

202101210118

01/21/2021 01:20 PM Page: 1 of 1 Fees: \$187.50
Skagit County Auditor

SURVEY IN A PORTION OF THE SOUTHWEST 1/4, NORTHWEST 1/4, SECTION 32, T. 35N, R. 4E, W. 1M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF TRACT 20, PLAT OF THE BURLINGTON AGRICULTURE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. 1M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF WALLACE ADDITION TO BURLINGTON, AS SET COUNTY CORNER, SAID POINT ALSO BEING ON THE WEST MARGIN OF OAK STREET, AS SHOWN ON SAID PLAT OF WALLACE ADDITION TO BURLINGTON;

THENCE ALONG SAID WEST MARGIN OF OAK STREET SOUTH 1°29'07" WEST, THENCE SOUTH 1°19'27" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING OF THE WEST MARGIN OF OAK STREET, FACT 20, THENCE ALONG SAID SOUTH LINE SOUTH 89°00'59" EAST, A DISTANCE OF 108.74 FEET, TO THE INTERSECTION WITH SAID WEST MARGIN OF OAK STREET, ALONG SAID WEST MARGIN, NORTH 89°00'59" WEST, A DISTANCE OF 70.00 FEET, TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL NUMBER 1 ON BOUNDARY LINE ADJUSTMENT PLAT RECORDED IN VOLUME 1 OF PLATS PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES

1. BASIS OF BEARINGS: SOUTH 1°29'07" WEST ALONG THE WEST MARGIN OF OAK STREET PER SURVEY RECORD R3, AS MONUMENTED AND DEPICTED HEREON.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. THE SOURCE OF THE LEGAL DESCRIPTION RECITED HEREON IS FROM STATUTORY WARRANTY DEED RECORDED OCTOBER 17, 2020, UNDER AUDITOR'S FILE NUMBER 202010140121.
5. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, AND LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR REPORTED POSITIONS, AND OTHERWISE NOTED.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE CURATIVE SURVEY OR OTHER INVESTIGATION OF THE SUBJECT PROPERTY, OR OTHER ISSUES WHICH MAY ENCLUMBER THE SUBJECT PROPERTY.
7. CERTIFICATION AS CONTAINED HEREIN, COMPRISES THE DECLARATION CONSTITUTE A WARRANTY OR A GUARANTEE EXPRESSED OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS OR ORDINANCES.
8. OCCUPATIONAL INDICATORS ARE SHOWN ON THIS SURVEY PER WASHINGTON ADMINISTRATIVE CODE CHAPTER 332, 330.090 LINES OF OCCUPATION MAY INDICATE AREAS OF UNWRITTEN OWNERSHIP WHICH ARE NOT REFLECTED BY THIS SURVEY.

REFERENCED SURVEYS

- R1 OAK STREET SHORT PLAT RECORDED DECEMBER 23, 1944, IN VOLUME 6 OF PLATS, PAGE 4, UNDER AUDITOR'S FILE NUMBER 389317.
- R2 BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 14, 2008, UNDER AUDITOR'S FILE NUMBER 200810140121.
- R3 OAK STREET SHORT PLAT RECORDED APRIL 18, 2008, UNDER AUDITOR'S FILE NUMBER 200804190070.
- R4 OAK HILL LANE PLAT RECORDED MAY 27, 2010, UNDER AUDITOR'S FILE NUMBER 201005270123.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL SINCE WITHIN THE PRESCRIBED PERIOD OF TIME AND IN ACCORDANCE WITH THE RECORDING ACT AT THE REQUEST OF ALICE FIELD IN DECEMBER, 2020.

