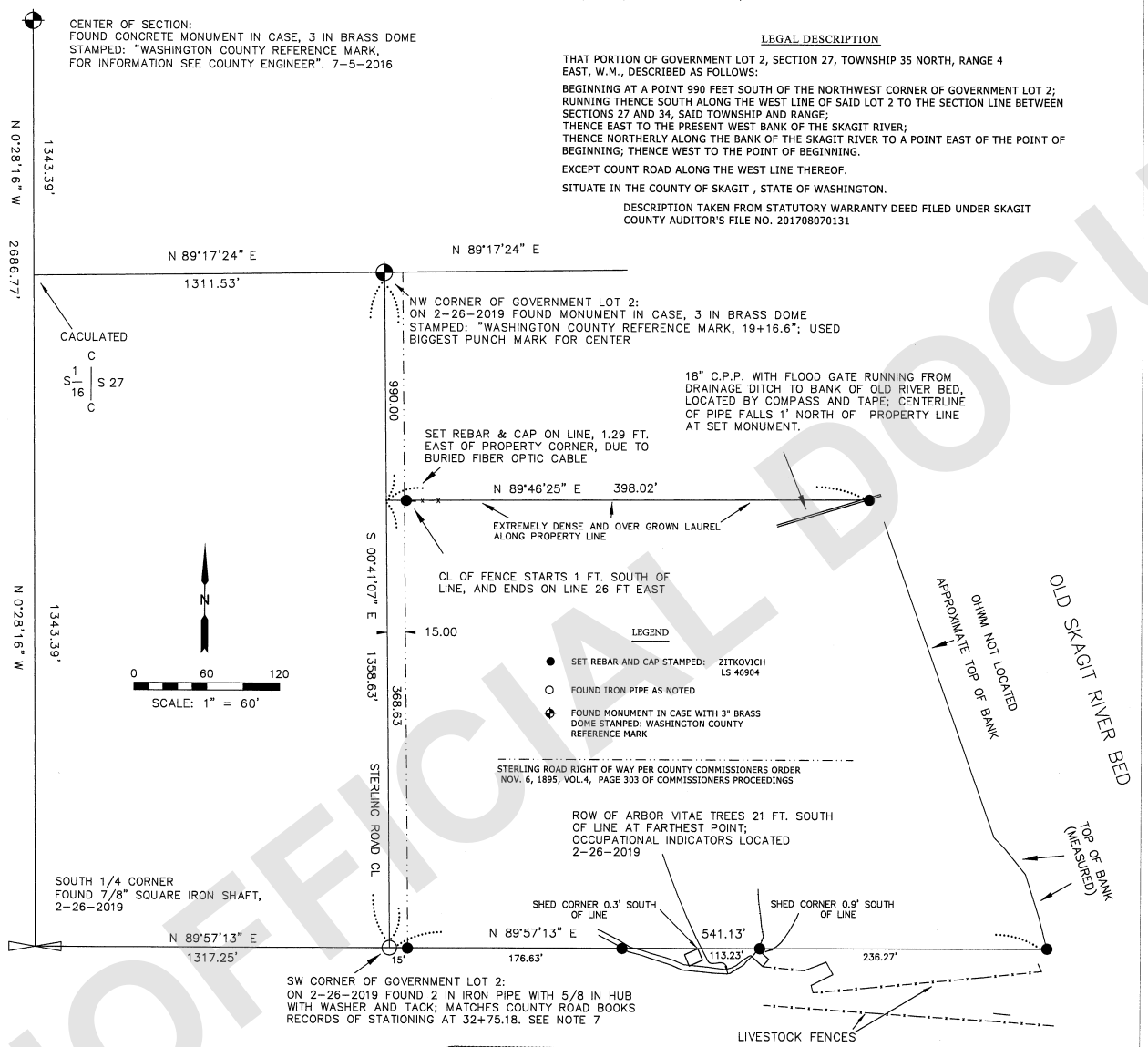
RECORD OF SURVEY: IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (GOVT. LOT 2) OF SECTION 27, TWP. 35 N., RGE. 4 E., W.M., SKAGIT COUNTY, WASHINGTON



LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 990 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 2; RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 TO THE SECTION LINE BETWEEN SECTIONS 27 AND 34, SAID TOWNSHIP AND RANGE;
THENCE EAST TO THE PRESENT WEST BANK OF THE SKAGIT RIVER;
THENCE NORTHERLY ALONG THE BANK OF THE SKAGIT RIVER TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT COUNT ROAD ALONG THE WEST LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT , STATE OF WASHINGTON.

