

201901040052

01/04/2019 03:18 PM Pages: 1 of 2 Fees: \$188.00
Skagit County Auditor

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST, MM, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE CORNER (IN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE
 CONVENTION) OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE
 SECTION 14 OF THE NORTHWEST 1/4 OF SAID SECTION 14,
 THENCE SOUTH 86°02'23" EAST ALONG THE SOUTH LINE OF SAID
 SUBDIVISION A DISTANCE OF 344.05 FEET TO THE WEST LINE OF SAID
 SUBDIVISION, 110°01' EAST PARALLEL TO THE WEST LINE OF SAID
 ERLINGTON NORTHERN RAILROAD RIGHT-OF-WAY,
 THENCE SOUTH 86°11'04" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE
 OF 62.26 FEET TO THE CENTRELINE OF MARKET DAVIS CREEK,
 THENCE IN A BEARING SOUTH 14°01'00" EAST A DISTANCE OF 21.81 FEET;
 THENCE SOUTH 66°24'00" WEST A DISTANCE OF 41.20 FEET;
 THENCE SOUTH 8°21'48" EAST A DISTANCE OF 60.26 FEET;
 THENCE SOUTH 8°21'48" EAST A DISTANCE OF 10.21 FEET;
 THENCE SOUTH 25°35'01" EAST A DISTANCE OF 102.32 FEET TO A
 POINT WHICH BEARS NORTH 12°25" EAST FROM THE SOUTH LINE OF
 THE CREEK OPERATING FROM SAID CREEK CENTRELINE SOUTH 19°21'S EAST
 A DISTANCE OF 12.42 FEET TO A POINT ON THE SOUTH LINE OF SAID
 SUBDIVISION, WHICH IS 548.65 FEET FROM THE SOUTHWEST CORNER OF
 SAID SUBDIVISION,
 THENCE SOUTH 88°02'23" EAST A DISTANCE OF 912.31 FEET TO THE
 SOUTHWEST CORNER OF SAID SECTION 14,
 THENCE NORTH 10°53' EAST ALONG THE EAST LINE OF SAID
 SUBDIVISION A DISTANCE OF 334.05 FEET TO THE SOUTH LINE OF THE
 ERLINGTON NORTHERN RAILROAD RIGHT-OF-WAY,
 THENCE NORTH 86°11'04" WEST ALONG SAID SOUTH LINE A DISTANCE OF
 459.54 FEET TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF BLOCK 3, PLAT OF RIVERSIDE ADDITION TO THE TOWN OF HAMILTON, RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONVEKING AT THE NORTHWEST CORNER OF SAID BLOCK 3,
 THENCE SOUTH $88^{\circ}07'23"$ EAST ALONG THE NORTH LINE OF SAID BLOCK
 3 A DISTANCE OF 64.50 FEET TO THE TRUE POINT OF BEGINNING,
 3 A DISTANCE OF 64.50 FEET TO THE TRUE POINT OF BEGINNING,
 3 THEN CONTINUE A COURSE OF SAID BLOCK 3
 3 THENCE SOUTH $10^{\circ}03'$ WEST ALONG THE EAST LINE OF SAID BLOCK 3
 3 A DISTANCE OF 140.75 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK
 3,
 3 THENCE NORTH $88^{\circ}07'23"$ WEST TO THE LINE OF ORDINARY HIGH WATER
 OF THE SAGAMI RIVER;
 THENCE IN A NORTHWESTLY DIRECTION ALONG THE LINE OF ORDINARY
 HIGH WATER OF SAID RIVER, WHICH BEARS SOUTH $12^{\circ}15'$ WEST FROM THE
 TRUE POINT OF BEGINNING,
 THENCE NORTH $12^{\circ}15'$ EAST TO THE TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,
 RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT
 DECREES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATED REBAR SET AND CAPARED WITH YELLOW CAP INSIDE REBAR LIGGER 22460
2. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
3. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANT DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201003006.
4. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT 201003006.
5. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION RECORDED UNDER AUDITOR'S FILE NUMBER 201003006, 201204005 (NOT ACCEPTED), 20160000946 AND 20110200069, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
6. INSTRUMENTATION: LEICA 1103 TOTAL PLUS THEODOLITE DISTANCE MEETER
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
8. MERIDIAN: ASSIGNED
9. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHWEST 1/4 SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST, 1N1, BEARING = SOUTH 87°56'13" EAST
10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND TRUST, A WASHINGTON NON-PROFIT ORGANIZATION, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE INTERESTS, BUILDING SETBACK LINES, ZONING, AND OTHER LAND-USE REGULATIONS, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
12. ALL DISTANCES SHOWN HEREON ARE IN FEET.
13. THIS SURVEY FOUND NO OCCUPANCY INDICATORS AS PER MMC CHAPTER 35C.150

