Survey in the NE1/4 of the SW1/4 of Section 2, Twp. 34 N., Rng. 3 E., W.M.

Notes

1. BASIS-OF-BEARINGS – ASSUMED N00°49'30"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 N, RANGE 3 E, W.M.

2. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLONASS ENABLED TOPCON GR3 RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON. FIELD WORK WAS COMPLETED IN MARCH OF 2019.

Legal Description

LOT 3
LOT 3 COUNTRY CLUB ADDITION NO. 2, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
A TEN (10) FOOT WIDE STRIP OF LAND LYING BETWEEN LOT 2 AND LOT 3 AS SHOWN ON THE PLAT OF COUNTRY CLUB ADDITION NO. 2 PER PLAT RECORDED UNDER AF# 656450, RECORDS OF SKAGIT COUNTY, WASHINGTON.
CONTAINING 1,158 SQUARE FEET.

LOT 4
LOT 4 OF THE PLAT OF COUNTRY CLUB ADDITION NO. 2 PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 5 OF THE PLAT OF COUNTRY CLUB ADDITION NO. 2 PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S 09°06'30"E ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 36.88 FEET; THENCE N 82°00'14"E, A DISTANCE OF 98.48 FEET TO THE WEST LINE OF THE 45.00 FOOT RADIUS CUL-DE-SAC AS SHOWN ON SAID PLAT; AND THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 77°36'19"W, A DISTANCE OF 105.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A TEN (10) FOOT WIDE DRAINAGE EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 5 WHICH LIES N 9°06'30"W, A DISTANCE OF 78.12 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 82°00'14"E, A DISTANCE OF 98.48 FEET TO THE WEST LINE OF THE 45.00 FOOT WIDE CUL-DE-SAC AS SHOWN ON SAID PLAT, AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.

LOT 5
LOT 5 OF THE PLAT OF COUNTRY CLUB ADDITION NO. 2 PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 5 OF THE PLAT OF COUNTRY CLUB ADDITION NO. 2 PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

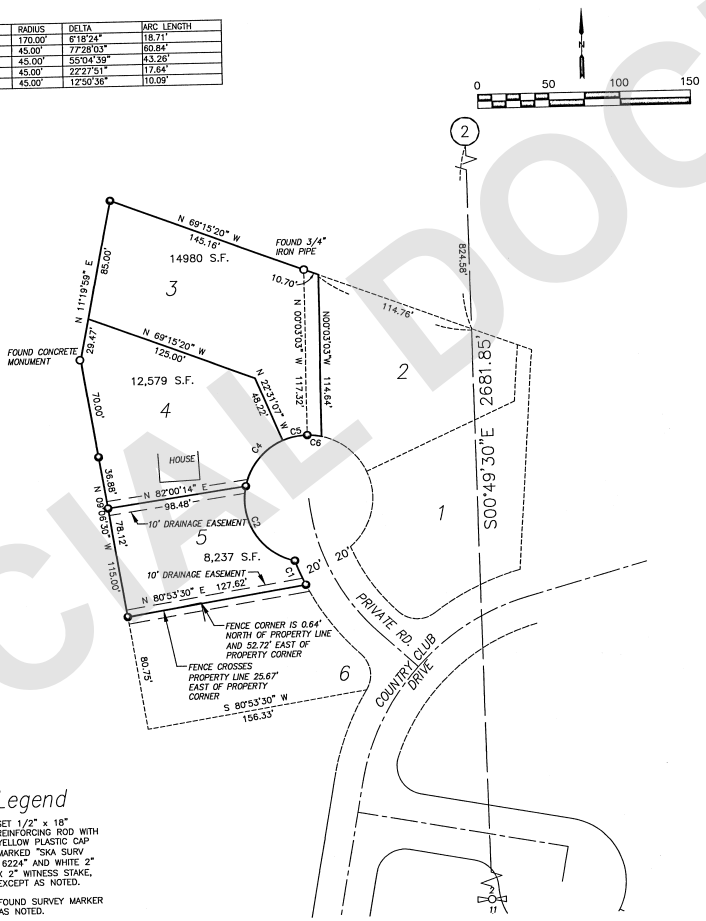
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S 09°06'30"E ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 36.88 FEET; THENCE N 82°00'14"E, A DISTANCE OF 98.48 FEET TO THE WEST LINE OF THE 45.00 FOOT RADIUS CUL-DE-SAC AS SHOWN ON SAID PLAT; AND THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 77°36'19"W, A DISTANCE OF 105.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A TEN (10) FOOT WIDE DRAINAGE EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 5 WHICH LIES N 9°06'30"W, A DISTANCE OF 78.12 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 82°00'14"E, A DISTANCE OF 98.45 FEET TO THE WEST LINE OF THE 45.00 FOOT WIDE CUL-DE-SAC AS SHOWN ON SAID PLAT, AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

CURVE	RADIUS	DELTA	ARC LENGTH
C1	170.00'	6°18'24"	18.71'
C2	45.00'	77°28'03"	60.84'
C4	45.00'	55°04'39"	43.26'
C5	45.00'	22°27'51"	17.64'
C6	45.00'	12°50'36"	10.09'



Legend

- ● SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 16224" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- ○ FOUND SURVEY MARKER AS NOTED.

Survey for
Brandon Atkinson

AUDITOR'S CERTIFICATE
Filed for record this 4 day of Sept. 2020 at 3:42 pm in book ... of ... at page .... at the request of 202009040129
Skagit County Auditor / Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2019 at the request of Brandon Atkinson
Louis H. Regula CERT# 16224
Date 9/4/20

LOUIS H. REGULA — STATE OF WASHINGTON — 16224 — REGISTERED PROFESSIONAL LAND SURVEYOR

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 219007	DRAWN jjn	CHECKED lhr	DATE 20Aug20	SCALE 1" = 100'	SHEET 1 OF 1

202009040129
09/04/2020 03:42 PM Pages: 1 of 1 Fees: $187.50
Skagit County Auditor

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