RECORD OF SURVEY

SITUATE IN A PORTION OF SE 1/4, SW 1/4
SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF W.M.

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED A.F. NO. 855064) – P31381

THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO JOSEPH LINTHUIS, DATED JUNE 14, 1911 AND RECORDED AUGUST 30, 1911 AND RECORDED AUGUST 30, 1911 IN VOLUME 86 OF DEEDS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF SAID LINTHUIS TRACT TO A POINT 192 FEET WEST OF THE CENTER LINE OF THE COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH TO THE MEANDER LINE OF GUEMES CHANNEL; THENCE EASTERLY ALONG SAID MEANDER LINE TO THE PLACE OF BEGINNING; EXCEPT COUNTY ROADS AND EXCEPT THE NORTH 322 FEET THEREOF.

(PER BARGAIN AND SALE DEED A.F. NO. 200501040181) – P31379

THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GUEMES ISLAND ROAD;
THENCE SOUTH 0°35'46" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,257.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°24'14" WEST A DISTANCE OF 192 FEET TO THE WEST LINE OF THE EAST 192 FEET OF SAID GOVERNMENT LOT 3;
THENCE NORTH 0°35'46" EAST ALONG THE WEST LINE OF THE EAST 192 FEET OF SAID GOVERNMENT LOT 3, A DISTANCE OF 75 FEET;
THENCE SOUTH 89°24'14" EAST, A DISTANCE OF 192 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 0°35'46" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 75 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EASTERLY 30 FEET FOR ROAD,

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE CENTER OF SAID SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GUEMES ISLAND ROAD; THENCE SOUTH 0°35'46" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,257.99 FEET; THENCE NORTH 89°24'14" WEST, A DISTANCE OF 192.00 FEET TO THE WEST LINE OF THE EAST 192.00 FEET OF SAID GOVERNMENT LOT 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 0°35'46" EAST ALONG THE WEST LINE OF THE EAST 192.00 FEET OF SAID GOVERNMENT LOT 3, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°24'14" EAST A DISTANCE OF 24.28 FEET; THENCE SOUTH 1°27'34" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89°24'14" WEST A DISTANCE OF 23.15 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

(PER STATUTORY WARRANTY DEED A.F. NO. 200406010236) – P31382

THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GUEMES ISLAND ROAD;
THENCE SOUTH 0°35'46" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12. A DISTANCE OF 2,257.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°24'14" WEST A DISTANCE OF 192 FEET TO THE WEST LINE OF THE EAST 192 FEET OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 0°35'46" WEST ALONG THE WEST LINE OF THE EAST 192 FEET OF SAID GOVERNMENT LOT 3, A DISTANCE OF 72 FEET;
THENCE SOUTH 89°24'14" EAST A DISTANCE OF 192 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12;
THENCE NORTH 0°35'46" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 72 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THE EASTERLY 30 FEET FOR GUEMES ISLAND ROAD,

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING A THE CENTER OF SAID SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GUEMES ISLAND ROAD;
THENCE SOUTH 0°35'46" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,257.99 FEET;
THENCE NORTH 89°24'14" WEST, A DISTANCE OF 192 FEET TO THE WEST LINE OF THE EAST 192 FEET OF SAID GOVERNMENT LOT 3, SAID POINT OF BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°35'46" WEST ALONG THE WEST LINE OF THE EAST 192 FEET OF SAID GOVERNMENT LOT 3, A DISTANCE OF 72 FEET;
THENCE SOUTH 89°24'14" EAST, A DISTANCE OF 23.87 FEET;
THENCE NORTH 0°01'24" EAST A DISTANCE OF 72 FEET;
THENCE NORTH 89°24'14" WEST, A DISTANCE OF 23.15 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES:

1.) THIS SURVEY WAS PERFORMED IN DECEMBER 2018 AT THE REQUEST OF SKAGIT COUNTY PUBLIC WORKS.

2.) FIELD SURVEY PERFORMED WITH LEICA TCRP 1201+ ROBOTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.

3.) BASIS OF BEARINGS PER THE MONUMENTED NORTH–SOUTH CENTERLINE OF SECTION 12; SEE RECORD OF SURVEY A.F. NO. 200301230195; ALSO KNOWN AS GUEMES ISLAND ROAD THE CENTERLINE OF WHICH BEARS S00°36'45"W.

4.) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.

5.) QUIT CLAIM DEED A.F. NO. 856040 IDENTIFIES THE WESTERLY 23.87 FEET OF SUBJECT PARCEL P31381 BEING CONVEYED FROM WOODFIELD TO MAUDE WOOTEN RECORDED MAY 9, 1977 (SIGNING ON APRIL 26, 1977).

STATUTORY WARRANTY DEED A.F. NO. 855064 IDENTIFIES SAID WESTERLY 23.87 FEET AS BEING INCLUDED IN THE CONVEYANCE FROM WOODFIELD TO SKAGIT COUNTY RECORDED APRIL 21, 1977.

