

SURVEY DESCRIPTION

SHIRLEY LEE, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, PARCEL AFTER BOUNDARY LINE ADJUSTMENT EXHIBIT "D", A.K. NO. 202004060114 THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W1, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, THENCE SOUTH 112°45' WEST ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF MOORE ROAD; THENCE SOUTHWEST ALONG SAID PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°02' WEST TO THE POINT OF BEGINNING; THENCE SOUTH 4°03'51" EAST FOR A DISTANCE OF 380.00 FEET; THENCE NORTH 112°45' EAST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°40'14" EAST FOR A DISTANCE OF 502.26 FEET, MORE BEING MEASURED 15.0 FEET SOUTHWESTERLY FROM THE AS-CONSTRUCTED CENTERLINE OF SAID SKAGIT CITY ROAD; THENCE NORTH 18°16'43" WEST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 115.0 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 115.0 FEET, AN ARC ANGLE OF 100.00 DEGREES, TO SAID SOUTHERLY RIGHT-OF-WAY MARGIN OF MOORE ROAD AT A POINT BEARING SOUTH 84°40'14" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 84°40'14" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 888.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

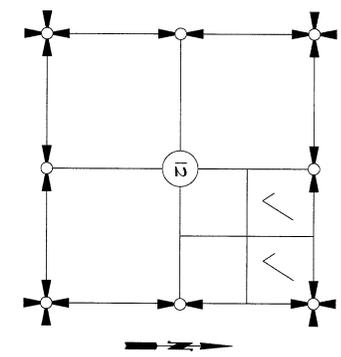
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L558R 22460.
- DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT "D", STATUTORY WARRANTY BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202004060114.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 4288A RECORDED UNDER AUDITOR'S FILE NO. 2020020019, SHORT RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 8053889, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION, TRIMBLE R-10 GPS.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- MERIDIAN: WASHINGTON STATE PLANE NORTH ZONE.
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W1, BEARING = SOUTH 84°40'14" EAST.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF S & B PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL, NO INDICATORS AS PER IAC CHAPTER 352-130. THE PROPERTY LINE WAS CREATED BY BOUNDARY LINE ADJUSTMENT AND A NEW FENCE LINE WILL BE CONSTRUCTED ON THE NEW PROPERTY LINE.

SURVEYOR'S NOTE

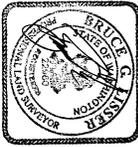
PURSUANT TO ADDITIONAL RESEARCH, THE WEST 1/4 CORNER AS SHOWN ON THIS BOUNDARY SURVEY WAS CORRECTED PER PREVIOUS SURVEY MAPS AND LOCATION OF THE WEST 1/4 CORNER SHOWN ON EXHIBIT "E" MAP RECORDED UNDER STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202004060114 WAS COMPUTED BY SINGLE PROPORTION, THE SOLUTION FOR SAID WEST 1/4 HAS BEEN ADJUSTED TO THIS SURVEY. THE BOUNDARY LINE ADJUSTMENT PARCEL AS DESCRIBED IN EXHIBITS C AND D OF SAID DEED DOES NOT CHANGE WITH THIS SURVEY. THE SUBDIVISION SHOWN HEREON SUPERCEDES THE EXHIBITS SHOWN ON SAID DEED.



SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W1, VICINITY MAP

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE STATUTE RECORDED ACT AT THE REQUEST OF S & B PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, IN MAY 2020.

Mike S. B. B.
MICHAEL S. B. B. SURVEYOR
LICENSE # 1558R, P.L.S., CERTIFICATE NO. 22460 DATE
L558R & ASSOCIATES, PLLC
330 MILWAUKEE ST/PO BOX 104
MOUNT VERNON WA 98275
PHONE (360) 416-1442
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AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF L558R & ASSOCIATES, PLLC, FILED FOR RECORD THIS 8th DAY OF May 2020 AT 5:24 MINUTES P.M. IN OFFICE OF THE CLERK OF COUNTY AUDITOR (PAGE 5) UNDER AUDITOR'S FILE NO. 202005080140. RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tasha Velick
TASHA VELICK
SKAGIT COUNTY AUDITOR
DEPUTY

SHEET 1 OF 2 DATE: 5/08/20

SURVEY IN A PORTIONS OF THE NW 1/4 OF THE NE 1/4 AND OF GOVERNMENT LOT 2 SECTION 12, T. 33 N., R. 3 E., W1, SKAGIT COUNTY, WASHINGTON FOR: S & B PROPERTIES
L558R & ASSOCIATES, PLLC (SCALE)
SURVEYING & LAND-USE CONSULTATION 360-416-1442 DWG# 18-128 R205
FBI: MERIDIAN ASSIGNED

