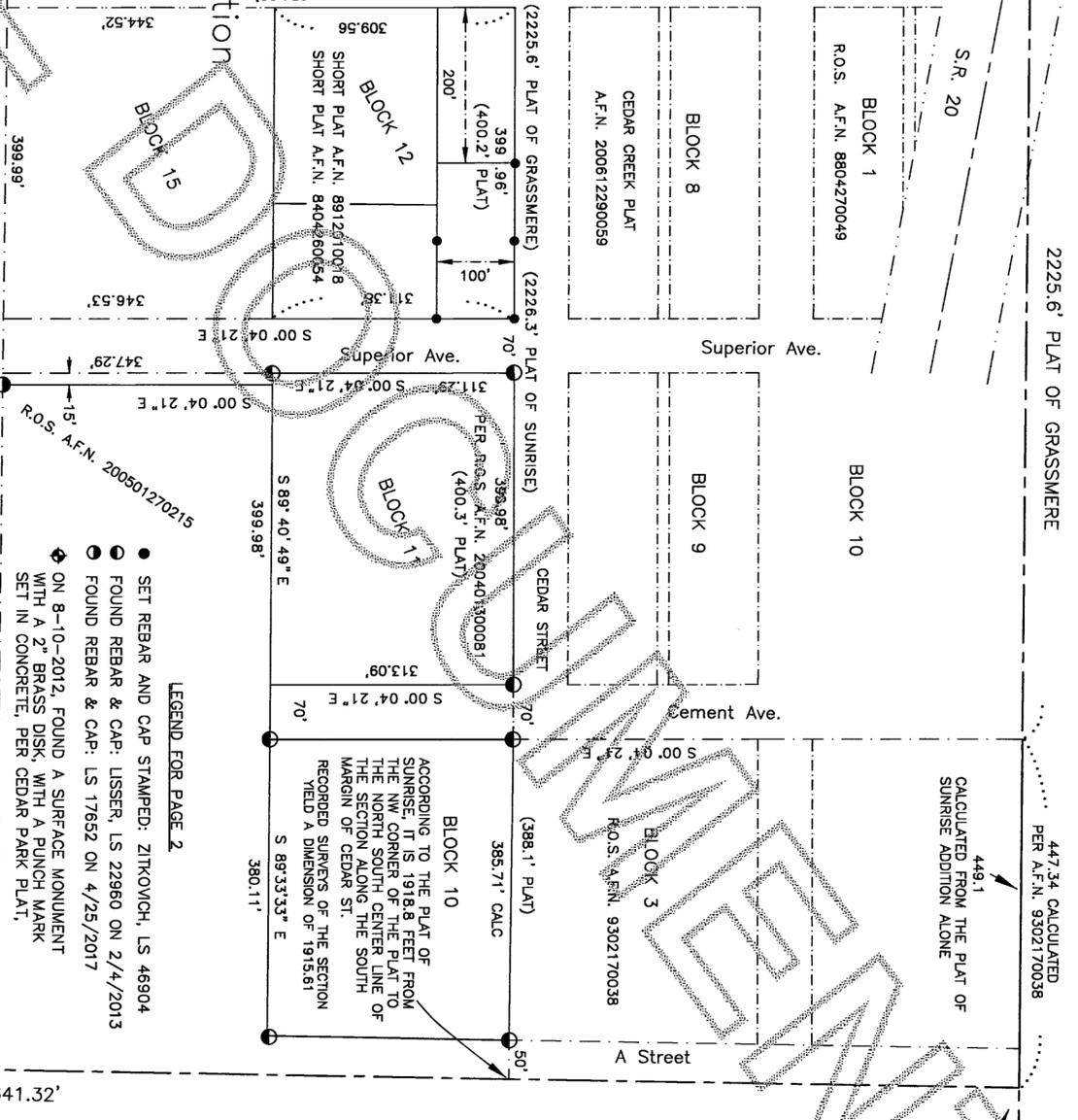
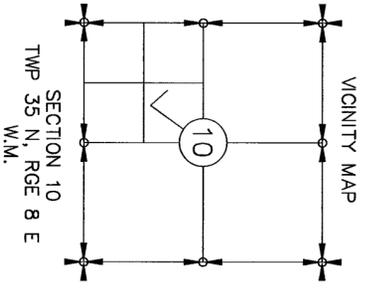
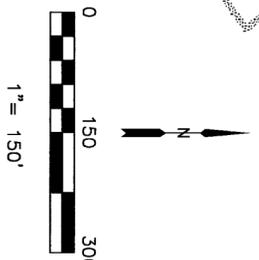


CENTER OF SECTION CALCULATED FROM A.F.N. 9302170038



- LEGEND FOR PAGE 2**
- SET REBAR AND CAP STAMPED: ZITKOVICH, LS 46904
 - FOUND REBAR & CAP: LISSEY, LS 22960 ON 2/4/2013
 - FOUND REBAR & CAP: LS 17652 ON 4/25/2017
 - ON 8-10-2012, FOUND A SURFACE MONUMENT WITH A 2" BRASS DISK, WITH A PUNCH MARK SET IN CONCRETE, PER CEDAR PARK PLAT.



