SURVEY IN THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

201610070144
Skagit County Auditor
10/7/2016 Page 1 of 1 2:07PM
$157.00

FOUND POINT DESCRIPTIONS

1. FOUND 5/8" REBAR WITH "JUDY 7593" CAP WITH TACK S 0.09' W 0.05' OF CALCULATED POSITION, ACCEPTED AS CORNER
2. FOUND 5/8" REBAR WITH "JUDY 7593" CAP WITH TACK N 0.06' W 0.09' OF CALCULATED POSITION, ACCEPTED AS CORNER
3. FOUND 5/8" REBAR WITH "JUDY 7593" CAP WITH TACK N 0.05' E 0.02' OF CALCULATED POSITION, ACCEPTED AS CORNER
4. FOUND 5/8" REBAR WITH "JUDY 7593" CAP WITH TACK S 0.03' W 0.07' OF CALCULATED POSITION, ACCEPTED AS CORNER
5. FOUND 3/4" INSIDE DIAMETER IRON PIPE, HELD AS ORIGINAL CORNER PLAT OF MILLARD'S ADDITION
6. FOUND 3/4" INSIDE DIAMETER IRON PIPE AT WESTERLY TOE OF CONCRETE RETAINING WALL, POSSIBLY DISPLACED, E 0.11' OF CALCULATED LINE OF PLAT OF MILLARD'S ADDITION
7. FOUND 3/4" INSIDE DIAMETER IRON PIPE, HELD AS ORIGINAL CORNER OF PLAT OF MILLARD'S ADDITION
8. FOUND 5/8" REBAR WITH OBLITERATED CAP W 0.13' OF CALCULATED RIGHT-OF-WAY MARGIN
9. FOUND 1/2" REBAR WITH "LISSER 22960" CAP ON CALCULATED RIGHT-OF-WAY MARGIN
10. FOUND 5/8" REBAR WITH "LS 19651" CAP E 0.11' OF CALCULATED RIGHT-OF-WAY MARGIN

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 570 FEET NORTH AND 255.74 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH A DISTANCE OF 60 FEET;
THENCE WEST A DISTANCE OF 136.96 FEET;
THENCE SOUTH A DISTANCE OF 60 FEET;
THENCE EAST A DISTANCE OF 136.96 FEET TO THE POINT OF BEGINNING.

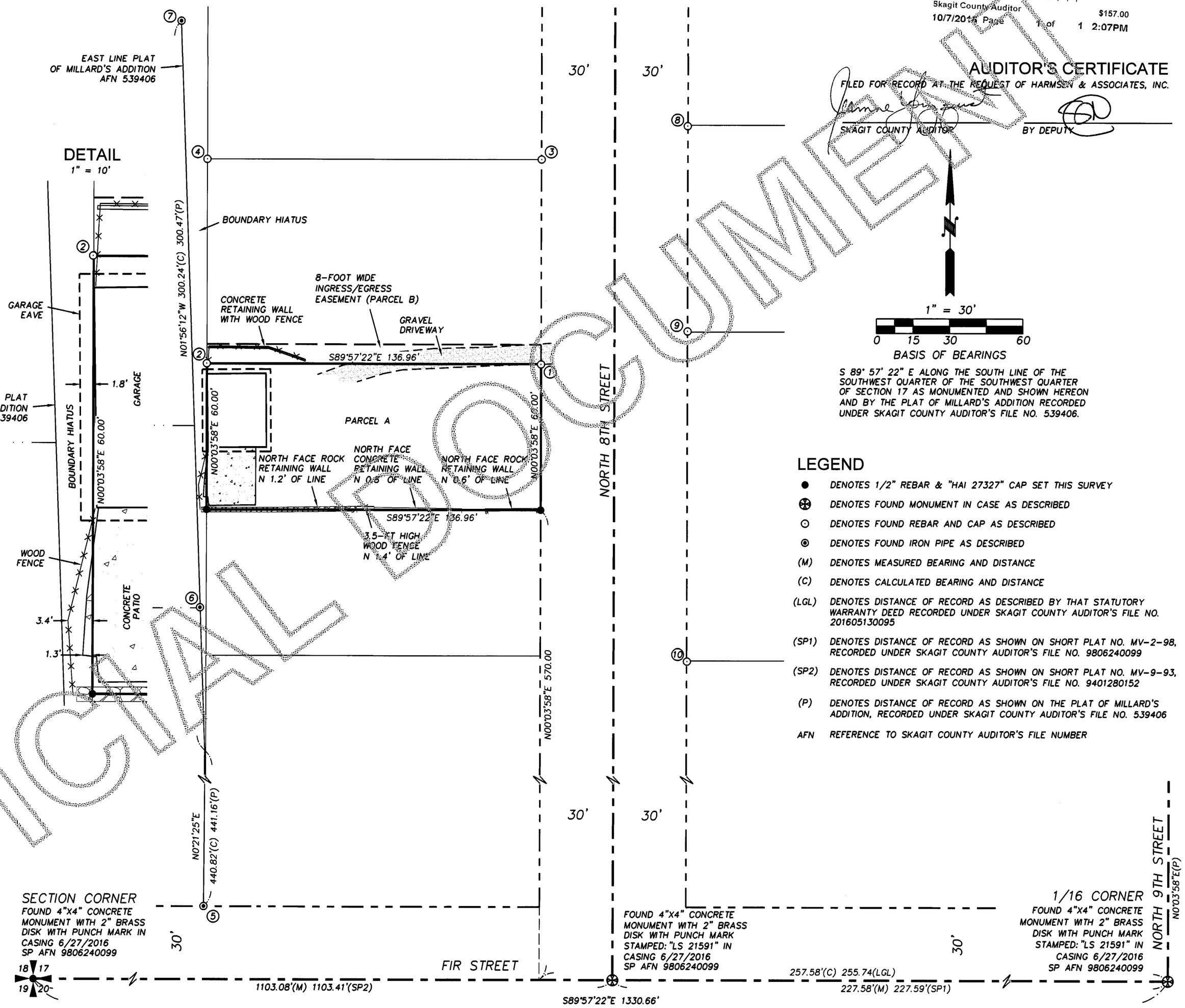
SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 8 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 630 FEET NORTH AND 255.74 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH A DISTANCE OF 84.05 FEET;
THENCE WEST A DISTANCE OF 136.96 FEET;
THENCE SOUTH A DISTANCE OF 84.05 FEET;
THENCE EAST A DISTANCE OF 136.96 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES, INC.

