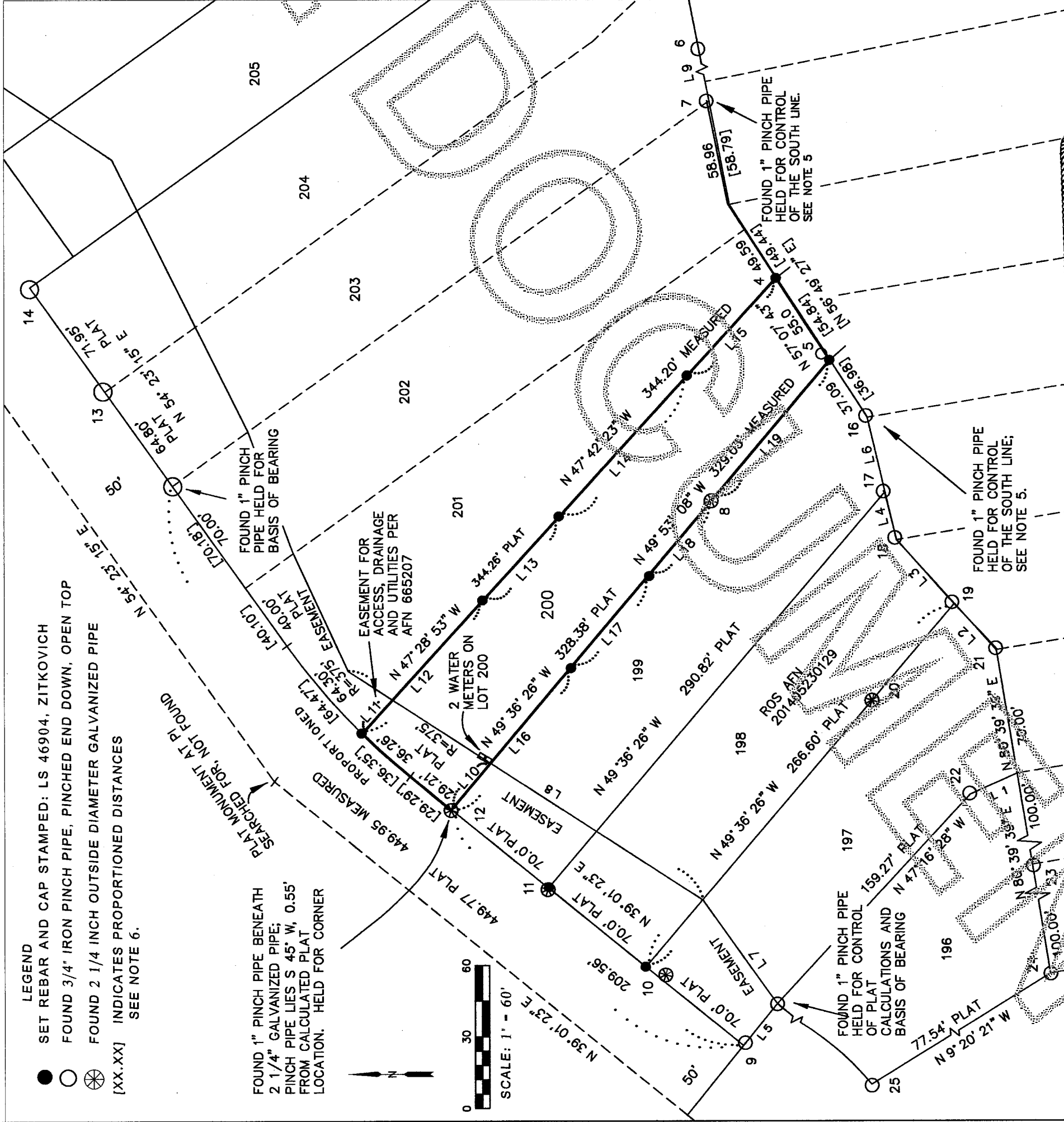
RECORD OF SURVEY IN, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TWP. 35 N., RGE. 11E., W.M., PLAT OF CASCADE RIVER PARK, DIVISION NO. 1, SKAGIT COUNTY WASHINGTON

