

SURVEY IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

AUDITOR'S CERTIFICATE:

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

201705040118
Skagit County Auditor
5/4/2017 Page 1 of 2 12:52PM

CENTER OF SECTION
CALCULATED POSITION PER
SURVEY AFN 200407290045 (R2)

James B. Smith
COUNTY AUDITOR
SKAGIT COUNTY, WA
BY DEPUTY

SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, SOUTH 0°18'34" EAST AS MEASURED BETWEEN THE SOUTHWEST SECTION CORNER AND THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. AS MONUMENTED AND SHOWN HEREON. THE BASIS OF BEARINGS CONFORMS TO THAT PUBLISHED ON SURVEY RECORDED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) UNDER AUDITOR'S FILE NO. 200407290045, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WAS VERIFIED BY OBSERVATIONS ON WSDOT CONTROL MONUMENTS GP29020-9 AND GP29020-9A2 AS SHOWN THEREON.
2. THE SOURCE OF LEGAL DESCRIPTIONS RECITED ON SHEET 2 OF THIS SURVEY IS THAT STATUTORY WARRANTY DEED AND BOUNDARY LINE ADJUSTMENT INSTRUMENT RECORDED NOVEMBER 21, 2016 UNDER AUDITOR'S FILE NUMBER 201611210125, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. THIS SURVEY IS A PARTIAL RETRACEMENT OF ORIGINAL MONUMENTATION SET PER SKAGIT COUNTY SHORT PLAT 94-014, AS RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITOR'S FILE NO. 940805002, RECORDS OF SKAGIT COUNTY, WASHINGTON. IN REVIEW OF THE SURVEY RECORD IT APPEARS THAT THE SOUTHWEST SECTION CORNER WAS RESET (REFERENCE RECORD R3) BETWEEN THE TIME OF THE ORIGINAL SHORT PLAT AND THIS SURVEY. THIS MAY ACCOUNT FOR THE OBSERVED VARIATION BETWEEN RECORD AND MEASURED DISTANCES AND ANGLES. REGARDLESS OF THIS NOTED VARIATION, CORNER POSITIONS LOCATED DURING THE COURSE OF THIS SURVEY ARE FOUND AND ACCEPTED FOR LOCATION RELATIVE TO CALCULATED POSITIONS AS NOTED HEREON.
4. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (GPS) DATA OBTAINED WITH THE WASHINGTON STATE REFERENCE NETWORK. ALL CONTROL TRAVERSE ANGLES AND DISTANCES DOUBLE MEASURED. MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 322-130-090.
5. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD.

SURVEY REFERENCES

- R1 ALTA/ACSM LAND TITLE SURVEY FOR PUGET SOUND ENERGY RECORDED DECEMBER 30, 2014, UNDER AUDITOR'S FILE NUMBER 201412300029.
- R2 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) SR 20 RW CENTERLINE ALIGNMENT SURVEY RECORDED JULY 29, 2004, UNDER AUDITOR'S FILE NUMBER 200407290045.
- R3 SKAGIT COUNTY SHORT PLAT NO. 94-051 RECORDED SEPTEMBER 14, 1995, IN VOLUME 12 OF SHORT PLATS, PAGES 28-30, UNDER AUDITOR'S FILE NUMBER 9509190033.
- R4 SKAGIT COUNTY SHORT PLAT NO. 94-014 RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITOR'S FILE NUMBER 940805002.
- R5 SKAGIT COUNTY SHORT PLAT NO. 19-88 RECORDED OCTOBER 6, 1988, IN VOLUME 8 OF SHORT PLATS, PAGE 72, UNDER AUDITOR'S FILE NUMBER 8810080030.

