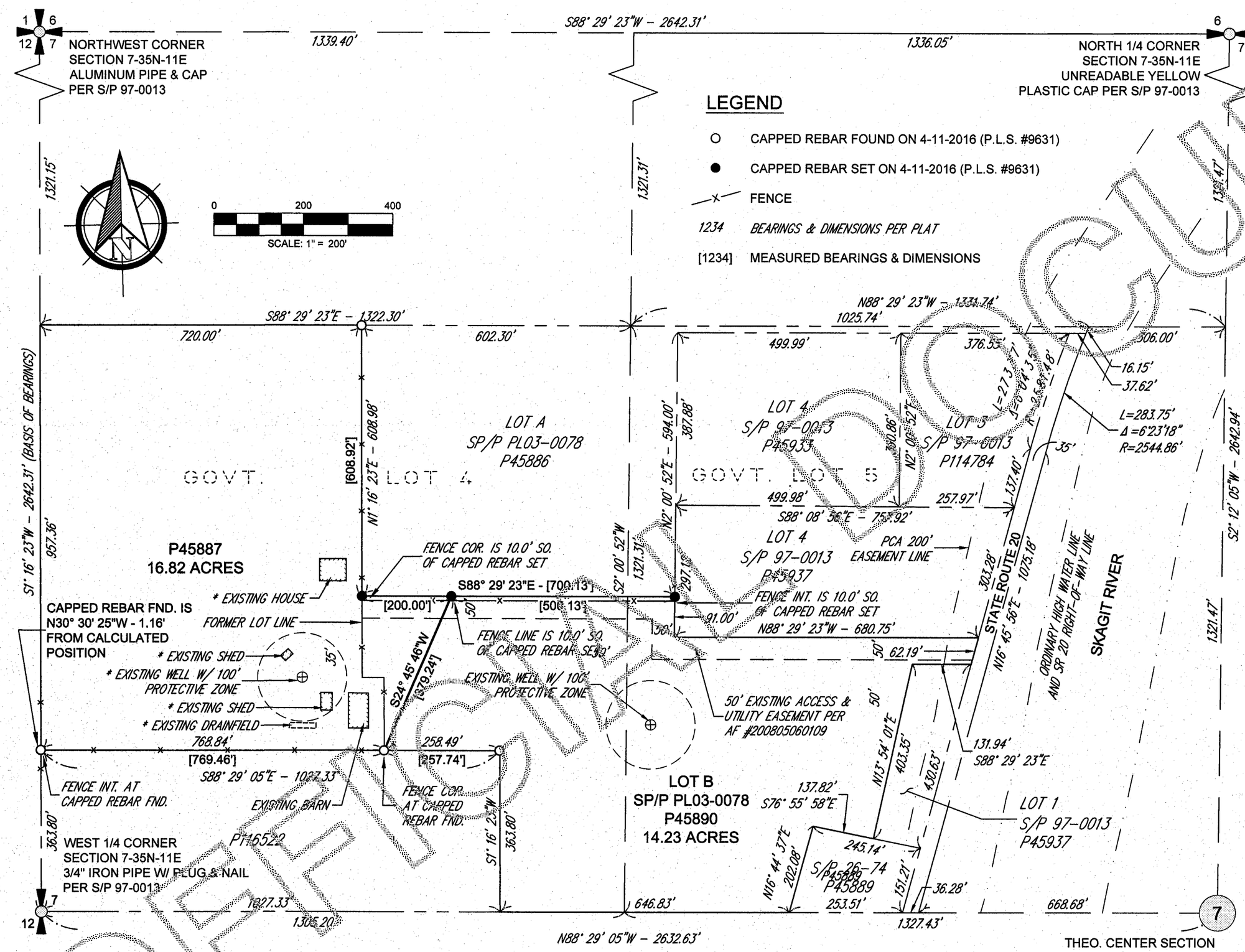
Record Of Survey

Being a Portion of Section 7, Township 35 North, Range 11 East of W.M.
City of Marblemount, Skagit County, Washington

