

202006040040

06/04/2020 11:18 AM Pages: 1 of 2 Fees: \$192.50  
Skagit County Auditor

#### LAND DESCRIPTION

PER STATUTORY WARRANTY DEED  
ARL 20040928009

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF PATHWAY AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THE PLAT, WITH THE EASTERLY LINE OF LOT 32, "MADRONA ESTATES", THENCE RUNNING WESTERLY PARALLEL, WITH THE NORTHERLY LINE OF LOT 32, A DISTANCE OF 25 FEET; THENCE SOUTHERLY PARALLEL, TO THE EASTERLY LINE OF LOT 32, A DISTANCE OF 19 FEET; THENCE EASTERLY PARALLEL, WITH THE NORTHERLY LINE OF THIS DESCRIPTION, TO THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID LOT 32, A DISTANCE OF 19 FEET; THENCE SOUTHERLY PARALLEL, TO THE POINT OF BEGINNING, THE WESTERLY BOUNDARY OF SAID PATHWAY AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

#### NARRATIVE

THIS SURVEY IS A RETACEMENT SURVEY OF A DEED WHOSE POINT OF BEGINNING AND BASIS OF BEARING IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 1 EAST, THE SECTION SUBDIVISION AND PLACEMENT OF THE GOVERNMENT LOT LINE HAS BEEN BASED ON THE FOLLOWING SURVEYS TO BEST REPRESENT THE HISTORICAL DEED.

VOLUME 3 OF PLATS, PAGE 178 AND 179  
VOLUME 8 OF PLATS, PAGE 46

ALL CONTROL POINTS SHOWN HEREON ARE BASED UPON THE BASIS OF BEARINGS FOR THIS SURVEY, BEING THE LINE BETWEEN THE SOUTHERLY LINE OF LOT 32, "MADRONA ESTATES", AND THE NORTHERLY LINE OF LOT 32, "MADRONA ESTATES", AND THE NORTHERLY CORNER OF LOT 34, SAID PLAT, BEING ON THE NORTHEASTLY SIDE OF THE CURVE WITH A LENGTH OF 4712 FEET PER SAID PLAT, SAID LINE BEING SOUTH 89°29'09" WEST, AT A RECORD DISTANCE OF 392.00 FEET, AND A MEASURED DISTANCE OF 391.80 FEET.

#### NOTES

- THIS DRAWING DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
- THE BASIS OF BEARINGS FOR THIS SURVEY BEING THE LINE BETWEEN THE NORTHEAST CORNER OF LOT 31, AS SHOWN IN VOLUME 8 OF PLATS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON AND NORTHWESTERLY CORNER OF LOT 34, SAID PLAT, BEING ON THE NORTHEASTLY SIDE OF THE CURVE WITH A LENGTH OF 4712 FEET PER SAID PLAT, SAID LINE BEING SOUTH 89°29'09" WEST, AT A RECORD DISTANCE OF 392.00 FEET, AND A MEASURED DISTANCE OF 391.80 FEET.
- ALL RIGHT-OF-WAY LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND HAVE NOT BEEN VERIFIED AS PART OF THIS SURVEY.
- THE SECTION SUBDIVISION DEPICTED ON THIS SURVEY IS PER PLAT OF "MADRONA ESTATES" ON STRAWBERRY BAY, CYPRESS ISLAND, SKAGIT COUNTY, WASHINGTON.
- ALL CORNERS FOUND WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED.

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF June, 2020, AT 11:18 AM  
IN BOOK OF SURVEYS, AT PAGE 2201 DWG  
REQUEST OF STAR SURVEYING, INC. AT THE

202006040040  
FILE NUMBER

Star Surveying, Inc.  
Skagit County Auditor  
Dept Auditor

#### SURVEYOR'S CERTIFICATE

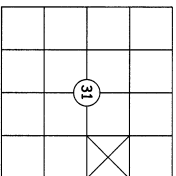
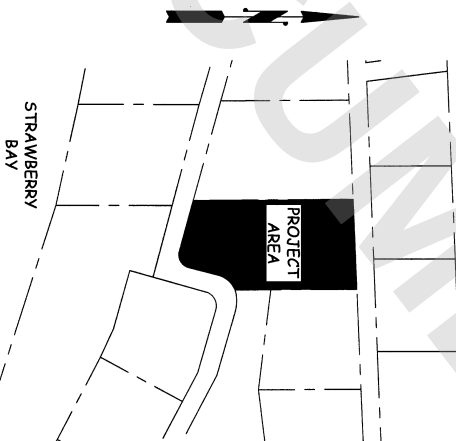
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AND WAC 352-190-090, AT THE REQUEST OF MICHAEL MAST IN JANUARY, 2020.

Robert M. Anderson  
CERTIFICATE NUMBER  
LS 19612



BOOK PAGE

VICINITY MAP  
NOT TO SCALE



A PORTION OF GOV'T LOT 4 (SE/NE), SECTION 31,  
TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M.,  
CYPRESS ISLAND, SKAGIT COUNTY, WA

#### RECORD OF SURVEY

PREPARED AT THE REQUEST OF  
MICHAEL MAST

A PORTION OF GOV'T LOT 4 (SE/NE), SECTION 31,  
TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M.,  
CYPRESS ISLAND, SKAGIT COUNTY, WA

STAR SURVEYING, INC.

P.O. BOX 2997  
FISDAV HARBOR  
WASHINGTON 98290  
LAND SURVEYING  
phone - (360)378-9072  
fax - (360)378-1659  
starurveying@rockwell.com  
www.starurveying.com  
MAPPING PLANNING

CAD BY: BLP/AMD DATE: 01/03/2020 JOB NO: 2201

CHK BY: RMA PAGE 1 OF 2

FLD BY: M2 2201 DWG LDC 2009

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S-7 ROBOTIC SYSTEM

