SURVEY IN SECTION 13, TOWNSHIP 36 NORTH, RANGE 4 EAST AND SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST OF W.M.

201612280036
Skagit County Auditor
12/28/2016 Page 1 of 1 1:05PM
$157.00

LAND DESCRIPTIONS:

T.P.N. P49272, QUITCLAIM DEED A.F. No. 201012170099
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH TO THE NORTHERLY LINE OF THE OLD NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OLD NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY TO THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO THE SEATTLE, LAKE SHORE AND EASTERN RAILWAY COMPANY BY DEED DATED SEPTEMBER 19, 1891 IN VOLUME 20 OF DEEDS, PAGE 772; THENCE WEST ALONG THE NORTH LINE OF SAID SEATTLE, LAKE SHORE AND EASTERN RAILWAY COMPANY TRACT TO THE EASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO THE NORTHERN PACIFIC RAILWAY COMPANY BY DEED DATED APRIL 22, 1913 AND RECORDED MAY 6, 1913 IN VOLUME 92 OF DEEDS, PAGE 23 UNDER AUDITOR'S FILE NO. 96462; THENCE NORTHEASTERLY ALONG SAID NORTHERN PACIFIC RAILWAY COMPANY TRACT TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

T.P.N. P50963, STATUTORY WARRANTY DEED A.F. NO. 200601120146
THE WEST 200 FEET OF GOVERNMENT LOT 4 IN SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, LYING NORTHWESTERLY OF THE ABANDONED NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY.

SURVEYOR'S NOTES:

1. " O " DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "COMPASS POINT PLS 53687" SET BY THIS SURVEY IN AUGUST OF 2016.

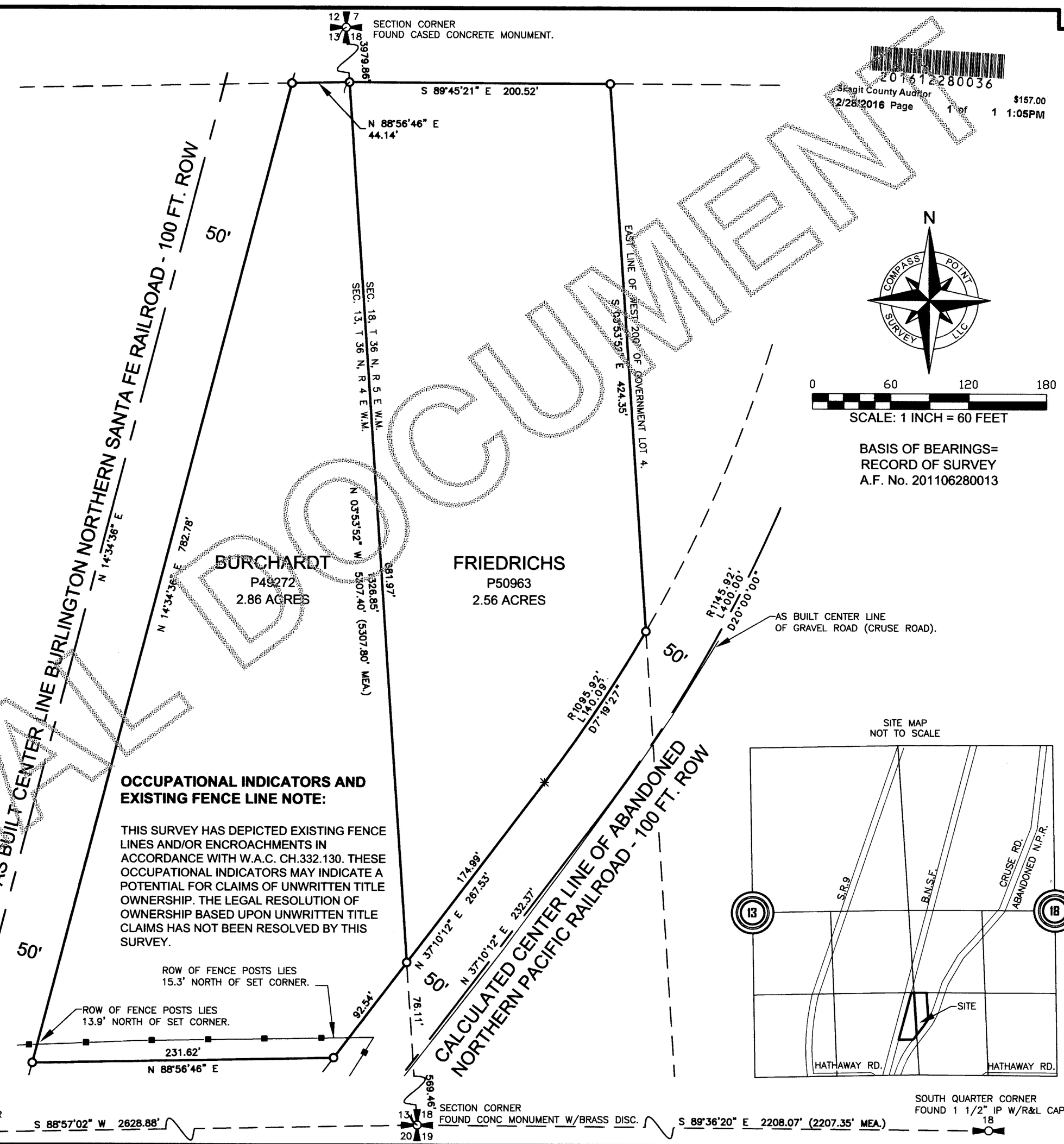
2. " ✳ " DENOTES CALCULATED POINT ONLY.