201605160142
Skagit County Auditor $157.00
5/16/2016 Page 1 of 1 1:36PM



LEGAL DESCRIPTION:

PARCEL # P45890

LOT B, OF SHORT PLAT NO. PL-03-0078, APPROVED NOVEMBER 22, 2004 AND RECORDED NOVEMBER 29, 2004 UNDER AUDITOR'S FILE NO. 200411290178, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 E, W.M.
SITUATE SKAGIT COUNTY, WASHINGTON

PARCEL # P45887

PARCEL "A": THE WEST 720 FEET OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M.
EXCEPT THE SOUTH 363.80 FEET THEREOF.

PARCEL "B": A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF LOT 1, SHORT PLAT NO. 97-0013, APPROVED MARCH 23, 1999, RECORDED MARCH 23, 1999 IN VOLUME 14 OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 9903230165, AND BEING A PORTION OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 1 AT A POINT THAT IS 60 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88°29'23" WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 1, TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1 AND THE TERMINUS OF THIS LINE DESCRIPTION.
SITUATE IN SKAGIT COUNTY ,

PARCEL "C" AND PARCEL "D":
A NON-EXCLUSIVE EASEMENT FOR THE INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 50 FEET IN WIDTH LYING ADJACENT TO AND SOUTHERLY, WESTERLY AND SOUTHERLY OF THE NORTH LINE OF LOT B, SHORT PLAT NO. PL-03-0078, APPROVED NOVEMBER 22, 2004 AND RECORDED NOVEMBER 29, 2004 UNDER AUDITOR'S FILE NO. 200411290178, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., SAID EASEMENT TERMINATING AT THE WEST LINE OF SAID LOT B.

PARCEL "E": THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 88°29'33" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 720.00 FEET TO THE NORTHEAST CORNER OF THE WEST 720.00 FEET OF SAID GOVERNMENT LOT 4; THENCE SOUTH 01°16'23" WEST, ALONG THE EAST LINE OF SAID WEST 720.00 FEET, A DISTANCE OF 792.60 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 88°26'16" EAST DISTANCE OF 48.84 FEET; THENCE SOUTH 01°16'23" WEST A DISTANCE OF 164.78 FEET TO THE NORTH LINE OF THE SOUTH 363.80 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 88°29'05" WEST A DISTANCE OF 48.84 FEET TO THE EAST LINE OF SAID WEST 720.00 FEET; THENCE NORTH 01°16'23" EAST, ALONG THE EAST LINE OF SAID WEST 720.00 FEET, A DISTANCE OF 164.82 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

SECTION SUBDIVISION PER SHORT PLAT NO. 97-0013 AS FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9903230165.

LOT DIMENSIONS PER HOWARD CLARK SHORT PLAT (PL 03-0078) AS FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20411290178.

HELD S01° 16' 23"W - 2642.31' BETWEEN THE NORTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 7-35N-11E AS SHOWN ON SHORT PLAT NO. 97-0013 AS FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9903230165.

NOTE

ALL IMPROVEMENTS SHOWN WITH AN * ARE NOT FIELD LOCATED AND APPROXIMATE IN LOCATION.

OCCUPATIONAL INDICATORS

THIS SURVEY DEPICTS OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL CLAIM OF UNWRITTEN OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

SURVEY PROCEDURE

THIS SURVEY WAS COMPLETED ON 10-24-2015 WITH A LEICA 1105 TOTAL STATION WHOSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVE GEERTS

SKAGIT COUNTY AUDITOR

DEPUTY

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 DAVE GEERTS IN AUGUST, 2015.

CERTIFICATE NO. 9361
RONALD T. JEPSON P.E. L.S.

RONALD T. JEPSON STATE OF WASHINGTON 9361 REGISTERED PROFESSIONAL LAND SURVEYOR 5/12/16

CLIENT: DAVE GEERTS

PTN. S1/2 NW1/4 SEC. 7, TWP. 35 N., RGE. 11 E. W.M.

RONALD T. JEPSON & ASSOC.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
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