

VICINITY MAP
SECTION 12
TWP 35 N., RGE 7 E., W.M.

MEASURED

N 87° 8' 14" E

94.81'

N 87° 10' 00" E

95.10'

LEGAL DESCRIPTION

LOT 24, BLOCK E, "CAPE HORN ON THE SKAGIT",
AS PER PLAT RECORDED IN VOLUME 8 OF
PLATS, PAGES 92-97, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS WARRANTED
FILED UNDER AUDITOR'S FILE NO. 200001350946
RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF
ZITKOVICH LAND SURVEYING, PLLC



200606240117
\$157.00
1 of 1 4:04PM
6/24/2016
Skagit County Auditor

SKAGIT COUNTY AUDITOR

DEPUTY

● SET A REBAR AND CAP; CAP IS STAMPED: ZITKOVICH
LS 46904

○ FOUND 1/2 INCH IRON PIPE IN GOOD CONDITION,
ACCEPTED AS ORIGINAL PLAT MONUMENT
E. P. = EDGE OF PAVEMENT
WM = WATER METER

NOTES

- 1 BASIS OF BEARING: S 73°21'30" E ALONG THE CORD
BETWEEN THE SHOWN CENTERLINE MONUMENTS,
ACCORDING TO THE PLAT OF CAPE HORN ON THE SKAGIT.
- 2 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD
TRAVERSE USING A LEICA TCPR 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 THERE IS A SCRIVENER'S ERROR ON SHEET 5 OF THE PLAT. THE
DELTA FOR THE MARGIN OF THE RIGHT OF WAY FOR THIS LOT IS
8° 15', NOT THE 8° 51' AS SHOWN ON THE PLAT.
- 6 THIS SURVEY HAS DEPICTED FENCE LINES AND OTHER
OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. 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.
- 7 BECAUSE OF THE DIFFICULTY OF VISUALLY LOCATING THE
WEST LINE OF LOT 24, I HAVE SHOWN SOME ADDITIONAL
PHYSICAL ITEMS AND THEIR RELATION TO SAID LINE.
- 8 ON LOT 24, THE BRACE FOR THE METAL ROOFED CARPORT, AT
POINT 6, EXTENDS AN ADDITIONAL 5.7 FEET EAST FROM THE
CARPORT CORNER. AT POINT 7 THE BRACE EXTENDS EAST AN
ADDITIONAL 2.7 FEET.

