

LEGAL DESCRIPTIONS

PLATS PER STATUTORY WARRANTY DEED #220201030814
 THE NORTH 25 FEET OF GOVERNMENT LOT 1 AND EAST OF COUNTY ROAD
 TOGETHER WITH THE NORTH 25 FEET OF THE WEST 75 FEET OF THE NORTHEAST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PLATS PER STATUTORY WARRANTY DEED #220201030814
 GOVERNMENT LOT 1 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.
 EXCEPT ROAD RIGHTS OF HWY.

AND EXCEPT THAT PORTION OF THE NORTH 25 FEET THEREOF LYING EAST OF THE COUNTY ROAD AS THE
 SAME EXISTED ON NOVEMBER 10, 1900.

AND ALSO EXCEPT RAILWAY RIGHT OF WAY CONVEYED TO SEATTLE AND NORTHERN RAILWAY CO. BY
 DEED DATED DECEMBER 15, 1898, AND RECORDED IN VOLUME 40 OF DEEDS, PAGE 176.

AND ALSO EXCEPT THE SOUTH HALF OF THE SOUTH HALF OF SAID GOVERNMENT LOT 1;
 THAT PORTION OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.,
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE WEST LINE
 OF THE RAILWAY RIGHT OF WAY AS CONVEYED TO SEATTLE AND NORTHERN RAILWAY COMPANY BY DEED
 DATED DECEMBER 15, 1898 AND RECORDED IN VOLUME 40 OF DEEDS, PAGE 176;
 THENCE SOUTHERLY ALONG THE WESTERN LINE OF SAID RAILWAY RIGHT OF WAY 669 FEET, MORE OR
 LESS, TO THE SOUTH LINE OF THAT PORTION OF GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE WESTERN LINE OF SAID RAILWAY RIGHT OF WAY 669 FEET,
 MORE OR LESS, TO THE WEST ALONG THE SOUTH LINE OF SAID U. S. HIGHWAY TRACT TO THE SKAGIT RIVER,
 THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID U. S. HIGHWAY TRACT TO THE SKAGIT RIVER,
 THENCE NORTHWESTERLY ALONG THE SKAGIT RIVER TO THE NORTH LINE OF SAID GOVERNMENT LOT 1;
 THENCE EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING.

AND ALSO EXCEPT ANY PORTION THEREOF BETWEEN THE WEST LINE OF THE RIGHT OF WAY OF THAT
 CERTAIN EXISTING COUNTY ROAD (AS THE SAME EXISTED ON AUGUST 2, 1969) AND SAID RAILROAD RIGHT
 OF WAY.

AND ALSO EXCEPT THAT PORTION, IF ANY, WITHIN THE COUNTY ROAD RIGHT OF WAY,
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

REFERENCES

PLATS PER STATUTORY WARRANTY DEED #220201030814
 THE EASTERN 75 FEET OF WHAT WAS FORMERLY RAILROAD RIGHT OF WAY, LOCATED IN GOVERNMENT
 LOT 1 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., BEING THE WESTERN 720 FEET FROM
 THE SOUTH LINE OF THAT CERTAIN CONVEYANCE MADE TO ATLANTIC WRIGHT BY DEED GRANTED FROM
 BURLINGTON NORTHERN INC., DATED OCTOBER 13, 1977, RECORDED IN SKAGIT COUNTY DEED RECORDS,
 VOLUME 291, PAGE 547.

ALSO, THE WESTERN 50 FEET OF SAID FORMER RIGHT OF WAY LYING BETWEEN TWO LINES PARALLEL TO
 AND SOUTH 480 FEET AND 720 FEET, RESPECTIVELY, OF THE SOUTH LINE OF SAID WRIGHT PROPERTY
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD BY AARON ELLIOTSON THIS 23 DAY OF
 JUNE, 2021 A.D. AT 2:11 MINUTES P.M. O.C.C. O.C.K. P.M.
 AND RECORDED IN VOLUME 12 OF SURVEYS ON PAGE 1
 RECORDS OF SKAGIT COUNTY, WASHINGTON
 COUNTY AUDITOR: *David Bellis* DEPUTY AUDITOR: *Mark Quinn*

