

LEGAL DESCRIPTION

THE PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
 COMMENCING IN THE WEST QUARTER CORNER OF SAID SECTION 32;
 THENCE SOUTH 87°46' EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 324.67 FEET TO THE EASTLY LINE OF THE ABANDONED PRAIRIE SOUTHERN RAILROAD RIGHT-OF-WAY, BEING THE TRUE POINT OF BEGINNING;
 THENCE ALONG SAID RAILROAD RIGHT-OF-WAY, BEING THE TRUE POINT OF BEGINNING, SOUTH 01°56'52" EAST A DISTANCE OF 2594.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 720.54 FEET;
 THENCE ALONG THE ARC OF THE CURVE SOUTH 87°46'00" WEST THROUGH A CENTRAL ANGLE OF 16°58'40" A DISTANCE OF 192.46 FEET;
 THENCE SOUTH 30°48'10" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 82.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 143.99 FEET;
 THENCE ALONG THE ARC OF SAID CURVE SOUTH 87°46'00" WEST THROUGH A CENTRAL ANGLE OF 17°41'17" A DISTANCE OF 134.99 FEET;
 THENCE SOUTH 87°46'00" EAST A DISTANCE OF 448.59 FEET;
 THENCE SOUTH 01°55'11" EAST A DISTANCE OF 600.11 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32;
 THENCE NORTH 81°46'00" WEST A DISTANCE OF 1065.32 FEET TO THE TRUE POINT OF BEGINNING.
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 1/2 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 LYING WEST OF A LINE THAT IS 39 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OVER ROAD DESCRIBED IN ADDITION'S FILE NO. 748897.

BASIS OF BEARING

NORTH-TOWNSHIP EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 4 EAST, W.M.
 ALL DISTANCES SHOWN ON THIS RECORD OF SURVEY ARE GROUND DISTANCES, TO CONVERT DISTANCE TO GRID, MULTIPLY BY A COMBINED GRID FACTOR OF 0.999898124. BEARINGS ARE BASED ON WASHINGTON STATE PLANE NORTH ZONE (NAD83) BASED ON GPS OCCUPATIONS (UTIZING SHARPTITE)

REFERENCES

- R RECORD OF SURVEY AF#805590
- R1 RECORD OF SURVEY AF#8059186
- R2 RECORD OF SURVEY AF#200802210088
- R3 RECORD OF SURVEY AF#20080428017
- RECORD OF SURVEY AF#80610012

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER
 METHOD: FIELD TRAVERSE AND/OR NETWORK GPS
 NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
 RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 32-15-030 AND 32-15-040.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LAYOUT THE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN ON THE SURVEY RECORDED UNDER AF# 805590. THE INGRESS, EGRESS AND UTILITY EASEMENT PER AF#805590 AND THE 20' INGRESS, EGRESS AND UTILITY EASEMENT REFERENCED IN THE LEGAL DESCRIPTION.
 THE MAJORITY OF THIS SURVEY WAS IN THE SOUTHWEST QUARTER OF SECTION 32. THIS WAS CALCULATED FROM SURVEY AF# 805590. THE SURVEY CORNERS, WEST QUARTER CORNER, NORTH QUARTER CORNER AND THE NW CORNER OF THE NW QUARTER OF THE SOUTHWEST QUARTER WERE LOCATED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCE. THE NW CORNER OF SECTION 32 WAS CALCULATED FROM AF#806601012.
 OTHER SURVEYS HAVE HELD A FOUND IRON PIPE AT THE CENTER OF THE SECTION. THIS APPEARS TO BE 1/4 S OF NORTH OF THE POSTION AS CALCULATED BY A PASSION. THE DIFFERENCE IN THE LOCATION OF THE CENTER OF SECTION 32 CREATES A 1/4" GAP BETWEEN THE NW QUARTER AND THE SW QUARTER WHILE THE SW QUARTER HAS THE CORNER SHOWN ON THE MAP.

RECORDING CERTIFICATE

FILED FOR RECORD BY ANTON ELLIYSON THIS 12 DAY OF FEBRUARY 2021 A.D. AT 5:28 MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOLUME 11 OF SURVEYS ON PAGE 11 OF RECORDS OF SKAGIT COUNTY, WASHINGTON COUNTY AUDITOR
 Deputy Auditor

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROBIN GULLY IN NOVEMBER, 2020
 ANTON ELLIYSON REGISTRATION #53118 DATE 2-12-2021



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RECORD OF SURVEY FOR ROBIN GULLY
 SKAGIT COUNTY, WASHINGTON

PREP:	01/18/2021
REV:	
DRAFT:	NGR
CHK/LET:	
SHEET 1 OF 2	
PROJECT:	2083



