

Survey in the NW1/4 & SW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Legal Description

PARCEL A
THE WEST 1/2 OF LOTS 1, 4, 5 AND 8 IN BLOCK 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B
THE EAST 1/2 OF LOTS 1, 4, 5 AND 8 IN BLOCK 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C
THAT PORTION OF LOT 1, BLOCK 1, OF "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF TO A POINT ON THE CENTER OF THE ALLEY IN BLOCK 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE CENTER LINE OF SAID ALLEY TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

Notes

1. BASIS-OF-BEARINGS - ASSUMED S87°55'09"W ON THE CENTER LINE OF MOORE ST. AND PUGET ST. BETWEEN THE INTERSECTIONS OF MOORE ST WITH MURDOCK ST. AND PUGET ST.
2. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLONASS ENHANCED TOPCON GR3 RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-10-080.
3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE OBSTRUCTION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON. FIELD WORK WAS COMPLETED IN FEBRUARY 2018.

L1	S 89°29'41"E	2.85'
L2	S 89°29'41"E	8.01'



Legend

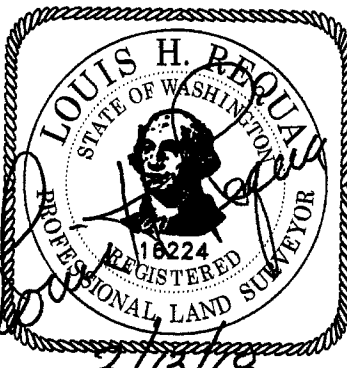
- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 16224" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- FENCE
- TELEPHONE
- SANITARY SEWER
- MANHOLE
- CATCH BASIN
- SIGN
- COMMUNICATION BOX
- POWER POLE
- GUY WIRE
- GAS METER
- WATER METER
- WATER VALVE

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2018 at the request of TurnKey DevCo LLC.

AUDITOR'S CERTIFICATE

Filed for record this 27 day of March, 2018 at ... in book ... of ... at page ... at the request of ...



Skagit Surveyors & Engineers

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DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			218117	jln	jln	03Mar18	1" = 30'	1 OF 1

Survey for
Turnkey DevCo LLC