LAND SURVEYOR'S CERTIFICATE

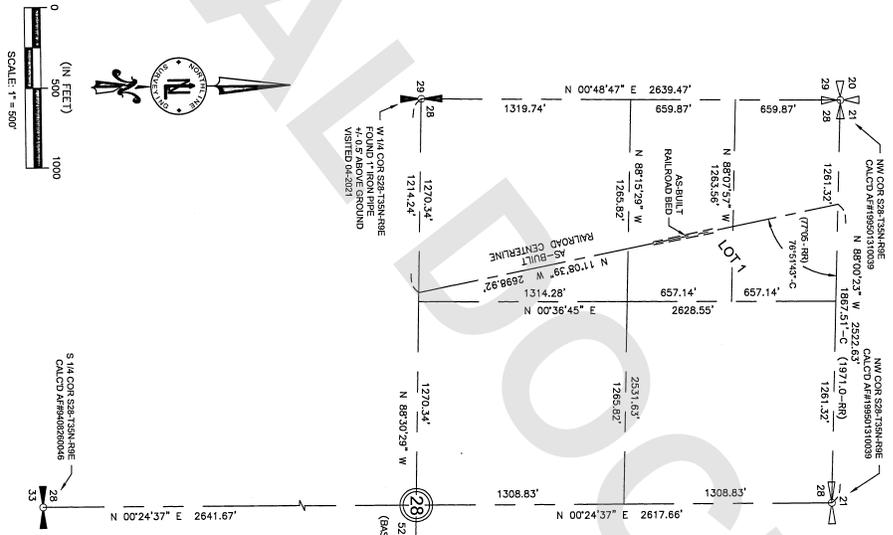
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
 MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE
 SURVEY/RECORDING ACT AT THE REQUEST OF ANDREW JACKURA
 IN APRIL, 2021
 AARON ELLIOTSON REGISTRATION #53314 DATE 7-22-2021



Northline Surveying
 Surveying and Construction Technologies
 2025 RIVERSIDE DRIVE SUITE D
 MOUNT VERNON, WA 98273
 (360)999-9598

RECORD OF SURVEY FOR ANDREW JACKURA
 PORTIONS OF GOVT LOT 1 AND THE NE 1/4 OF THE NW 1/4
 OF SEC. 28 TWP. 35 N. RGE. 9 E. W.M.
SKAGIT COUNTY, WASHINGTON

PREP: 07/20/2021
 REV:
 DRAFT: AT
 CHK: AET
 SHEET 1 OF 2
 PROJECT: 21-40



BASIS OF BEARING

NORTH 88°30'29" WEST BETWEEN FOUND MONUMENTS ALONG THE EAST WEST
 CENTER LINE OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.
 ALL DISTANCES SHOWN ON THIS RECORD ARE GROUND DISTANCES. TO
 CONVERT TO GRID, MULTIPLY BY A CORRECTED GRID FACTOR OF 0.9999542.
 BEARINGS ARE WASHINGTON STATE PLANE NORTH ZONE (NAD83/2011) AND
 ARE BASED ON GPS OCCUPATIONS UTILIZING SHANNETT 1.

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER
 METHOD: FIELD TRANSIT AND/OR NETWORK GPS
 RELATIVE ACCURACY AND/OR CLOSURES MET OR EXCEED THE MINIMUM
 STANDARDS STATED IN WAC 332-150-055 AND 332-150-090.
 NO OBSERVERS, RESTRICTIONS OR RESERVATION OF RECORD WHICH
 WOULD BE DEROGATED BY A TITLE REPORT ARE SHOWN.