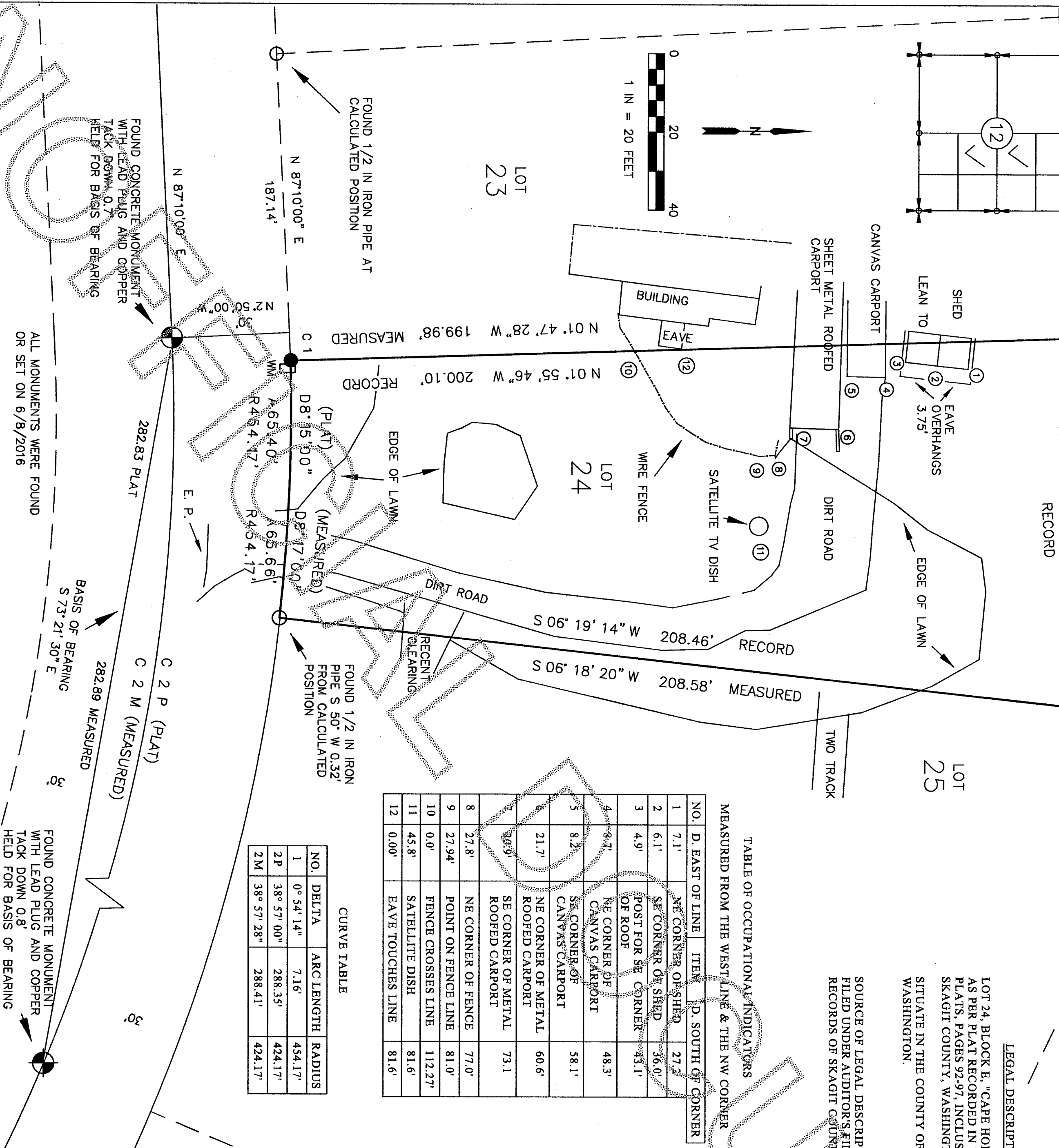
TABLE OF OCCUPATIONAL INDICATORS

MEASURED FROM THE WEST LINE & THE NW CORNER

NO.	D. EAST OF LINE	ITEM	D. SOUTH OF CORNER
1	7.1'	NE CORNER OF SHED	27.2'
2	6.1'	SE CORNER OF SHED	36.0'
3	4.9'	POST FOR SE CORNER OF ROOF	43.1'
4	3.2'	NE CORNER OF CANVAS CARPORT	48.3'
5	8.2'	SE CORNER OF CANVAS CARPORT	58.1'
6	21.7'	NE CORNER OF METAL ROOFED CARPORT	60.6'
7	18.9'	SE CORNER OF METAL ROOFED CARPORT	73.1'
8	27.8'	NE CORNER OF FENCE	77.0'
9	27.94'	POINT ON FENCE LINE	81.0'
10	0.0'	FENCE CROSSES LINE	112.27'
11	45.8'	SATELLITE DISH	81.6'
12	0.00'	EAVE TOUCHES LINE	81.6'

CURVE TABLE

NO.	DELTA	ARC LENGTH	RADIUS
1	0° 54' 14"	7.16'	454.17'
2P	38° 57' 00"	288.35'	424.17'
2M	38° 57' 28"	288.41'	424.17'



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 SKAGIT COUNTY PUBLIC WORKS, IN
JUNE, 2016

STEPHEN ANTHONY ZITKOVICH

DATE

CERTIFICATE NUMBER 46904



SURVEY OF LOT 24, BLOCK E,
OF CAPE HORN ON THE SKAGIT

IN GOVERNMENT LOTS 6 & 8, IN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER, AND ALSO IN THE SOUTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 12, TWP. 35 N., RGE. 7 E., W.M.,
SKAGIT COUNTY, WASHINGTON

for SKAGIT COUNTY

ZITKOVICH LAND SURVEYING, PLLC

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

CHECKED BY: SAZ, JUNE 24, 2016 SCALE: 1"=20'
FIELD BOOK: 28 DATES OF FIELD WORK: 6-8-2016 TO 6-10-2016