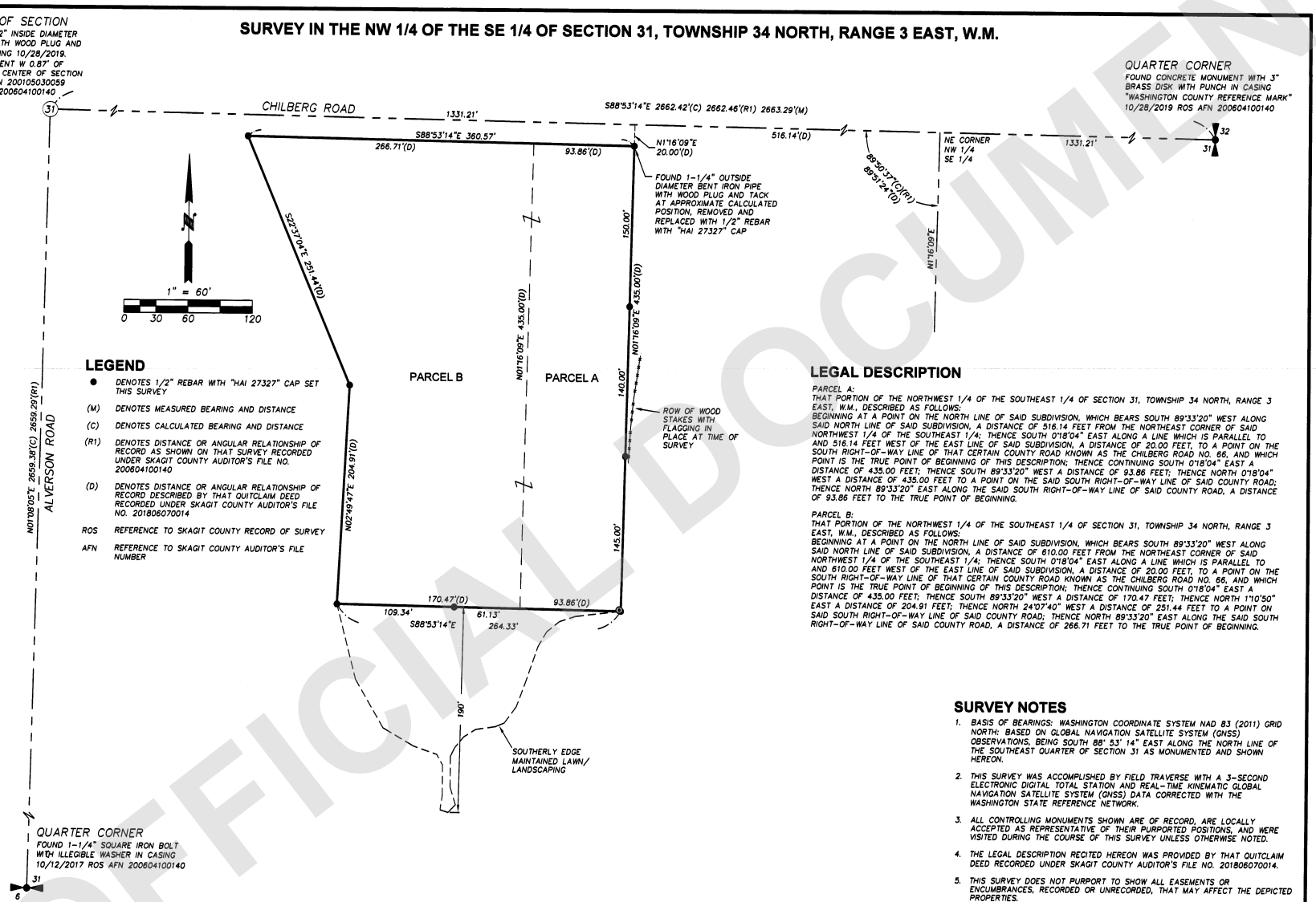
SURVEY IN THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.



