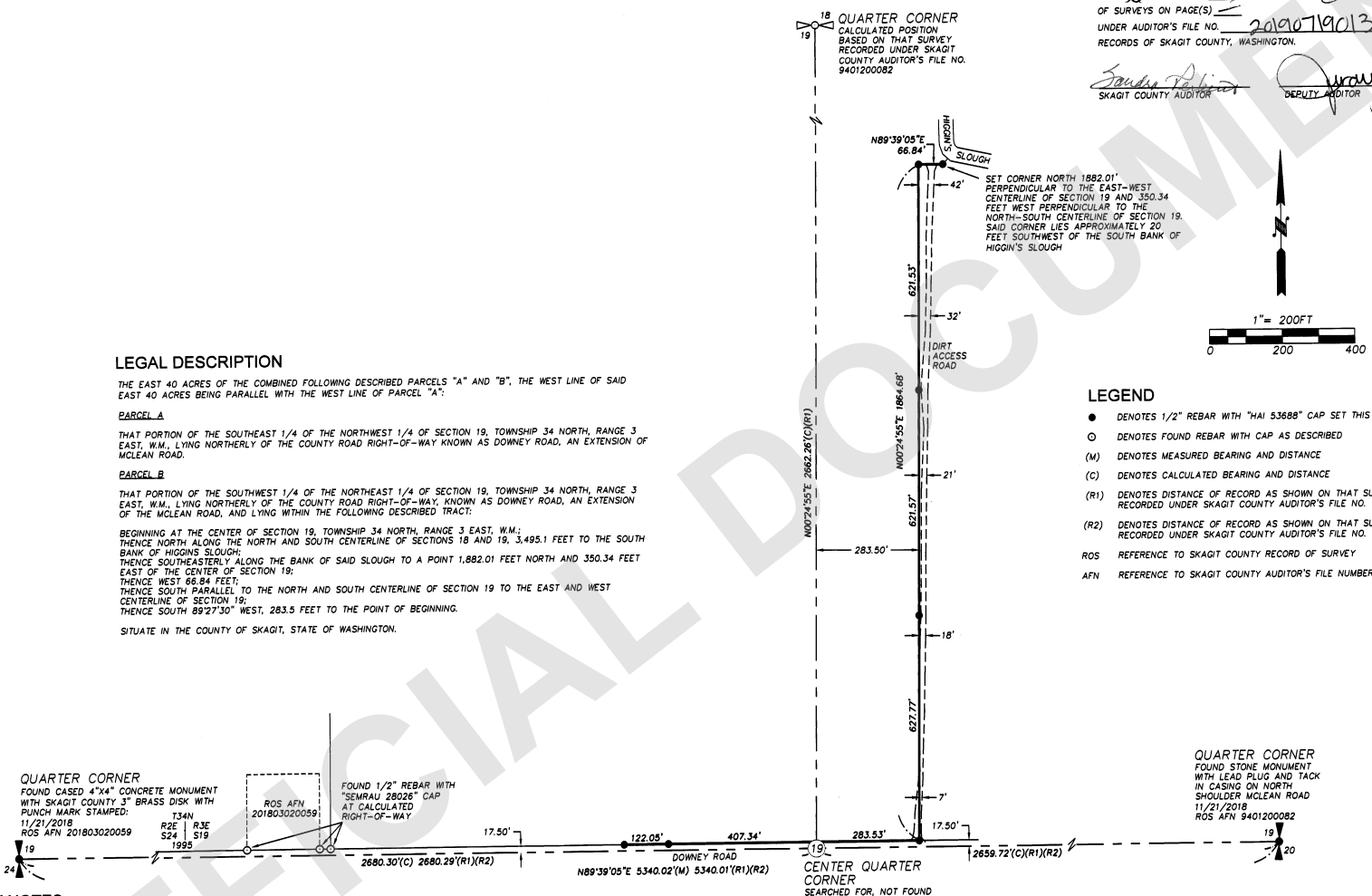
SURVEY IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF JULY, 2019
AT 50 MINUTES PAST 2 O'CLOCK A.M. P.M. IN VOLUME —
OF SURVEYS ON PAGE(S) —
UNDER AUDITOR'S FILE NO. 201907190132
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR / DEPUTY AUDITOR



LEGAL DESCRIPTION

THE EAST 40 ACRES OF THE COMBINED FOLLOWING DESCRIBED PARCELS "A" AND "B", THE WEST LINE OF SAID EAST 40 ACRES BEING PARALLEL WITH THE WEST LINE OF PARCEL "A":

PARCEL A

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING NORTHERLY OF THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS DOWNEY ROAD, AN EXTENSION OF MCLEAN ROAD.