OUR BOUNDARY DETERMINATION RELIES ON STATUTORY WARRANTY DEED A.F. NO. 855064 TO ESTABLISH THE WEST LINE OF SAID PARCEL P31381.

AN EXISTING FENCE HAS BEEN SHOWN TO EXIST ALONG THE EAST LINE OF SAID WESTERLY 23.87 FEET AS SHOWN ON RECORD OF SURVEY A.F. NO. 823230.

6.) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:
THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

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 COUNTY PUBLIC WORKS IN AUGUST OF 2018.

3-4-2020
DATE

CERTIFICATE NO. 46880

0 30 60
SCALE: 1" = 30'

JOSHUA VICTOR HAHM
STATE OF WASHINGTON
46880
REGISTERED PROFESSIONAL LAND SURVEYOR
3.4.2020

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF POWERTEK SURVEYING, INC.

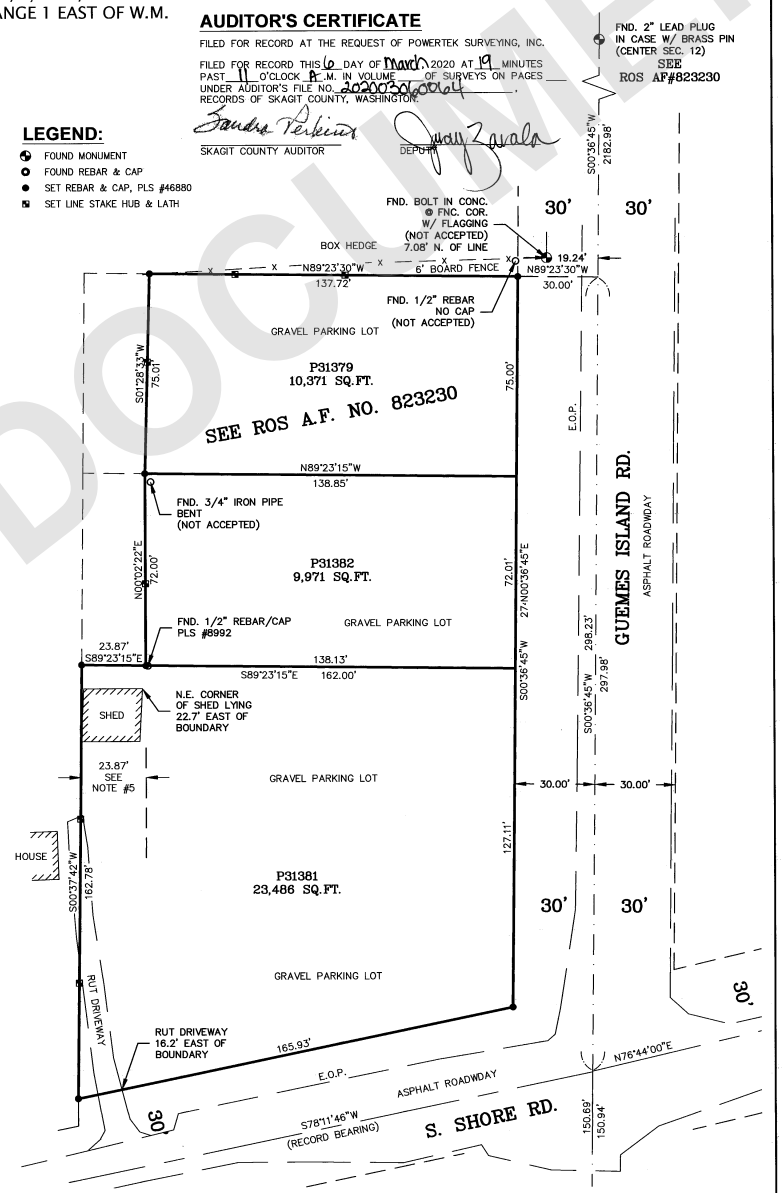
FILED FOR RECORD THIS 6 DAY OF March 2020 AT 19 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME ___ OF SURVEYS ON PAGES ___ UNDER AUDITOR'S FILE NO. 202003060064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Judy Zavala
DEPUTY

LEGEND:

- FOUND MONUMENT
- FOUND REBAR & CAP
- SET REBAR & CAP, PLS #46880
- SET LINE STAKE HUB & LATH



GUEMES ISLAND FERRY DOCK

POWERTEK

POWERTEK SURVEYING
(360) 746.8801

#5426 BARRETT ROAD #104
FERNDALE, WA 98248

WWW.POWERTEK.NET

RECORD OF SURVEY FOR SKAGIT COUNTY PUBLIC WORKS		
DRAWN BY: JVD	DATE: 3/4/2020	JOB NO.: 2018065
REVIEWED BY: JJD	SCALE: 1" = 30'	SHEET: 1 OF 1

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03/06/2020 11:19 AM Pages: 1 of 1 Fees: $157.50
Skagit County Auditor

UNOFFICIAL DOCUMENT