SURVEYOR'S NOTE

THIS SURVEY FOUND INCONSISTENT RELATIONSHIPS BETWEEN PREVIOUSLY RECORDED RECORDS OF SURVEY MAPS IN THE AREA ESPECIALLY WITH RESPECT TO THAT CERTAIN MAP RECORDED UNDER AUDITOR'S FILE NO. 63274005 WHICH SHOWED PLAT SECTIONS 14 AND 15 AS BEING THE SAME DISTANCE BETWEEN THE NORTHWEST CORNER OF SECTION 14 AND THE NORTH 1/4 OF SECTION 14 SHOWN AS SOUTH 81°31'12" EAST 263.2132'. THE SAME DISTANCE IS SHOWN AS SOUTH 81°55'55" EAST 261.6162' ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 20161026086 AND AS NORTH 81°56'13" WEST 261.6166' MEASURES 20161026040 ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 20161006064. THIS SURVEY FILE TIED THE SOUTHWEST CORNER OF SAID SECTION 14 AND IT WAS CONCLUDED THAT THE RELATIONSHIP OF SAID SECTION 14 AND SECTION 15 SHOWN ON SAID PREVIOUSLY RECORDED MAPS IS INCONSISTENT WITH THE OTHER SURVEYS IN THE AREA AND PROVIDED FURTHER SUPPORT TO NOT BE UTILIZED FOR THIS SURVEY. ADDITIONALLY, THE EXISTING CREEK ALONG THE WEST SIDE OF PARCEL 15 WAS USED AS THE PROPERTY LINE FOR THIS SURVEY, WHICH IS THE MEANING PER THE DESCRIPTION.

PARCEL "A" ALSO DOES NOT HAVE A TRUE POINT OF BEGINNING, BUT BASED ON THE LAST DEED CALL, IT APPEARS TO BE THE CENTERLINE OF THE CREEK, WHICH IS HOW WE HELD THE OWNERSHIP BOUNDARY.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 4th

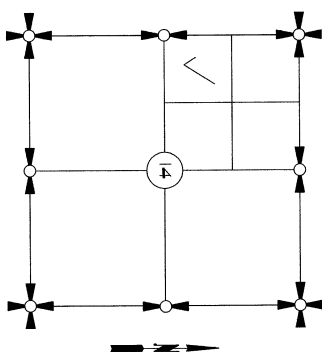
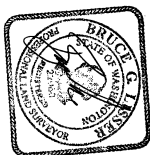
FILED FOR RECORD THIS 4TH DAY OF JAN
MINUTES PAST 3 O'CLOCK A.M. (P.M.) IN V.
SURVEYS ON PAGE(S) 2 UNDER AUD.
NO. 201901040052.
RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY 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 SKAGIT LAND TRUST, A WASHINGTON NON-PROFIT CORPORATION, IN DECEMBER 2019.

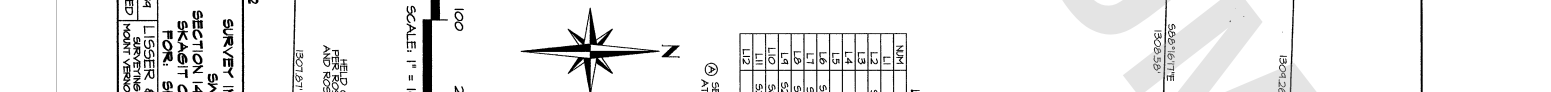
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE _____
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 11094
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM

VICINITY MAP
NTS.

SHEET 1 OF 2

DATE: 1/03/19

FEB. 427	P6. 384	USERRS FOR ASSOCIATES PLT LC	SCALE: 1" = 100'
MERIDIAN, ASSIGNED		SURVEYING & LAND-CONSTRUCTION	
		PROJECT NUMBER VA-98735	360-448-7442
			DWG# 1B-075 ROSS

[illegible][illegible]

1904.26'

SE 1/4 T. 35 N. R. 1 E. SKAGIT COUNTY WASH FOR: SKAGIT LAND

155ER & ASSOCIATES SURVEYING & LAND-USE CONSULTANTS, P.C. 11000 1ST AVE. SE SUITE 200 BELLINGHAM, WA 98225

1904.26'

SE 1/4 T. 35 N. R. 1 E. SKAGIT COUNTY WASH FOR: SKAGIT LAND

155ER & ASSOCIATES SURVEYING & LAND-USE CONSULTANTS, P.C. 11000 1ST AVE. SE SUITE 200 BELLINGHAM, WA 98225

0 50 100 200 300

SCALE: 1" = 100'

HEED CALCULATED CENTER LINE POS AT NO. 2500.000 AND 1029.141

1907.87'

LINE TABLE

LINE	BEARING	DIST
NM	BEARING	DIST
L1	S 84° 14' 48" E	2.7
L2	S 84° 14' 48" E	2.7
L3	S 89° 59' 21" E	6.1
L4	S 07° 30' E	2.7
L5	S 2° 14' 48" E	10.1
L6	S 84° 14' 48" E	2.7
L7	S 84° 14' 48" E	2.7
L8	S 45° 00' 00" E	5.6
L9	S 20° 02' 00" N	6.1
L10	S 24° 00' 00" E	21.0
L11	S 24° 00' 00" E	21.0
L12	N 07° 19' 21" E	2.7

④ SET 1/2" REDCAP AT TOP OF BANK

0 50

RIVER
 DRAINAGE SET
 DISCONTINUED
 (0006)

 U/6
 1328.53'
 1328.54'
 S1°20'43"N 2657.07'
 DATE: 1/24/93
 SCALE: 1" = 1/4 MI
 DWG: B-075

[illegible]