LEGEND

- ● DENOTES 1/2" REBAR WITH "HAI 27327" CAP SET THIS SURVEY
- (M) DENOTES MEASURED BEARING AND DISTANCE
- (C) DENOTES CALCULATED BEARING AND DISTANCE
- (R1) DENOTES DISTANCE OR ANGULAR RELATIONSHIP OF RECORD AS SHOWN ON THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200604100140
- (D) DENOTES DISTANCE OR ANGULAR RELATIONSHIP OF RECORD DESCRIBED BY THAT QUITCLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201806070014
- ROS REFERENCE TO SKAGIT COUNTY RECORD OF SURVEY
- AFN REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, WHICH BEARS SOUTH 89°33'20" WEST ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 516.14 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°18'04" EAST ALONG A LINE WHICH IS PARALLEL TO AND 516.14 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS THE CHILBERG ROAD NO. 66, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°18'04" EAST A DISTANCE OF 435.00 FEET; THENCE SOUTH 89°33'20" WEST A DISTANCE OF 93.86 FEET; THENCE NORTH 0°18'04" WEST A DISTANCE OF 435.00 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD; THENCE NORTH 89°33'20" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 93.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, WHICH BEARS SOUTH 89°33'20" WEST ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 610.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°18'04" EAST ALONG A LINE WHICH IS PARALLEL TO AND 610.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS THE CHILBERG ROAD NO. 66, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°18'04" EAST A DISTANCE OF 435.00 FEET; THENCE SOUTH 89°33'20" WEST A DISTANCE OF 170.47 FEET; THENCE NORTH 1°10'50" EAST A DISTANCE OF 204.91 FEET; THENCE NORTH 24°07'40" WEST A DISTANCE OF 251.44 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD; THENCE NORTH 89°33'20" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 266.71 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY NOTES

1. BASIS OF BEARINGS: WASHINGTON COORDINATE SYSTEM NAD 83 (2011) GRID NORTH: BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS, BEING SOUTH 88° 53' 14" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31 AS MONUMENTED AND SHOWN HEREON.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
3. 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.
4. THE LEGAL DESCRIPTION RECITED HEREON WAS PROVIDED BY THAT QUITCLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201806070014.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES, RECORDED OR UNRECORDED, THAT MAY AFFECT THE DEPICTED PROPERTIES.
6. EVIDENCE OF ENCROACHMENT IS DEPICTED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF WAC 332-130-050. THIS SURVEY DOES NOT RESOLVE ISSUES OF ENCROACHMENT OR OCCUPATION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF March, 2020.
AT 1:37 P.M. IN BOOK 2 OF SURVEYS AT PAGE 2
AT THE REQUEST OF HARMSEN, LLC.

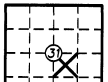
Sandra Perkins BY
COUNTY AUDITOR DEPUTY COUNTY AUDITOR

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 REBECCA KERR IN FEBRUARY, 2020.

3/6/20
JAMES B. SMITH, PLS, CFedS
CERTIFICATE NO. 27327

JAMES B. SMITH STATE OF WASHINGTON 27327 REGISTERED PROFESSIONAL LAND SURVEYOR 3/6/20



SEC 31, T 34N, R 3E W.M.

REBECCA KERR		
RECORD OF SURVEY		
SCALE: 1"= 60' DRAWN BY: JAH DATE: 3/06/2020 REVISED: F/B: MV-124 JOB#: 19-438	HARMSEN 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199	SHEET: 1 OF 1 NW 1/4, SE 1/4, SEC. 31 TWN. 34N, RGE. 3E

P:\WORK\PROJECTS\2019\19-438 KERR\LS\DWG\19-438 KERR.DWG

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03/06/2020 01:37 PM Pages: 1 of 1 Fees: $187.50
Skagit County Auditor

UNOFFICIAL DOCUMENT