3. SURVEY CONTROL AND THE NORTHERLY PROPERTY CORNERS OF THIS SURVEY WERE PERFORMED USING A LEICA RX1250T GPS SYSTEM IN JULY AND AUGUST OF 2016. THE SOUTHERLY CORNERS OF THESE PROPERTIES WERE SET BY STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 TOTAL STATION WITH AN ALLEGRO MX DATA COLLECTOR/FIELD COMPUTER IN AUGUST OF 2016.

4. THIS SURVEY TIED INTO SECTION MONUMENTATION AS SHOWN. THE BASIS OF BEARINGS FOR THIS SURVEY IS THAT CERTAIN RECORD OF SURVEY FILED UNDER A.F. No. 201106280013. THIS SURVEY HELD THE RECORDED DISTANCES IN SECTION 13 AS PER RECORD OF SURVEY A.F. No, 200210070044.

5. THE CALCULATED CENTER LINE OF THE ABANDONED NORTHERN PACIFIC RAILWAY WAS DERIVED FROM MULTIPLE REVISIONS AND COPIES OF "STATION MAP LANDS TRACKS AND STRUCTURES NORTHERN PACIFIC RY, SEATTLE DIVISION - 2ND DIST., PRAIRIE" MAP DATED OCT. 18, 1916 AND N.P.R. SEATTLE TO SUMAS RIGHT OF WAY PLAT MAP.

6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.



OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR ENCROACHMENTS 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 SURVEY.

UNOFFICIAL DOCUMENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF December 2016, AT 1:05 p.M., AT THE REQUEST OF COMPASS POINT SURVEY, LLC. RECORDED UNDER

AUDITOR'S FILE NUMBER 201612280036

J. Young by: [illegible]
COUNTY AUDITOR DEPUTY AUDITOR

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 JIM FRIEDRICHS IN JULY OF 2016.

12/23/16 [signature]
DATE CERTIFICATE No. 53687

RECORD OF SURVEY FOR FRIEDRICHS

WITHIN THE SE 1/4, SE 1/4, SECTION 13, TOWNSHIP 36 NORTH, RANGE 4 EAST AND GOVT. LOT 4 (SW 1/4, SW 1/4), SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST OF W.M.
SKAGIT COUNTY, WASHINGTON

Drawn by: RL	Drawing: FRIEDRICHS.dwg	Date: 11/26/15	Field Book: SKAGIT COUNTY
Reviewed by: DL	Dir: G:\183605 Crd: FRIEDRICHS.CRD	Sheet: 1 of 1	PAGE: 18

DAVID G. LEIGHTON
STATE OF WASHINGTON
53687
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/23/16

COMPASS POINT SURVEY, LLC
523 FRONT STREET, LYNDEN, WA 98264
PH. 360-354-8320 FAX. 360-354-8321