5/30/2017

SOUTH QUARTER CORNER SEE CORNER NOTES, PAGE 1

INSOFAR AS SURVEYORS HAVE PRODUCED DIFFERING SOLUTIONS TO THE BOUNDARIES FOR THE PLAT SUNRISE ADDITION TO CONCRETE, I WILL SET FORTH THE REASONS FOR MY SOLUTION.

IN SUMMARY: THE PLATTED DIMENSIONS OF THE PLAT OF GRASSMERE AND OF THE SUNRISE ADDITION ADD UP TO MORE THAN THE MEASUREMENTS OF THE PARTS OF THE SECTION. MY SOLUTION IS TO HOLD THE PLATTED DIMENSIONS OF THE SENIOR PLAT AND GIVE ANY SHORTAGE TO THE JUNIOR PLAT.

BY 1903, THE BRADBERRY LOGGING COMPANY OWNED BOTH THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 10 T 35 N, R 8 E. SUBSEQUENTLY THEY PLATTED AND SOLD OFF SUNDRY TRACTS. PRIOR TO DEDICATING THE PLAT OF SUNRISE ADDITION THE BRADBERRY LOGGING COMPANY DEDICATED THE PLAT OF GRASSMERE. THEY ALSO SOLD TWO TRACTS TO THE WEST OF WHAT WAS TO BE THE PLAT OF SUNRISE ADDITION. THESE TWO TRACTS SOLD TO THE PORTLAND SUPERIOR CEMENT COMPANY IN THE SW 1/4 OF SAID SECTION 10 ARE DEPICTED ON THIS MAP.

THE BOUNDARY OF THE PLAT OF GRASSMERE IS EXPLICITLY NAMED ON THE FACE OF THE PLAT AS METES AND BOUNDS DESCRIPTION. THE TWO PARCELS SOLD TO THE SUPERIOR PORTLAND CEMENT COMPANY ARE ALSO DESCRIBED BY METES AND BOUNDS. ALL OF THE RULES OF CONSTRUCTION FOR METES AND BOUNDS MUST BE APPLIED. THESE SENIOR PARCELS ARE NOT ALIQUOT PARTS.

THE SUBSEQUENT PLAT OF SUNRISE ADDITION ALLOWS FOR THE PLATTED DIMENSIONS OF THESE SENIOR PARCELS. IT ANNOTATES THOSE PARCELS AS ADJOINING PROPERTIES, AND CONFIRMS THAT THE BOUNDARY STREETS OF ADJOINERS ARE COMMON TO THE NAMES OF ADJOINERS, COMMON NAMES OF STREETS AND COMBINED DIMENSIONS OF THE TWO PLATS INDICATE THE INTENTION OF THE BRADBERRY LOGGING CO. TO HOLD THE DIMENSIONS OF THE PARCELS PREVIOUSLY PLATTED OR CONVEYED.

MEASURING ALONG THE EAST WEST CENTER OF SECTION LINE, THE PLATTED DIMENSIONS OF THE PLAT OF GRASSMERE TOGETHER WITH THE PART OF SUNRISE THAT LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 10 ADD UP TO 2674.7 FEET. CURRENT SURVEYS PUT THIS HALF MILE AT 2672.9. THE COMBINED DIMENSIONS (WITHIN THE SOUTHWEST QUARTER) OF THE TWO PLATS ARE 1.8 FEET MORE THAN CURRENT SURVEYS OF THE SOUTHWEST QUARTER.

RECORD OF SURVEY

IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TWP. 35 N, RGE. 8 E, W.M., BLOCK 12, PLAT OF SUNRISE ADDITION, CITY OF CONCRETE, SKAGIT COUNTY, WASHINGTON

OWNERS: MADDOX FAMILY, LLC

ZITKOVICH LAND SURVEYING, PLLC

PROFESSIONAL LAND SURVEYING
 CONCRETE, WA 98237
 (360) 391-3494

DRAWN BY: SAZ, MAY 30, 2017, PAGE 2 OF 2
 MONUMENTS SET OR FOUND IN BLOCK 12 ON APRIL 25, MAY 6 & 9, 2017

