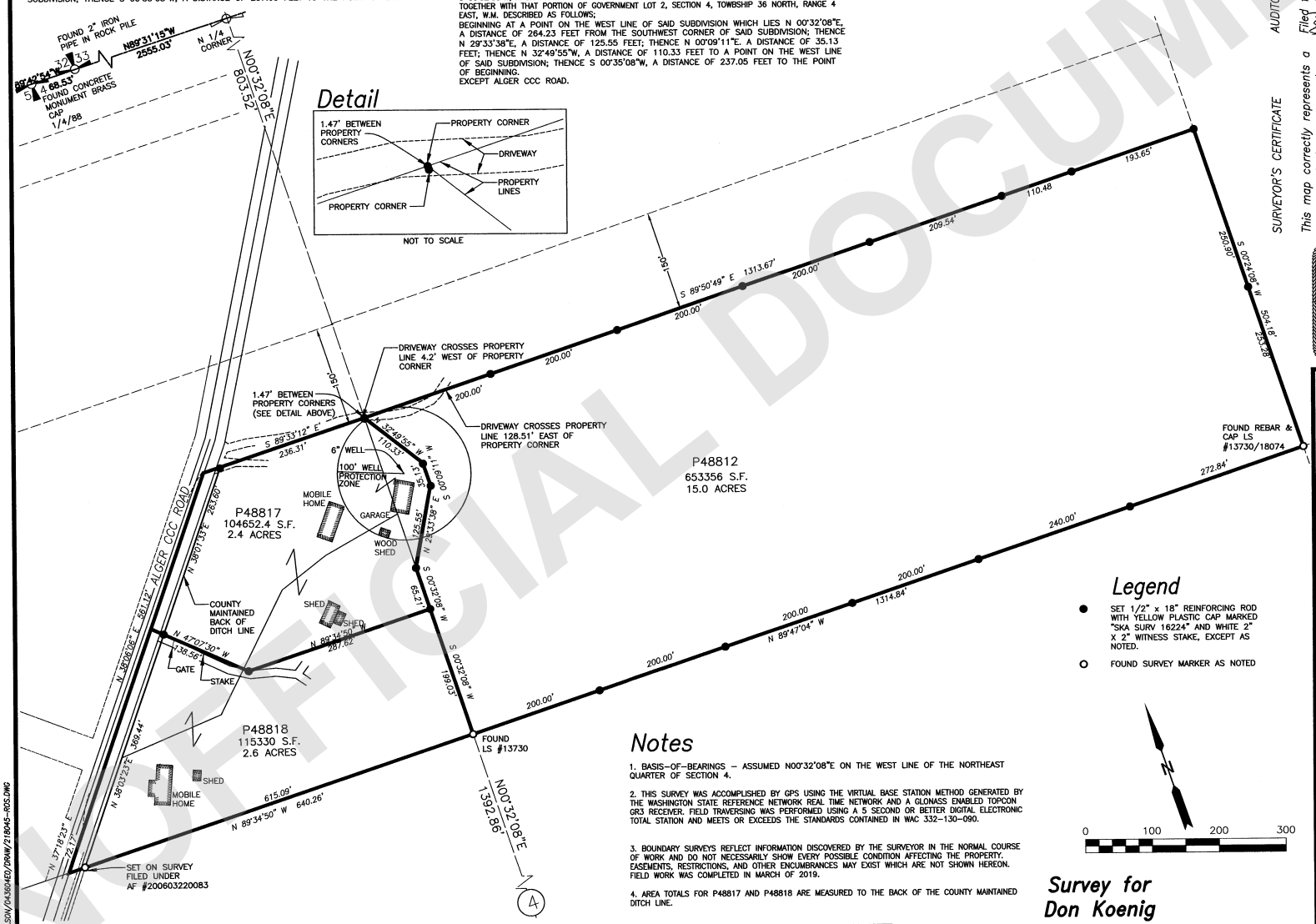
Survey in the NE1/4 of the NW1/4 & the NW1/4 of the NE1/4 of Section 4, Twp. 36 N., Rng. 4 E., W.M.

Legal Description

P48812
THE SOUTH HALF OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. EXCEPT THE NORTH 150.00 FEET THEREOF.
AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH LIES N 00°32'08"E, A DISTANCE OF 264.23 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N 29°33'38"E, A DISTANCE OF 125.55 FEET; THENCE N 00°09'11"E. A DISTANCE OF 35.13 FEET; THENCE N 32°49'55"W, A DISTANCE OF 110.33 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE S 00°35'08"W, A DISTANCE OF 237.05 FEET TO THE POINT OF BEGINNING.

P48817
THAT PORTION OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH LIES N 00°32'08"E, A DISTANCE OF 199.03 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 89°34'50"W, A DISTANCE OF 287.62 FEET; THENCE N 47°07'30"W, A DISTANCE OF 159.29 FEET TO A POINT ON THE CENTERLINE OF ALGER CCC ROAD; THENCE N 38°06'06"E ALONG SAID CENTERLINE, A DISTANCE OF 246.20 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150.00 FEET OF SAID SUBDIVISION; THENCE S 89°33'12"E PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 255.26 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE S 00°32'08"W, A DISTANCE OF 302.25 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2, SECTION 4, TOWSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH LIES N 00°32'08"E, A DISTANCE OF 264.23 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N 29°33'38"E, A DISTANCE OF 125.55 FEET; THENCE N 00°09'11"E. A DISTANCE OF 35.13 FEET; THENCE N 32°49'55"W, A DISTANCE OF 110.33 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE S 00°35'08"W, A DISTANCE OF 237.05 FEET TO THE POINT OF BEGINNING.
EXCEPT ALGER CCC ROAD.

P48818
THAT PORTION OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N 00°32'08"E ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 199.03 FEET; THENCE N 89°34'50"W, A DISTANCE OF 287.62 FEET; THENCE N 47°07'308"W, A DISTANCE OF 159.30 FEET TO THE CENTERLINE OF ALGER CCC ROAD; THENCE S 38°06'06"W ALONG SAID CENTERLINE, A DISTANCE OF 314.92 FEET; THENCE S 37°18'23"W ALONG SAID CENTERLINE, A DISTANCE OF 71.67 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 89°34'50"E, A DISTANCE OF 640.26 FEET TO THE POINT OF BEGINNING.
EXCEPT ALGER CCC ROAD.



Notes

1. BASIS-OF-BEARINGS – ASSUMED N00°32'08"E ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4.

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 ENABLED 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 332-130-090.

3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON. FIELD WORK WAS COMPLETED IN MARCH OF 2019.

4. AREA TOTALS FOR P48817 AND P48818 ARE MEASURED TO THE BACK OF THE COUNTY MAINTAINED DITCH LINE.

Survey for Don Koenig

AUDITOR'S CERTIFICATE
Filed for record this ... day of April, 2019, at 2:22 PM, in book ... of ... at page ... at the request of .....
Auditor's File # 201904010138
Sandra Rodriguez
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2019 at the request of Don Koenig.
Louis H. Requa CERT #16224
Date 3/28/19

LOUIS H. REQUA STATE OF WASHINGTON 16224 REGISTERED PROFESSIONAL LAND SURVEYOR

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 218045	DRAWN jjn	CHECKED lhr	DATE 15Mar19	SCALE 1" = 100'	SHEET 1 OF 1

S:\CARLSON\DA360HED\DRAW\218045-RCS.DWG

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04/01/2019 02:22 PM Pages: 1 of 1 Fees: $153.00
SKAGIT COUNTY, WASHINGTON

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