LINE TABLE		MEASURED
PLAT		
L 1	N 24° 8' 25" W, 28.75'	
L 2	N 47° 55' 44" E, 35.00'	
L 3	N 47° 55' 44" E, 48.22'	
L 4	N 76° 34' 31" E, 27.48'	
L 5	N 50° 58' 37" W, 30.00'	
L 6	N 76° 34' 31" E, 42.70'	
L 7	N 54° 26' 40" E, 71.40'	
L 8	N 32° 55' 31" E, 235.71'	
L 9	N 78° 55' 12" E, 81.04'	
L 10	N 49° 53' 08" W, 34.40'	
L 11	N 47° 42' 23" W, 25.42'	
L 12	N 47° 42' 23" W, 100.74'	
L 13	N 47° 42' 23" W, 63.56'	
L 14	N 47° 42' 23" W, 106.00'	
L 15	N 47° 42' 23" W, 73.9'	
L 16	N 49° 53' 08" W, 104.43'	
L 17	N 49° 53' 08" W, 67.54'	
L 18	N 49° 53' 08" W, 54.26'	
L 19	N 49° 53' 08" W, 102.80'	



- LEGEND
- SET REBAR AND CAP STAMPED: LS 46904, ZITKOVICH
 - FOUND 3/4" IRON PINCH PIPE, PINCHED END DOWN, OPEN TOP
 - ⊗ FOUND 2 1/4" INCH OUTSIDE DIAMETER GALVANIZED PIPE
 - [XX.XX] INDICATES PROPORTIONED DISTANCES
SEE NOTE 6.

FOUND 1" PINCH PIPE BENEATH
2 1/4" GALVANIZED PIPE;
PINCH PIPE LIES S 45° W, 0.55'
FROM CALCULATED PLAT
LOCATION, HELD FOR CORNER



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 CRAIG HOLMAN IN JULY 2015

Stephen Anthony Zirkovich 7-31-2015
STEPHEN ANTHONY ZITKOVICH
DATE
CERTIFICATE NUMBER 46904



RECORD OF SURVEY

OF LOT 200, PLAT OF CASCADE RIVER PARK,
DIVISION NO. 1, IN GOVERNMENT LOT 3, IN THE
NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 14, TWP. 35 N., RGE. 11E.,
W.M., SKAGIT COUNTY WASHINGTON

FOR CRAIG HOLMAN

ZITKOVICH LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360)391-3494

DRAWN BY: SAZ JULY 28, 2015 SCALE: 1"=60'

FIELD BOOK: 4 PAGES 63-69 DATES OF FIELD WORK: JULY 20-24, 2015

MONUMENT TABLE - LOCATIONS OF FOUND MONUMENTS WITH RESPECT TO PLAT CALCULATIONS.

THIS TABLE DESCRIBES MONUMENTS FOUND DURING THIS SURVEY AND ALSO IN THE COURSE OF A SURVEY OF LOT 198 FILED UNDER AFN 201405230129

