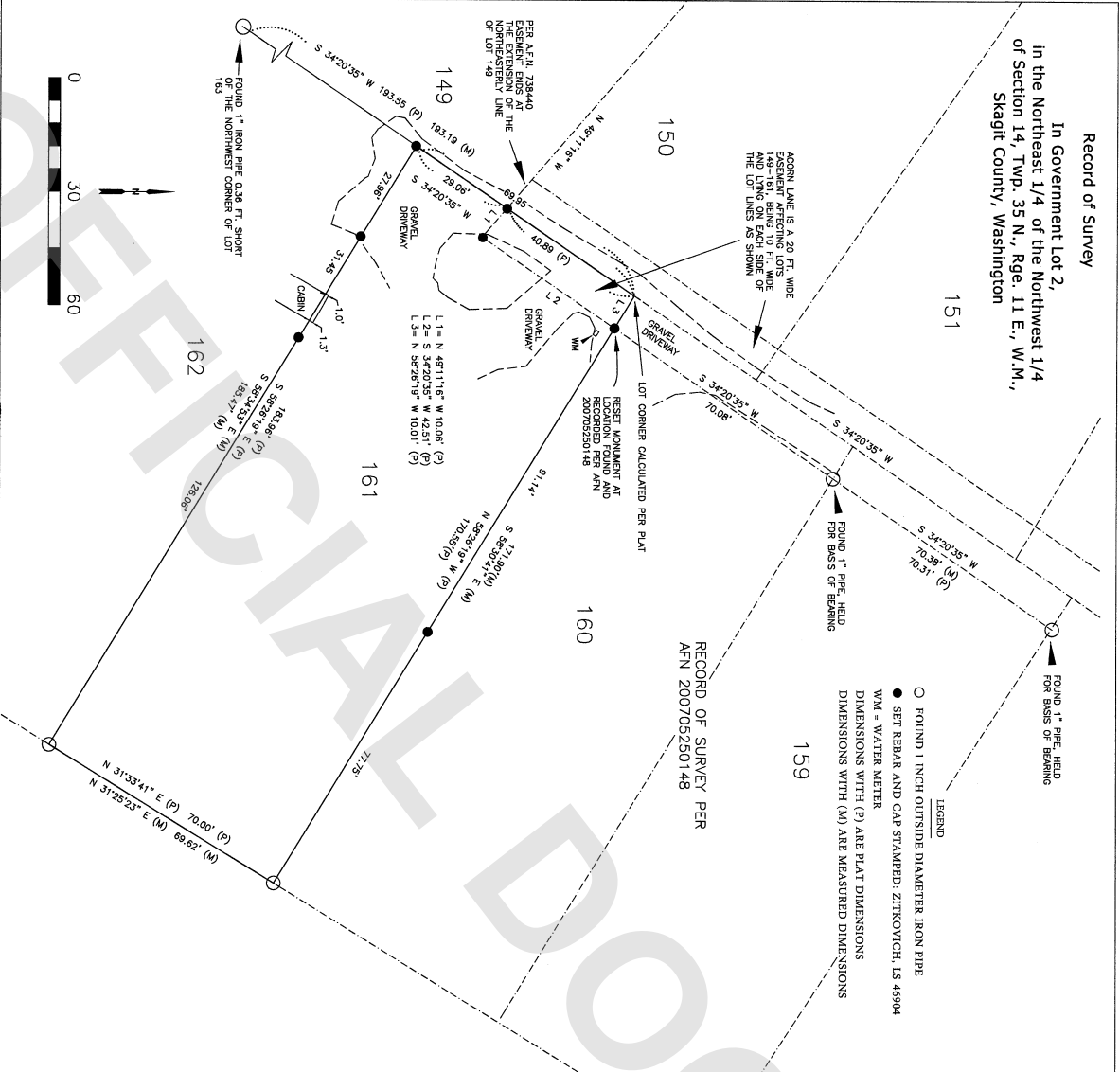


201904110050

04/11/2019 02:51 PM Pages: 1 of 1 Fees: \$154.00
Skagit County Auditor

Record of Survey
In Government Lot 2,
in the Northeast 1/4 of the Northwest 1/4
of Section 14, Twp. 35 N., Rge. 11 E., W.M.,
Skagit County, Washington