FOUND POINT DESCRIPTIONS

- 1 FOUND 1/2" REBAR WITH CAP. REBAR IS UNDER WATER INSIDE DITCH, UNABLE TO READ CAP. POINT LIES SOUTH 42°49'05" WEST, 0.10 FEET FROM CALCULATED CORNER. REFERENCE SHORT PLAT AFN 940805002.
- 2 FOUND 5/8" REBAR WITH CAP. MARKED "NWS & GPS 49278 & 50982". POINT LIES SOUTH 86°14'23" WEST, 0.21 FEET FROM CALCULATED CORNER. REFERENCE SURVEY AFN 201412300029.
- 3 FOUND 5/8" REBAR WITH CAP. MARKED "NWS & GPS 49278 & 50982". POINT LIES NORTH 47°48'52" WEST, 0.13 FEET FROM CALCULATED CORNER. REFERENCE SURVEY AFN 201412300029.
- 4 FOUND 6-IN DIAMETER DUCTILE IRON PIPE CASING IN DITCH, SEARCHED FOR CORNER REBAR, NOT FOUND. CENTER OF CASING LIES NORTH 28°21' EAST, 0.2 FEET FROM CALCULATED CORNER POSITION.
- 5 FOUND 6-IN DIAMETER DUCTILE IRON PIPE CASING IN DITCH, SEARCHED FOR CORNER REBAR, NOT FOUND. CENTER OF CASING LIES NORTH 28°20' EAST, 0.7 FEET FROM CALCULATED CORNER POSITION.
- 6 FOUND 6-IN DIAMETER DUCTILE IRON PIPE CASING IN DITCH, SEARCHED FOR CORNER REBAR INSIDE CASING, NOT FOUND. CENTER OF CASING LIES SOUTH 78°15' EAST, 0.6 FEET FROM CALCULATED CORNER POSITION.
- 7 FOUND 1/2-IN REBAR WITH CAP UNDER WATER INSIDE DITCH, UNABLE TO READ CAP. POINT LIES SOUTH 31°28'48" EAST, 0.10 FEET FROM CALCULATED CORNER POSITION.
- 8 FOUND 1/2-IN REBAR, NO CAP. POINT LIES NORTH 02°07'49" EAST, 0.14 FEET FROM CALCULATED CORNER POSITION.
- 9 FOUND 1/2-IN REBAR WITH CAP MARKED "748 LS 22327". POINT LIES SOUTH 87°40'54" WEST, 0.28 FEET FROM CALCULATED CORNER POSITION. REFERENCE SHORT PLAT AFN 8810080030.

PUGET SOUND ENERGY & NIELSEN BROTHERS INC.

RECORD OF SURVEY

SCALE: 1" = 200'
DRAWN BY: JTF 4/24/17
REVISED: N/A 16-075
1/8:
JTB:
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET 1 OF 2
S.T.B. INDEX
SW 1/4, 17-35N-5E



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 PUGET SOUND ENERGY IN MARCH, 2017.

James B. Smith, PLS. CP#65
CERTIFICATE NO. 27327

PARCEL NUMBERS & OWNERSHIP

PARCEL A: NIELSEN BROTHERS INC.
TAX ACCOUNT #: 350517-9-001-0100
PARCEL ID: P121598
TAX ACCOUNT #: 350517-9-001-0004
PARCEL ID: P39243
NOTE: PARCEL P39243 IS NOT SEPARATE REAL PROPERTY. THIS NUMBER DESIGNATES A TAX USE REMOVAL CLASSIFICATION PER AUDITORS FILE NUMBER 200405240121.