DESCRIPTION TAKEN FROM STATUTORY WARRANTY DEED FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201708070131

AUDITOR'S CERTIFICATE

Filed for record this 31 day of May, 2019
at 11 AM/PM in volume — of surveys on page —
under Auditor's File No. 201905310070
at the request of Zitkovich Land Surveying, PLLC

Sandra Perkins
Skagit County Auditor

Deputy

NOTES

1. BASIS OF BEARING: ASSUMED N 89°57'13" E FROM THE FOUND MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 27, T35N, R4E, W.M., TO THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION.
2. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.
3. THIS IS BOUNDARY SURVEY ONLY, NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
4. 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.
5. UNLESS OTHERWISE NOTED ALL MONUMENTS WERE FOUND ON FEBRUARY 26, 2019; CORNERS WERE SET ON MARCH 28, 2019 AND MAY 3, 2019
6. THE NORTH LINE OF GOVERNMENT LOT 2 WAS CALCULATED BY EXTENDING THE LINE BETWEEN THE S 1/16 AND THE NW CORNER OF SAID LOT AS SHOWN HEREON.
7. RELEVANT HISTORY SOUTH LINE OF GOVERNMENT LOT 2:
   A. IN 1973, JOHN A CORNELIUS, DEPUTY SURVEYOR, RAN EAST ON A TRUE LINE FROM THE SOUTHWEST CORNER OF SECTION 27, T35N, R4E, W.M.. AT 40 CHAINS HE SET A POST FOR THE SOUTH 1/4 CORNER AT; 76.97 CHAINS HE SET A POST FOR THE MEANDER CORNER ON THE BANK OF THE SKAGIT RIVER. HE DID NOT MEASURE ACROSS THE RIVER BUT TERMINATED THE SECTION LINE AT THE RIVER BANK. THAT LOCATION IS CURRENTLY UNDERWATER. THE TOP OF BANK IS NOW AT 28.16 CHAINS EAST OF THE SOUTH 1/4 CORNER OF SAID SECTION.
   B. IN 1895 THE JAMES MCLENNAN ROAD WAS VIEWED, SURVEYED AND ESTABLISHED "USING THE PRESENT SUBDIVISION OF SECTION 27". ROAD NO. 1 (NOW STERLING RD.) BEGAN 226.8 FT. NORTH OF THE NW CORNER OF GOVERNMENT LOT 1, RAN SOUTH THROUGH SAID CORNER TO THE THE SW CORNER OF SAID LOT. THENCE RUNNING WEST ALONG THE NORTH LINE OF THE S 1/2 OF THE S 1/2 OF SECTION 27 (NOW LAFAYETTE ROAD).
   ROAD NO. 2 (NOW STERLING ROAD) BEGAN AT THE SW CORNER OF GOVERNMENT LOT 1 AND RAN SOUTH THROUGH THE SW CORNER OF GOVERNMENT LOT 2. AT STATION 7+00 THE ROAD "ENTERED UNDERGROWTH FILLED WITH LOGS AND UPTURNED CEDAR TREES", THE 1895 DISTANCE ALONG THE WEST LINE OF GOVERNMENT LOT 2 WAS MEASURED AT 1350.5 FT.. POSTS WERE SET AT BOTH CORNERS OF GOVERNMENT LOT 2.
   C. SKAGIT COUNTY SURVEY NOTES OF THE MCLENNAN ROAD (BRIDER ROAD IN THE NOTES) (NOW STERLING ROAD) DATED MAY 26, 1939 SHOW A SPIKE AT STATION 19+16.6 LABELED 1/16 CORNER. A 1 1/2 INCH IRON PIPE IS SHOWN AT STATION 32+75.3, LABELED:
   1/16 COR
   E 1/16 27/34 REFERENCE POINTS ARE SHOWN TO SAID PIPE.
   D. SKAGIT COUNTY SURVEY NOTES OF MAR 25, 1947 RECORD A SPIKE BEING SET IN THE TOP OF THE OIL AT THAT SAME STATION, 32+75.3, FROM THE SAME REFERENCE POINTS USED IN 1939
   E. THE RECONSTRUCTION PLANS FOR SAID ROAD IN 1978 SHOW AN ANGLE POINT IN SAID ROAD AT STATION 32+75.18
   F. SEE SURVEYS AND SHORT PLATS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 813816, 874947, 892597, 885077, 8012120001, 8702130030, 9106100075, 199708040048, 200101300144, 200903110114 AND 201612230067 FOR MORE RECENT RECOVERY OF MONUMENTS WITHIN THE SE 1/4 OF SECTION 27.
8. THE NORTH LINE OF THE SUBJECT PARCEL WAS CALCULATED BY A MEAN BEARING BETWEEN THE NORTH AND SOUTH LINES OF GOVERNMENT LOT 2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HAYDEN BLACKWOOD IN FEBRUARY, 2019

Stephen Anthony Zitkovich 5-31-2019

STEPHEN ANTHONY ZITKOVICH DATE

CERTIFICATE NUMBER 46904

5-31-2019

STEPHEN ANTHONY ZITKOVICH — STATE OF WASHINGTON — 46904 — REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY

IN GOVERNMENT LOT 2, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TWP. 35 N., RGE. 4 E., W.M., SKAGIT COUNTY, WASHINGTON

for Hayden and Amber Blackwood

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

CHECKED BY: SAZ, MAY 31, 2019 | SCALE: 1"=60"

DATES OF FIELD WORK: 2-26-2019, 3-6-2019, 3-28-2019 & 5-3-2019

201905310070
05/31/2019 12:44 PM Pages: 1 of 1 Fees: $103.00
Skagit County Auditor

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