

LEGAL DESCRIPTION

LOT 76, "CEDARGROVE ON THE SKAGIT", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SOURCE OF LEGAL DESCRIPTION IS STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 200607100191, RECORDS OF SKAGIT COUNTY WASHINGTON

NOTES

- 1 BASIS OF BEARING: ASSUMED N 89°39'00" E. FROM THE FOUND MONUMENT AT THE WEST END OF BAKER LOOP TO THE FOUND MONUMENT AT THE INTERSECTION OF BAKER LOOP AND CEDAR GROVE AVE.
- 2 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.
- 3 THIS IS 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, RESERVATIONS, PROVISIONS, COVENANTS, OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
- 5 THIS SURVEY HAS DETECTED FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332-130. THESE OCCUPATIONAL 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.
- 6 A 1 INCH IRON PIPE WAS FOUND AND HELD FOR THE NORTHEAST PROPERTY CORNER OF LOT 76. THE PIPE HAS BEEN HIT BY A LAWN MOWER AND BENT 12" TO THE WEST. I MADE MEASUREMENTS TO THE CENTER OF THE PIPE AT THE POINT OF THE BEND, HOLDING THE CENTERLINE MONUMENT AT THE WEST END OF BAKER LOOP YIELDS A DISTANCE TO THIS MONUMENT WITHIN .1' OF THE RECORD.
- 7 AN IRON PIPE WAS FOUND AND HELD FOR THE SOUTHEAST PROPERTY CORNER OF LOT 76. THE PIPE HAS A WHITE LOCATOR STAKE THAT READS: "NW CORNER OF LOT 1". THE NORTHWEST CORNER OF LOT 1 OF THE SHORT PLAT OF MOUNTAIN VIEW MEADOWS SHARES A COMMON CORNER WITH THIS LOT, NAMELY THE EAST QUARTER CORNER OF SECTION 15. A SURVEY FILED IN BOOK 1 OF SURVEYS NO. 116 NOTES: "EAST 1/4 CORNER IS EXISTING 3/4 IRON POPE AT FENCE CORNER MARKED LOT 76 & LOT 77".

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

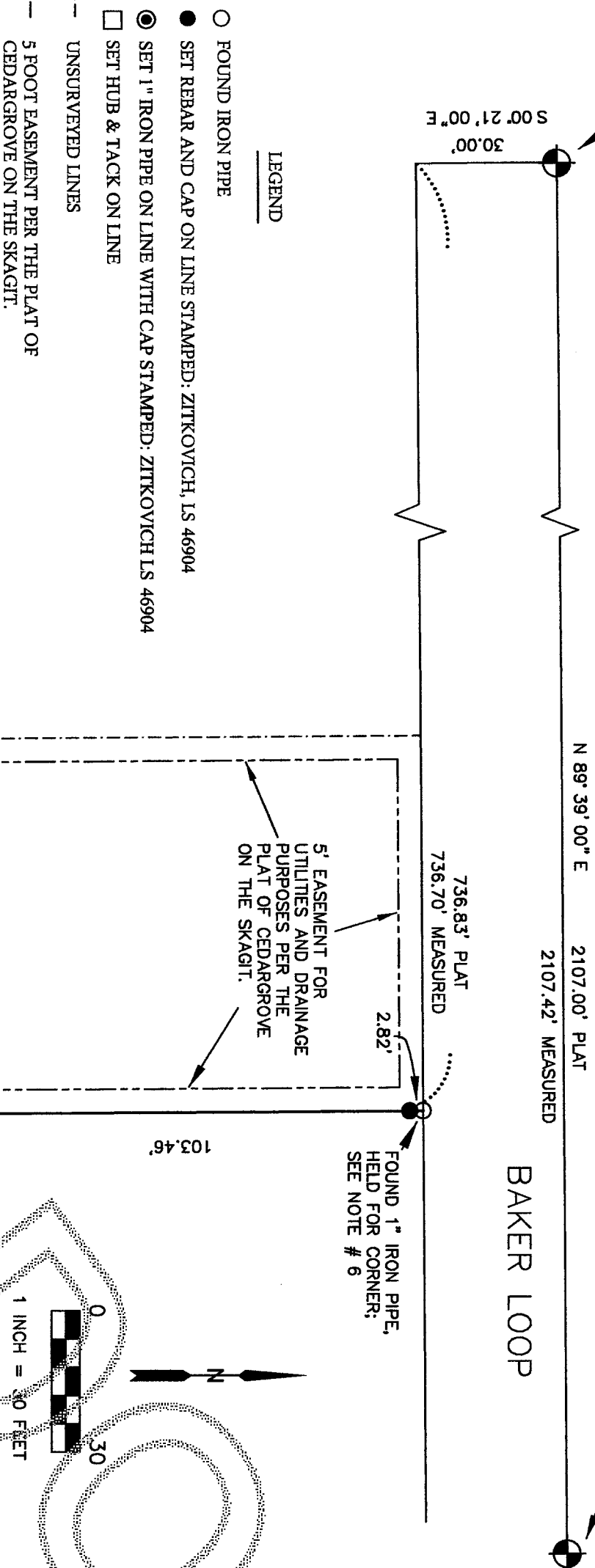
Stephan Anthony Zirkovich
SKAGIT COUNTY AUDITOR