SKAGIT COUNTY AUDITOR BY DEPUTY

1" = 30'
0 15 30 60
BASIS OF BEARINGS

S 89° 57' 22" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 AS MONUMENTED AND SHOWN HEREON AND BY THE PLAT OF MILLARD'S ADDITION RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 539406.

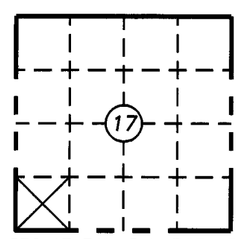
LEGEND

- ● DENOTES 1/2" REBAR & "HAI 27327" CAP SET THIS SURVEY
- DENOTES FOUND MONUMENT IN CASE AS DESCRIBED
- ⊙ DENOTES FOUND REBAR AND CAP AS DESCRIBED
- DENOTES FOUND IRON PIPE AS DESCRIBED
- (M) DENOTES MEASURED BEARING AND DISTANCE
- (C) DENOTES CALCULATED BEARING AND DISTANCE
- (LGL) DENOTES DISTANCE OF RECORD AS DESCRIBED BY THAT STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201605130095
- (SP1) DENOTES DISTANCE OF RECORD AS SHOWN ON SHORT PLAT NO. MV-2-98, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9806240099
- (SP2) DENOTES DISTANCE OF RECORD AS SHOWN ON SHORT PLAT NO. MV-9-93, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9401280152
- (P) DENOTES DISTANCE OF RECORD AS SHOWN ON THE PLAT OF MILLARD'S ADDITION, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 539406
- AFN REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER

SURVEY NOTES

1. SURVEY PROCEDURES & EQUIPMENT:
   EQUIPMENT: LEICA 1203+ 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.
   PROCEDURE: FIELD TRAVERSE USING EXISTING MONUMENTATION; ALL CONTROL TRAVERSE ANGLES AND DISTANCES DOUBLE MEASURED; MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 322-130-090.
2. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
3. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
4. THE LEGAL DESCRIPTION RECITED HEREON WAS PROVIDED BY THAT STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201605130095.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD.
6. ENCROACHMENT IS DEPICTED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF WAC 332-130-050. THIS SURVEY DOES NOT RESOLVE ISSUES OF ENCROACHMENT OR OCCUPATION.
7. THE EAST LINE OF THE PLAT OF MILLARD'S ADDITION IS NOT COINCIDENT WITH THE WEST LINE OF THE LEGAL DESCRIPTION RECITED HEREON, RESULTING IN A BOUNDARY HIATUS OF VARYING WIDTH AS DEPICTED HEREON.

P:\WORK\PROJECTS\2016\16-135 BARGANSKI\LS\DWG\16-135 BARGANSKI.DWG



SEC 17 TWN 34N RGE 4E

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF MISTY BARGANSKI IN JULY, 2016.

10/5/16

JAMES B. SMITH, PLS, CFedS
CERTIFICATE NO. 27327

JAMES B. SMITH
STATE OF WASHINGTON
27327
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/5/16

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MISTY AND TERRY BARGANSKI

RECORD OF SURVEY

SCALE: 1"= 30'
DRAWN BY: JAH
DATE: 8/16/16
REVISED: N/A
F/B: 108
JOB#: 16-135

HARMSEN & ASSOCIATES INC
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET: 1 OF 1
S.T.R. INDEX: 17-34N-4E
SW 1/4 SW 1/4

UNOFFICIAL DOCUMENT