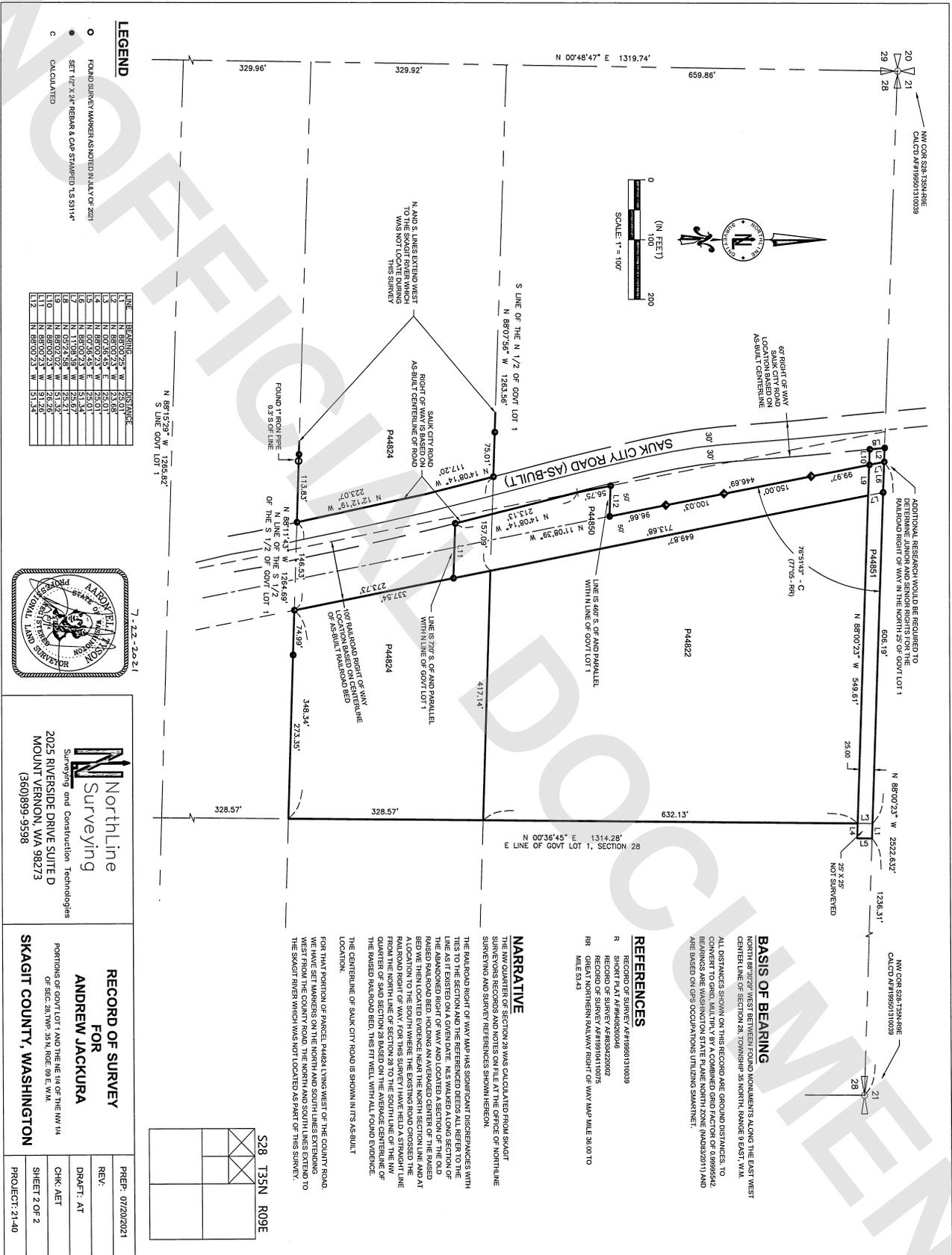
LEGEND

- FOUND MONUMENT IN PLACE AS NOTED
- M MEASURED
- C CALCULATED

FOUND MONUMENT IN CASE
 +1.05' BELOW SURFACE
 VISITED 04-20-21
 N 01°45'57" E
 168.50' - R
 28

FOUND MONUMENT IN CASE
 +1.05' BELOW SURFACE
 VISITED 04-20-21
 N 01°45'57" E
 168.50' - R
 28

FOUND MONUMENT IN CASE
 +1.05' BELOW SURFACE
 VISITED 04-20-21
 N 01°45'57" E
 168.50' - R
 28



LEGEND

- FOUND SURVEY MARKER AS NOTED IN ALTY OF 2021
- SET 1/2" X 24" REBAR & CAP STAMPED T.S. 531114*
- CALCULATED

LINE	BEARING	DISTANCE
1	N 88°00'23" W	23.88'
2	N 88°00'23" W	23.88'
3	N 00°48'47" E	1319.74'
4	N 00°48'47" E	1319.74'
5	N 00°48'47" E	1319.74'
6	N 88°00'23" W	51.34'
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Northline
Surveying and Construction Technologies
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RECORD OF SURVEY
FOR
ANDREW JACKURA
PORTIONS OF GOVT LOT 1 AND THE NE 1/4 OF THE NW 1/4
OF SEC. 28, TWP. 35 N, R99 E, S1/4, WA.
SKAGIT COUNTY, WASHINGTON

PREP: 07/20/2021
REV:
DRAFT: AT
CHK: AET
SHEET 2 OF 2
PROJECT: 2140

NARRATIVE

THE NW QUARTER OF SECTION 28 WAS CALCULATED FROM SKAGIT SURVEYING RECORDS AND NOTES ON FILE AT THE OFFICE OF NORTHLINE SURVEYING AND SURVEY REFERENCES SHOWN HEREON.

THE RAILROAD RIGHT-OF-WAY HAD AN ANTIQUATED DISPOSITION WITH THIS TO THE SECTION AND THE REFERENCED BEARS ALL REFER TO THE LINE AS IT EXISTED ON A GIVEN DATE. WAS WALKED ALONG SECTION OF THE ABANDONED RIGHT-OF-WAY AND LOCATED A SECTION OF THE OLD RASSED