201604150163
\$157.00
4/15/2016 Page 1 of 1 4:14PM

FOUND CONCRETE MONUMENT IN CASE WITH LEAD PLUG AND RUSTED NAIL ON 4/4/2016

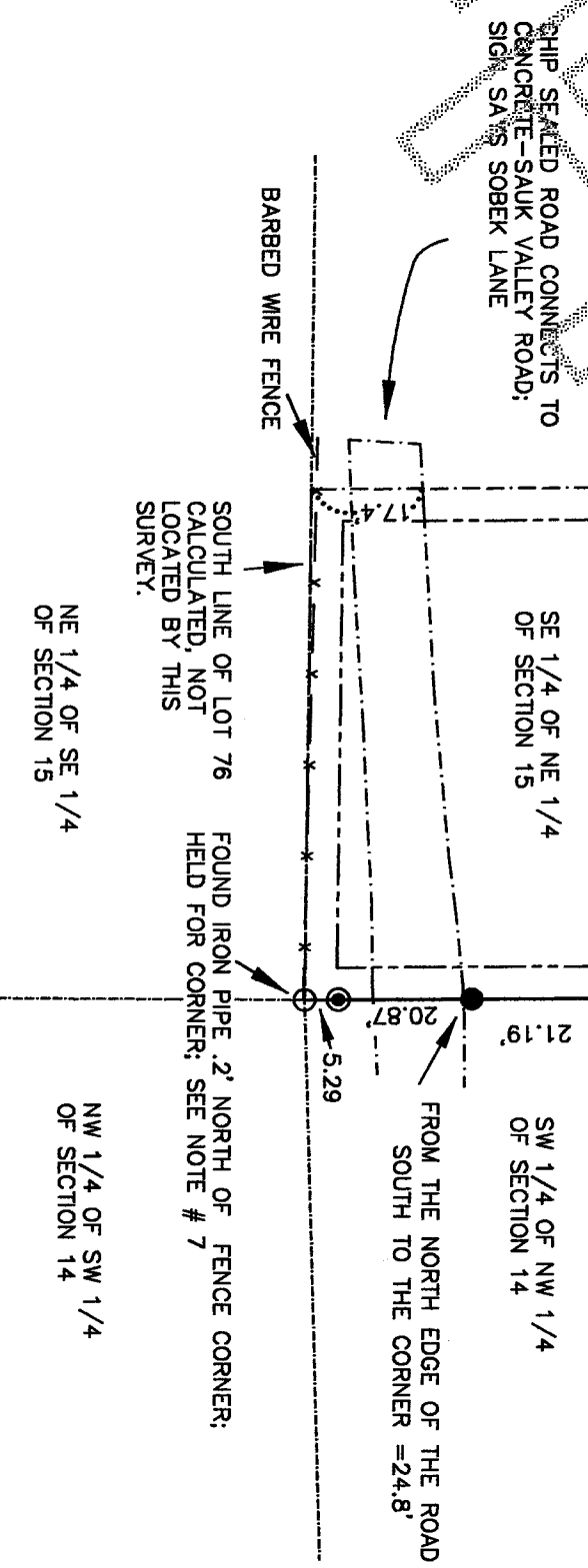
FOUND CONCRETE MONUMENT IN CASE WITH SMALL LEAD PLUG ON 4/4/2016

BAKER LOOP



A DEED FILED UNDER AUDITOR'S FILE NUMBER 103387 CONVEYS STRIPS AND PARCELS OF LAND TO THE PEOPLE OF THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES. SAID STRIPS AND PARCELS LIE IN SECTION 13 TOWNSHIP 35 NORTH, RANGE 8 EAST. A PORTION OF WHICH IS DESCRIBED MORE PARTICULARLY AS FOLLOWS: "AND ALSO A STRIP AND PARCEL OF LAND TWENTY (20) FEET WIDE ALONG THE NORTH SIDE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION FIFTEEN (15)."

THE SKAGIT COUNTY AUDITOR'S TAX MAP SHOWS SOBEEK LANE LING IN THE NORTH 20 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15. SAID ROAD IS ACTUALLY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, AS DETECTED BY THIS SURVEY.



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 BENJAMIN KLEIN IN APRIL, 2016

STEPHEN ANTHONY ZITKOVICH DATE 4-15-2016

CERTIFICATE NUMBER 46904

RECORD OF SURVEY

IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TWP. 35 N., RGE. 8 E., W.M., AND ALSO IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TWP. 35 N., RGE. 8 E., SKAGIT COUNTY, WASHINGTON

for BEN KLEIN

ZITKOVICH LAND SURVEYING, PLLC

44906 CONCRETE ROAD
CONCRETE, WA 98237
(360) 391-3494

CHECKED BY: SAZ, APRIL 13, 2016 SCALE: 1"=30'
FIELD BOOK: 25 DATES OF FIELD WORK: 4/4/2016 TO 4/6/2016