4	FOUND BASE OF 3/4" PINCHED PIPE, BURIED 2' UNDER LANDSLIDE DEBRIS, IN HORIZONTAL POSITION, N 36° E, 1.75'; JUDGED NOT RELIABLE
5	FOUND 3/4" IRON PINCHED PIPE N 40° 04' E, 6.81' AT THE BOTTOM OF A SMALL SLIDE; JUDGED NOT RELIABLE
6	FOUND 3/4" IRON PINCHED PIPE N 27° E, 1.35'
7	FOUND 3/4" IRON PINCHED PIPE N 8° E, 1.27'
8	FOUND 2" GALVANIZED PIPE, 1.5' HIGH, N 40° E, 0.15' OF LINE
9	FOUND 3/4" PINCHED PIPE BURIED 2' UNDER CONSTRUCTION DEBRIS, IN HORIZONTAL POSITION WITH SMASHED 2 INCH CONDUIT; S 63° E, 1.5'; JUDGED NOT RELIABLE
10	FOUND REBAR AND CAP: 46904 AT PROPORTIONED LOT CORNER.
11	FOUND 2" GALVANIZED PIPE, 1.5' HIGH, S 22° W, 11.9'
12	ALSO, FOUND 2" GALVANIZED PIPE, 1.5' HIGH, N 73° W, 0.93'
13	FOUND 2" GALVANIZED PIPE, 1.5' HIGH, N 83° W, 1.60', LEANING SOUTHEAST
14	ALSO FOUND 3/4" IRON PINCHED PIPE BENEATH SAID 2 1/4" INCH PIPE
15	FOUND 3/4" IRON PINCHED PIPE N 56° W, 1.35'
16	FOUND 3/4" IRON PINCHED PIPE AT NE CORNER OF LOT 204, N 53° W, 1.6'
17	FOUND 3/4" IRON PINCHED PIPE N 64° E, 1.3'
18	FOUND 3/4" IRON PINCHED PIPE N 38° E, 0.97'
19	FOUND 3/4" IRON PINCHED PIPE N 61° E, 1.11'
20	FOUND 2 1/4" INCH GALVANIZED PIPE N 30° E, 1.22'
21	FOUND 3/4" IRON PINCHED PIPE N 58° E, 1.05'
22	FOUND 3/4" IRON PINCHED PIPE S 56° E, 0.58'
23	FOUND 3/4" IRON PINCHED PIPE N 76° W, 1.22'
24	FOUND 3/4" IRON PINCHED PIPE N 30° E, 1.18'
25	FOUND 3/4" IRON PINCHED PIPE S 49° E, 1.59'

NOTES:

1. BASIS OF BEARING: N 39° 01' 23" E ALONG THE SOUTH MARGIN OF THE CASCADE RIVER ROAD FROM LOT 197 TO LOT 199 DIVISION 1, PER PLAT OF CASCADE RIVER PARK. CONTROL OF THIS SURVEY WAS TIED TO THIS BEARING THROUGH THE FOLLOWING TWO MONUMENTS: A PLAT MONUMENT WAS FOUND ON THE WEST LINE OF LOT 197, 30' SOUTH OF THE NORTHWEST CORNER OF SAID LOT. THIS MONUMENT WAS HELD AS THE BEGINNING POINT FOR CONTROL OF THE SURVEY. THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 202 WAS HELD FOR THE TERMINUS OF THE CONTROL.
2. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. 332-130-090.
3. THIS IS A BOUNDARY SURVEY ONLY. NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATION, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCEL SHOWN.
5. THE PINCH PIPES FOUND AT CORNERS NUMBERED 16 & 7 WERE HELD FOR CONTROL OF THE SOUTH CORNERS OF LOT 200. THE INTERMEDIATE BOUNDARIES BETWEEN THESE MONUMENTS WERE RESTORED BY SCALING AND ROTATING TO THESE TWO POINTS AS IS DONE IN THE RESTORATION OF LOST ANGLE POINTS IN A GRANT BOUNDARY. (SECTION 7-54. 2009 BLM MANUAL OF INSTRUCTIONS). THE SCALE FACTOR TO BE APPLIED TO THE PLAT DIMENSIONS IS .99706

BOUNDARY RESOLUTION

EVIDENCE: DURING A PREVIOUS SURVEY THAT I PERFORMED ON LOT 198, I MADE A SEARCH FOR MONUMENTS AT THE FRONT AND REAR CORNERS OF LOTS 196-199, FOR THE FRONT CORNERS OF LOTS 200-204, AND FOR THE STREET MONUMENTS ALONG CASCADE RIVER ROAD. NO MONUMENTS WERE FOUND IN THE ROAD. DURING THE COURSE OF THE CURRENT SURVEY, I SEARCHED FOR THE REAR CORNERS OF LOTS 200-203. 3/4" IRON PINCH PIPES WERE FOUND AT ALL THE CORNERS DEMARCATED BY A CIRCLE. THE PIPES ARE PINCHED AT ONE END. THE PINCHED ENDS ARE DOWN. THE TOPS ARE OPEN. THE DISTANCES BETWEEN LOT CORNERS ON THE FRONT AND THE BACK LINES MATCHED PLATTED DISTANCES QUITE WELL. HOWEVER, THE FRONT AND BACK LINES ARE SHIFTED WITH RESPECT TO EACH OTHER. PREVIOUS RECORDED SURVEYS HAVE HELD THE 3/4" PIPES FOUND IN THIS PLAT AS THE BASIS OF CONTROL FOR THE PLAT. SEE RECORDS OF SURVEY FILED UNDER AUDITOR'S FILE NUMBERS 200311040109, 200705250148 AND 200807100007. THESE PINCH PIPES ARE QUITE RUSTED SHOWING MANY YEARS OF AGE. IN ADDITION, THEY FIT THE ACCURACY THAT WOULD BE EXPECTED IN THIS PLAT.