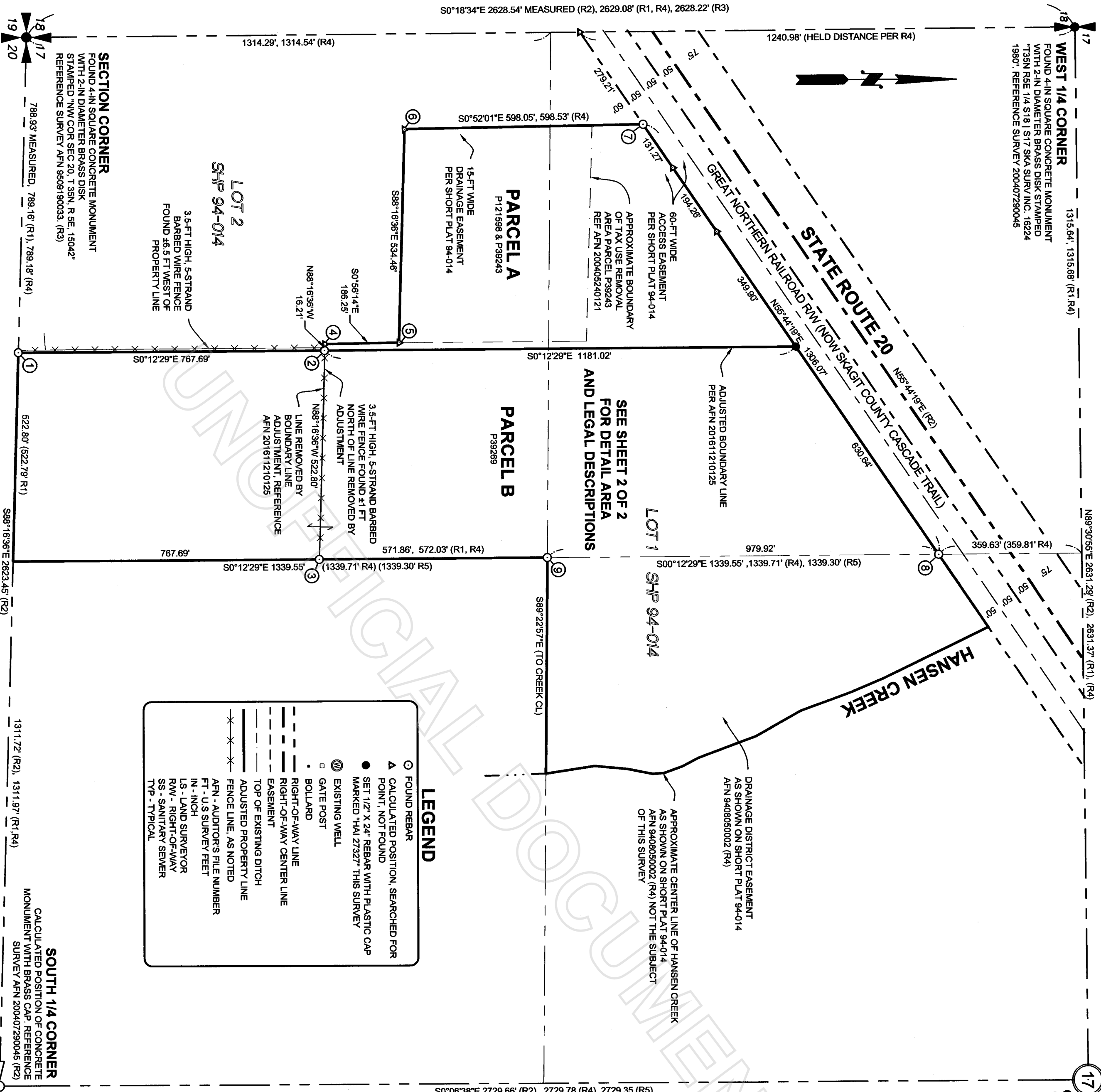
PARCEL B: PUGET SOUND ENERGY
TAX ACCOUNT #: 350517-9-004-0005
PARCEL ID: P39269

PARCEL ID: P39269

1" = 200'
0 200 400

SEC. 17, T. 35N, R. 5E W.M.

P:\WORK (SHAREFILE)\PROJECTS\2016\16-075 PSE - NIELSEN BROS\LS.DWG\16-075 PSE NIELSEN ROS.DWG



LEGEND

- FOUND REBAR
- △ CALCULATED POSITION, SEARCHED FOR POINT, NOT FOUND
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "748 27327" THIS SURVEY
- ⊙ EXISTING WELL
- GATE POST
- BOLLARD
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT
- TOP OF EXISTING DITCH
- ADJUSTED PROPERTY LINE
- FENCE LINE, AS NOTED
- AFN - AUDITOR'S FILE NUMBER
- FT - U.S SURVEY FEET
- IN - INCH
- LS - LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- SS - SANITARY SEWER
- TYP - TYPICAL



LEGEND

- FOUND REBAR
- ▲ CALCULATED POSITION, SEARCHED FOR POINT, NOT FOUND
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "HA 27327" THIS SURVEY
- ⊗ EXISTING WELL
- GATE POST
- BOLLARD
- # FOUND POINT DESCRIPTION REFERENCE SEE SHEET 1 OF 2
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT
- TOP OF EXISTING DITCH
- ADJUSTED PROPERTY LINE
- FENCE LINE, AS NOTED
- AFN - AUDITOR'S FILE NUMBER
- FT - U.S. SURVEY FEET
- IN - INCH
- LS - LAND SURVEYOR
- RMW - RIGHT-OF-WAY
- SS - SANITARY SEWER
- TYP - TYPICAL