PARCEL B

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING NORTHERLY OF THE COUNTY ROAD RIGHT-OF-WAY, KNOWN AS DOWNEY ROAD, AN EXTENSION OF THE MCLEAN ROAD, AND LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE CENTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.;
THENCE NORTH ALONG THE NORTH AND SOUTH CENTERLINE OF SECTIONS 18 AND 19, 3,495.1 FEET TO THE SOUTH BANK OF HIGGINS SLOUGH;
THENCE SOUTHEASTERLY ALONG THE BANK OF SAID SLOUGH TO A POINT 1,882.01 FEET NORTH AND 350.34 FEET EAST OF THE CENTER OF SECTION 19;
THENCE WEST 66.84 FEET;
THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 19 TO THE EAST AND WEST CENTERLINE OF SECTION 19;
THENCE SOUTH 89°27'30" WEST, 283.5 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGEND

- ● DENOTES 1/2" REBAR WITH "HAI 53688" CAP SET THIS SURVEY
- ⊙ DENOTES FOUND REBAR WITH CAP AS DESCRIBED
- (M) DENOTES MEASURED BEARING AND DISTANCE
- (C) DENOTES CALCULATED BEARING AND DISTANCE
- (R1) DENOTES DISTANCE OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9401200082
- (R2) DENOTES DISTANCE OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201803020059
- ROS REFERENCE TO SKAGIT COUNTY RECORD OF SURVEY
- AFN REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER

SURVEY NOTES

1. SURVEY PROCEDURES & EQUIPMENT:
   EQUIPMENT: LEICA TS16 5-SECOND ELECTRONIC DIGITAL TOTAL STATION.
   PROCEDURE: FIELD TRAVERSE USING EXISTING MONUMENTATION; ALL CONTROL TRAVERSE ANGLES AND DISTANCES DOUBLE MEASURED; MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 322-130-090.
2. BASIS OF BEARINGS: NORTH 89°39'05" EAST ALONG THE EAST-WEST CENTERLINE OF SECTION 19, AS MONUMENTED AND SHOWN HEREON AND BY THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9401200082.
3. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
4. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
5. THE LEGAL DESCRIPTION RECITED HEREON WAS PROVIDED BY THAT STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201707130026.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD.
7. ENCROACHMENT IS DEPICTED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF WAC 332-130-050. THIS SURVEY DOES NOT RESOLVE ISSUES OF ENCROACHMENT OR OCCUPATION.
8. THIS SURVEY INCLUDES ONLY THAT PORTION OF THE SOUTH AND EAST LINES OF THE SUBJECT PROPERTY, STAKED THIS SURVEY, AS SHOWN HEREON.

P:\WORK\PROJECTS\2018\18-491 MOGA PROPERTIES, LLC\LS\DWG\18-491_MOGA.DWG

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT, AT THE REQUEST OF MOGA PROPERTIES, LLC, IN DECEMBER OF 2018.

JAMES A. HILDENBRAND, PLS, CFedS — DATE 7/19/19
CERTIFICATE NO. 53688

JAMES A. HILDENBRAND — STATE OF WASHINGTON — 53688 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/19/19

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SEC 19, T 34N, R 3E W.M.

MOGA PROPERTIES, LLC

RECORD OF SURVEY

SCALE: 1"= 200'	HARMSEN	SHEET: 1 OF 1
DRAWN BY: JAH	603 SOUTH FIRST STREET	
DATE: 4/4/2019	MOUNT VERNON, WA 98273	
REVISED:	TEL: (360) 336-9199	S.T.R. INDEX:
F/B: MV-120		NE 1/4 & NW 1/4
JOB#: 18-491		19-34N-3E

UNOFFICIAL DOCUMENT

201907190132
07/19/2019 03:57 PM Pages: 1 of 1 Fees: $105.50
Skagit County Auditor