RAILROAD BED. HOLDING AN AVERAGE CENTER OF THE RASSED BED, THEN LOCATED A POINT ON THE RASSED BED THAT WAS AT THE POINT OF CROSSING OF THE RASSED BED AND THE RAILROAD RIGHT-OF-WAY. FOR THIS SURVEY I HAVE HELD A STRAIGHT LINE FROM THE NORTH LINE OF SECTION 28 TO THE SOUTH LINE OF THE QUARTER OF SAID SECTION 28 BASED ON THE AVERAGE CENTERLINE OF THE RASSED WALKROAD BED. THIS FIT WELL WITH ALL FOUND EVIDENCE. THE CENTERLINE OF SAUK CITY ROAD IS SHOWN IN ITS AS-BUILT LOCATION.

FOR THAT PORTION OF PARCELS P44824, UNLESS WEST OF THE COUNTY ROAD, THE NORTH AND SOUTH LINES EXTENDING WEST FROM THE COUNTY ROAD, THE NORTH AND SOUTH LINES EXTEND TO THE SKAGIT RIVER WHICH WAS NOT LOCATED AS PART OF THIS SURVEY.

REFERENCES

RECORD OF SURVEY A#195601310039
R SHORT PLAT A#2942629046
RECORD OF SURVEY A#2942629046
R SHORT PLAT A#2942629046
RR GREAT NORTHERN RAILWAY RIGHT-OF-WAY MAPS MILE 26.00 TO MILE 53.43

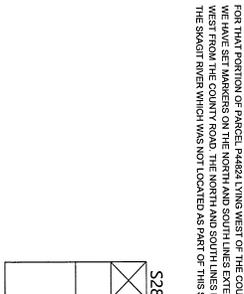
BASIS OF BEARING

NORTH 88°00'23" WEST BETWEEN FOUND MONUMENTS ALONG THE EAST WEST CENTERLINE OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 99 EAST 1/4, WA. ALL DISTANCES SHOWN ON THIS RECORD ARE GROUND DISTANCES. TO CONVERT TO GRID, MULTIPLY BY A COMBINED GRID FACTOR OF 0.9999542. BEARINGS ARE WASHINGTON STATE PLANE NORTH ZONE (NAD83/2011) AND ARE BASED ON GPS OCCUPATIONS UTILIZING SHANNETT.

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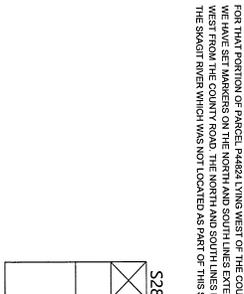
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