A MAJOR LANDSLIDE HAS DESTROYED THE MONUMENT AT THE NORTHEAST CORNER OF LOT 200 PLUS ALL OF THE MONUMENTS ALONG THE LINE BETWEEN LOTS 201 & 202. IN ADDITION THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 200 HAS BEEN FLATTENED BY THE LANDSLIDE AND IS UNRELIABLE. THE MONUMENT AT THE SOUTHWEST CORNER OF LOT 200 LIES AT THE BOTTOM OF A SMALLER EARTH MOVEMENT AND WAS ALSO JUDGED UNRELIABLE.

RESOLUTION: THE PINCH PIPES WERE HELD AS THE BEST EVIDENCE OF THE ORIGINAL PLAT. WHERE MONUMENTS ARE MISSING, THE PROPER PROCEDURE IS TO PROPORTION BETWEEN THE NEAREST ORIGINAL MONUMENTS ON EACH SIDE. THE NEAREST RELIABLE MONUMENTS TO THE SUBJECT PROPERTY ALONG THE NORTH LINE OF THE PLAT ARE A PINCHED PIPE FOUND BENEATH A 2 1/4" INCH GALVANIZED PIPE AT THE NORTHWEST CORNER OF LOT 200 AND THE PINCHED PIPE FOUND AT THE NORTH EAST CORNER OF LOT 202. THE DISTANCE BETWEEN THESE PIPES EXCEEDS THE PLATTED DISTANCE BY .62'. THE WESTERN MONUMENT WAS ACCEPTED AS A PLAT CORNER. ALL OF THE NORTHERN LOT DIMENSIONS WERE PROPORTIONED TO FIT THESE TWO PIPES BY A RATIO OF 1.0026 TO 1. SEEMING REPLACEMENT OR RETRACEMENT MONUMENTS (2 1/4" INCH GALVANIZED PIPES) WERE FOUND AT CERTAIN LOT CORNERS OR LOT LINES. SAID MONUMENTS ARE DEMARCATED BY CROSS LINED CIRCLES. THESE VARY IN AGE AND POSITION FROM THE PINCH PIPES. NO RECORDS OR TESTIMONY WERE FOUND OF THEIR ORIGIN OR AUTHORITY, NEITHER IS THERE CONFIRMATION OF THESE MONUMENTS BY OCCUPATION AND IMPROVEMENTS.

MAPPING AND TABLES: THE MONUMENTS HAVE BEEN SHOWN IN RELATION TO THE PLAT DIMENSION FOR EASE OF ANALYSIS, RETRACEMENT AND RECOVERY.

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF
ZITKOVICH LAND SURVEYING, PLLC



201507310193
Skagit County Auditor
7/31/2015 Page 1 of 1
\$138.00
1 4:15PM

James Holman
SKAGIT COUNTY AUDITOR

James Holman
DEPUTY

LEGAL DESCRIPTION:

LOT 200, DIV. NO. 1 CASCADE RIVER PARK AS PER PLAT
RECORDED IN VOLUME 8 OF PLATS, PAGES 54 TO 59 INCLUSIVE,
RECORDS OF SKAGIT COUNTY, WASHINGTON. (P63753)

SOURCE OF LEGAL DESCRIPTION IS QUITCLAIM DEED FILED
UNDER AUDITOR'S FILE NUMBER 201310010037 RECORDS OF
SKAGIT COUNTY, WASHINGTON.