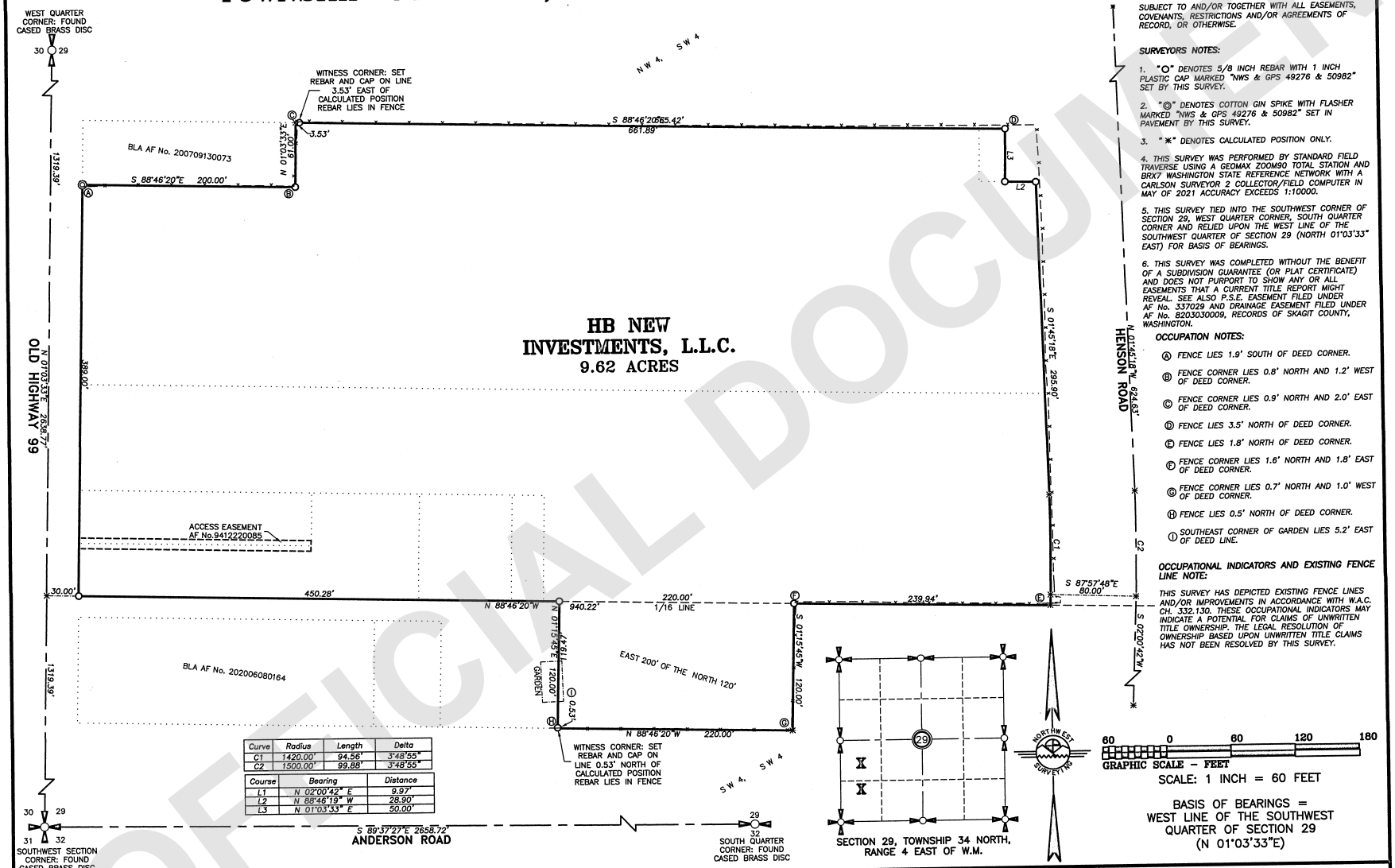
SURVEY IN SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.



Curve	Radius	Length	Delta
C1	1420.00'	94.56'	3°48'55"
C2	1500.00'	99.88'	3°48'55"

Course	Bearing	Distance
L1	N 02°00'42" E	9.97'
L2	N 88°46'19" W	28.90'
L3	N 01°03'33" E	50.00'

SCALE: 1 INCH = 60 FEET

BASIS OF BEARINGS = WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 (N 01°03'33"E)

LAND DESCRIPTION:

THAT PARCEL OF LAND AS DESCRIBED IN SKAGIT COUNTY AUDITOR'S FILE No. 202103190160, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYORS NOTES:

1. "○" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
2. "◎" DENOTES COTTON GIN SPIKE WITH FLASHER MARKED "NWS & GPS 49276 & 50982" SET IN PAVEMENT BY THIS SURVEY.
3. "✳" DENOTES CALCULATED POSITION ONLY.
4. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION AND BRX7 WASHINGTON STATE REFERENCE NETWORK WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN MAY OF 2021 ACCURACY EXCEEDS 1:10000.
5. THIS SURVEY TIED INTO THE SOUTHWEST CORNER OF SECTION 29, WEST QUARTER CORNER, SOUTH QUARTER CORNER AND RELIED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 (NORTH 01°03'33" EAST) FOR BASIS OF BEARINGS.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SUBDIVISION GUARANTEE (OR PLAT CERTIFICATE) AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL. SEE ALSO P.S.E. EASEMENT FILED UNDER AF No. 337029 AND DRAINAGE EASEMENT FILED UNDER AF No. 8203030009, RECORDS OF SKAGIT COUNTY, WASHINGTON.

OCCUPATION NOTES:

- (A) FENCE LIES 1.9' SOUTH OF DEED CORNER.
- (B) FENCE CORNER LIES 0.8' NORTH AND 1.2' WEST OF DEED CORNER.
- (C) FENCE CORNER LIES 0.9' NORTH AND 2.0' EAST OF DEED CORNER.
- (D) FENCE LIES 3.5' NORTH OF DEED CORNER.
- (E) FENCE LIES 1.8' NORTH OF DEED CORNER.
- (F) FENCE CORNER LIES 1.6' NORTH AND 1.8' EAST OF DEED CORNER.
- (G) FENCE CORNER LIES 0.7' NORTH AND 1.0' WEST OF DEED CORNER.
- (H) FENCE LIES 0.5' NORTH OF DEED CORNER.
- (I) SOUTHEAST CORNER OF GARDEN LIES 5.2' EAST OF DEED LINE.

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 18 DAY OF June 2021 AT 8:01 A.M., IN BOOK ___ OF SURVEYS ON PAGE ___, AT THE REQUEST OF NORTHWEST SURVEYING & GPS. FILED UNDER AF No. 202106180021

Sandra Perkins
COUNTY AUDITOR

DEPUTY 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 RECORDING ACT, AT THE REQUEST OF HB NEW INVESTMENTS, L.L.C. IN APRIL OF 2021.

06-16-21
DATE

CERTIFICATE No. 50982

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED PROFESSIONAL LAND SURVEYOR
06/16/2021

PORTION OF THE NW4, SW4 & SW4, SW4 SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M, SKAGIT COUNTY, WASHINGTON

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM

RECORD OF SURVEY FOR HB NEW INVESTMENTS, L.L.C.

DRAWN BY:	DATE:	JOB No.:
CHRIS	06/16/2021	21-265
REVIEWED BY:	DIR: 34-04\293404	SHEET:
JEROMY	CRD: 293404.CRD	1 OF 1

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06/18/2021 08:01 AM Pages: 1 of 1 Fees: $157.50
Skagit County Auditor

UNOFFICIAL DOCUMENT