Surveyor's Certificate

This map correctly represents a survey made by me
or under my direct supervision in accordance with the
requirements of the survey record act at the
request of Jesse Farrens in March, 2018

Stephen Anthony Zirkovich
Stephen Anthony Zirkovich Date 4-11-2019

Certificate Number 46904



Survey of Lot 161, "Plat of Cascade River Park, No. 1" as per plat
recorded in Book 8 of Plats, pages 54 through 59, inclusive, records
of Skagit County, Washington.

In Government Lot 2, in the Northeast 1/4 of the Northwest 1/4
of Section 14, Twp. 35 N., Rge. 11 E., W.M., Skagit County, Washington
For Jesse Farrens, Ruth Farrens and Richard Farrens

Auditor's Certificate

Filed for record this 11th day of April, 2019
at 3:51 AM in volume 2 of surveys on page
under Auditor's File No. 201904110050
at the request of Zirkovich Land Surveying, PLLC

James Delaney
Skagit County Auditor

Deputy

NOTES

1. THIS SURVEY IS A RETRACEMENT OF THE ORIGINAL SURVEY OF
LOT 161. A MONUMENT WAS FOUND AT THE NORTH EAST CORNER
OF THE EASEMENT PLAT. THE SURVEY RECORDED PER AFN 200705250148, SUBSEQUENT
ROAD CONSTRUCTION HAS OBLITERATED SAID MONUMENT. 1
REMONUMENTED SAID CORNER PER SAID SURVEY.
2. BASIS OF BEARING: S 34°20'35" W. ALONG THE SOUTH SIDE OF THE EASEMENT
FOR ACORN LANE BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA
TOP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE
ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.
4. THIS IS A BOUNDARY SURVEY ONLY. NEITHER UTILITIES
NOR TOPOGRAPHY WERE SURVEYED.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
REPORT. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS,
RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR
CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
6. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (THE CABIN, AND
ALSO THE GRAVEL LANE EXTENDING BEYOND THE WRITTEN EASEMENT).
THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN
TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE HAS NOT BEEN
RESOLVED BY THIS SURVEY.
7. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION IS THE QUIT CLAIM
DEED FILED UNDER AUDITOR'S FILE NO. 201304120074, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
8. RELEVANT PORTION OF THE TEXT OF THE EASEMENT FOR ACORN LANE:

DECLARATION OF EASEMENT
738440

CASCADE RIVER DEVELOPMENT COMPANY, A PARTNERSHIP, DOES
HEREBY MAKE A DECLARATION OF EASEMENT, TO CONFORM TO THE
EASEMENTS AS THEY PRESENTLY EXIST UPON THE HEREINAFTER
DESCRIBED REAL PROPERTY, WHICH EASEMENTS ARE FOR THE
PROPOSED INTERESTS, INTERESTS, AND RIGHTS OF THE
PORTIONS OF LOTS IN THE PLAT OF CASCADE RIVER PARK NO. 1, AS
RECORDED IN VOLUME 8 OF PLATS, AT PAGES 54 THROUGH 59,
RECORDS OF SKAGIT COUNTY, WASHINGTON, AS FOLLOWS:
.....
AFFECTING LOTS 149 THROUGH 161 ONLY:
A STRIP OF LAND 20.00 FEET IN WIDTH, HAVING 10.0 FEET OF SUCH
WIDTH ON EACH SIDE OF THE NEAR LINES OF LOTS 150 THROUGH 161,
ABUTTING THE NORTHEASTERLY LINE OF SAID LOTS 155 AND 156 TO
THE NORTHEASTERLY LINE OF SAID LOT 149 AND ITS EXTENSION
SOUTHEASTERLY.

ZITKOVICH LAND SURVEYING, PLLC

CONCRETE, WA 98237
(360) 391-3494

CHECKED BY: SAZ, APRIL 9, 2019 SCALE: 1"=20'
DATES OF FIELD WORK: 3-21-2019, 3-25-2019, 3-28-2019