LEGAL DESCRIPTIONS

PARCEL A (NIELSEN BROTHERS INC)

THAT PORTION OF LOT 1, SHORT PLAT NO. 94-014, APPROVED AUGUST 2, 1994, RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITOR'S FILE NO. 94080002, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 88°16'36" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 FOR A DISTANCE OF 788.93 FEET, TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT 94-014;
THENCE NORTH 0°12'29" WEST, ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 767.89 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 1 OF SAID SHORT PLAT 94-014, AND THE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 0°12'29" WEST 1181.02 FEET TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY AND THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B (PUGET SOUND ENERGY)

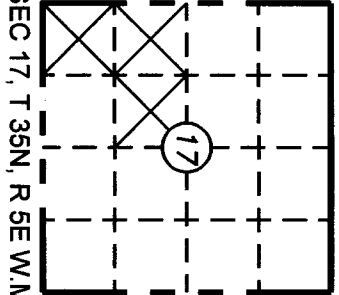
THE EAST 522.50 FEET OF THE SOUTH 767.25 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH THAT PORTION OF LOT 1, SHORT PLAT NO. 94-014, APPROVED AUGUST 2, 1994, RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITOR'S FILE NO. 94080002, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 88°16'36" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 FOR A DISTANCE OF 788.93 FEET, TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT 94-014;
THENCE NORTH 0°12'29" WEST, ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 767.89 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 1 OF SAID SHORT PLAT 94-014, AND THE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 0°12'29" WEST 1181.02 FEET TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY AND THE TERMINUS OF SAID LINE.

EXCEPT ANY PORTION OF SAID LOT 1 LYING EAST OF HANSEN CREEK AS CONVEYED TO TRAVIS R. MARTINEZ AND MARIAL MARTINEZ, HUSBAND AND WIFE, BY DEED RECORDED DECEMBER 19, 2011, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201112180072.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

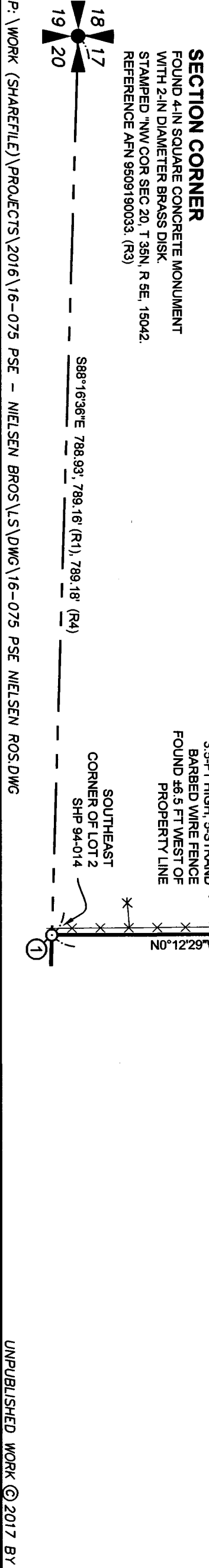
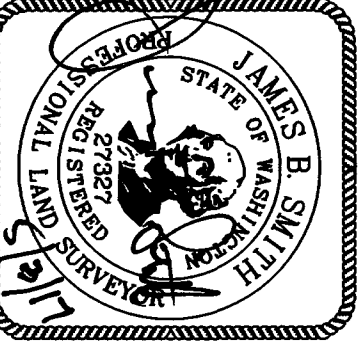


SEC 17, T 35N, R 5E W.M.

PUGET SOUND ENERGY & NIELSEN BROTHERS INC.

RECORD OF SURVEY

SCALE: 1" = 100'	SHEET 2 OF 2
DRAWN BY: JTF	S.T.R. INDEX
REVISED: N/A	SW 1/4, T 35N-5E
F/B: MA-107	
DATE: 4/24/2017	
PROJECT: 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273	
TEL: (360) 336-9199	



P:\WORK (SHAREFILE)\PROJECTS\2016\16-075 PSE - NIELSEN BROS\15\DWG\16-075 PSE NIELSEN ROS.DWG

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