JAMES A. HILLENBRAND, PLS. 57485
CERTIFICATE NO. 53988

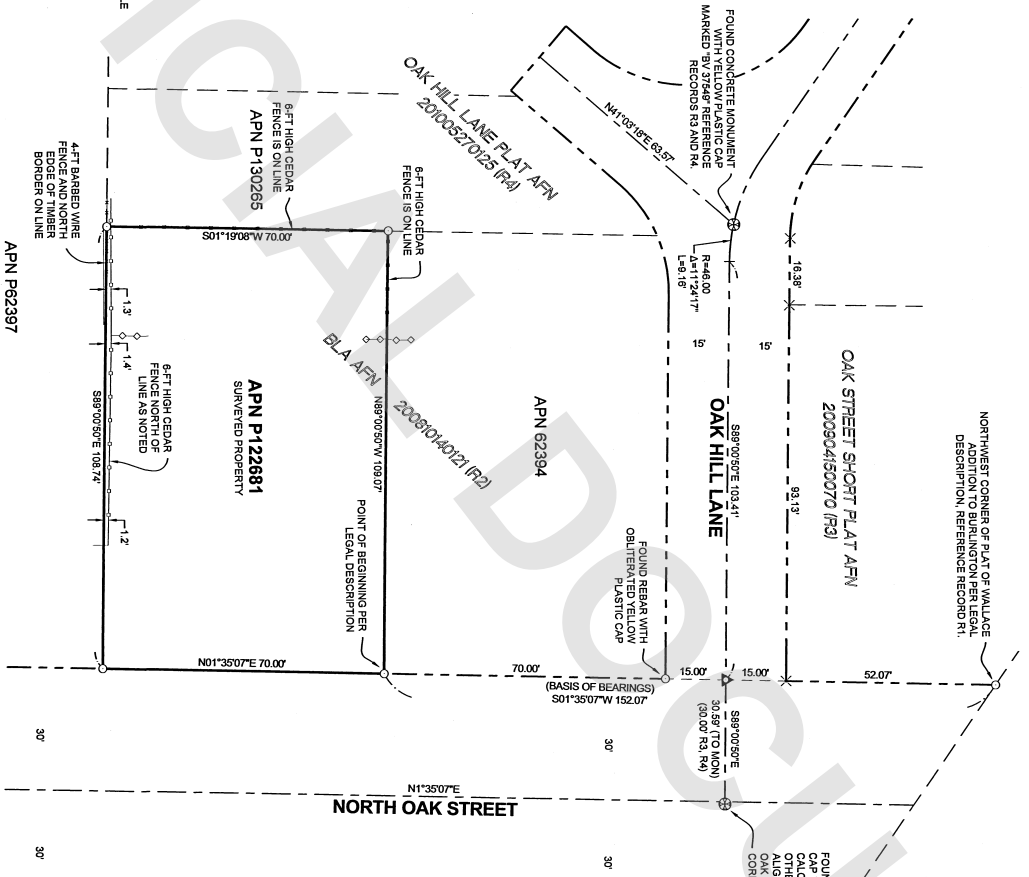
DATE: 1/21/21



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21 DAY OF JAN 2021
AT 10 MINUTES PAST 10 O'CLOCK A.M. (P.M.)
OF SURVEY (ON PAGE(S))
IN VOLUME 1 OF PLATS, PAGE 48, UNDER AUDITOR'S FILE NO. 202101210118
RECORDS OF SKAGIT COUNTY, WASHINGTON

DEPUTY AUDITOR



LEGEND & ABBREVIATIONS

- X FOUND MAGNETIC NAIL WITH WASSER MARKED TRAVELER SURVEYING 5/94
- FOUND REBAR WITH CAP BY 3/18/94
- UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ⊙ FOUND CONCRETE MONUMENT
- ◇ AS DESCRIBED
- ◇ GATE POST
- WOOD FENCE
- WIRE FENCE
- AFN - AUDITOR'S FILE NUMBER
- ASS - ASSESSOR'S PARCEL NUMBER
- B-LA - BOUNDARY LINE ADJUSTMENT
- B-L - BOUNDARY LINE ADJUSTMENT
- N - NOT
- L-S - LAND SURVEYOR
- R - RECORD OF SURVEY
- R-O-S - RECORD OF SURVEY
- W/- WITH

RECORD OF SURVEY

SCALE: 1" = 20'	DRAWN BY: JTF	DATE: 1/19/21
REVIEWED BY: JAH	DATE: 1/21/21	DATE: 1/21/21
DATE: 1/21/21	DATE: 1/21/21	DATE: 1/21/21

HARMSEN
603 SOUTH FIRST STREET
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SHEET: 1 OF 1
SHEET NO. 14
SEC 32, T. 35N, R. 4E

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