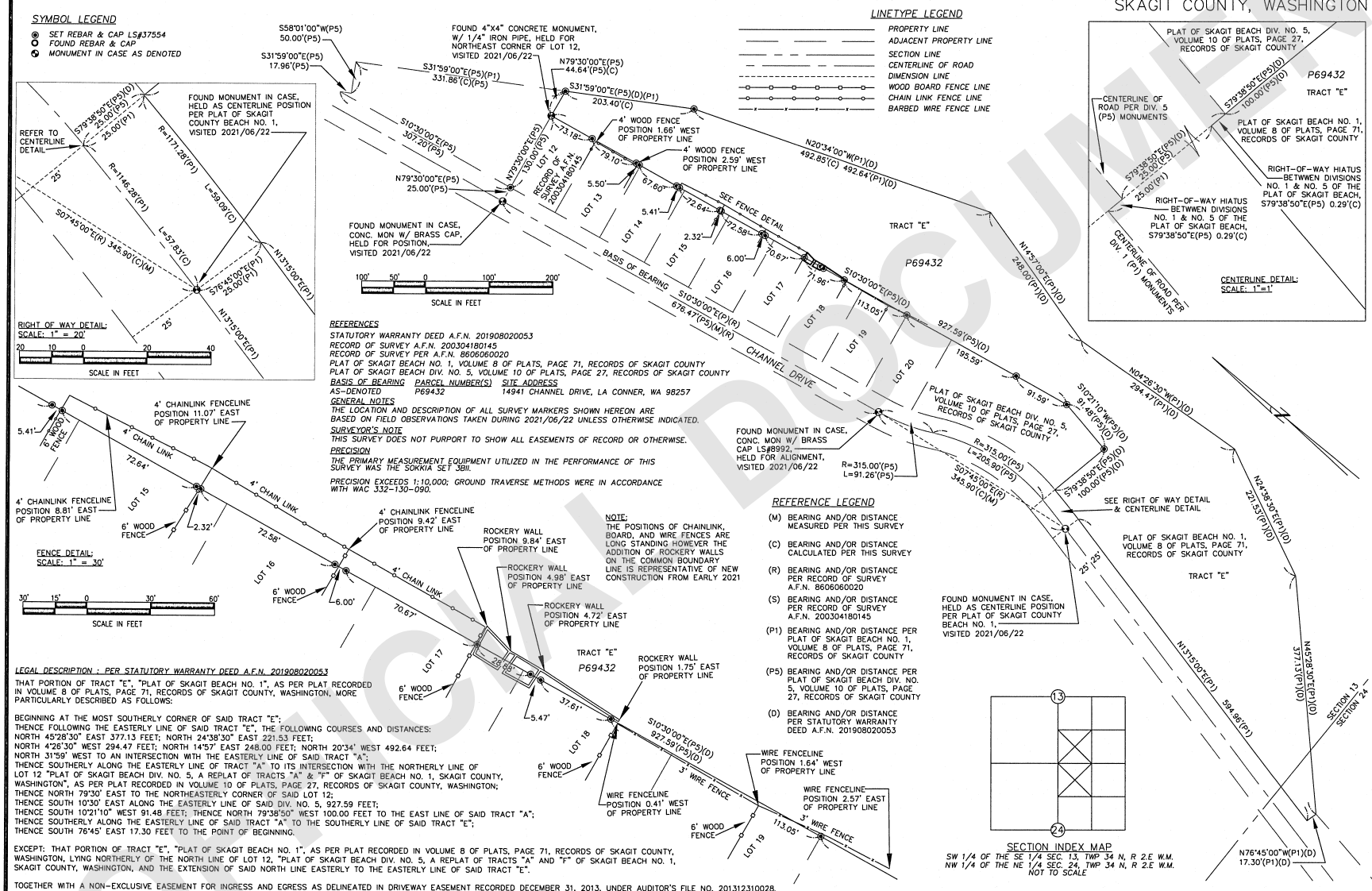
A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



REFERENCES

STATUTORY WARRANTY DEED A.F.N. 201908020053
RECORD OF SURVEY A.F.N. 200304180145
RECORD OF SURVEY PER A.F.N. 8606060020
PLAT OF SKAGIT BEACH NO. 1, VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY
PLAT OF SKAGIT BEACH DIV. NO. 5, VOLUME 10 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY

BASIS OF BEARING	*PARCEL NUMBER(S)*	*SITE ADDRESS*
AS-DENOTED	*P69432*	*14941 CHANNEL DRIVE, LA CONNER, WA 98257*

GENERAL NOTES

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN DURING 2021/06/22 UNLESS OTHERWISE INDICATED.

SURVEYOR'S NOTE

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

PRECISION

THE PRIMARY MEASUREMENT EQUIPMENT UTILIZED IN THE PERFORMANCE OF THIS SURVEY WAS THE SOKKIA SET 3BII.

PRECISION EXCEEDS 1:10,000; GROUND TRAVERSE METHODS WERE IN ACCORDANCE WITH WAC 332-130-090.

NOTE:
THE POSITIONS OF CHAINLINK, BOARD, AND WIRE FENCES ARE LONG STANDING HOWEVER THE ADDITION OF ROCKERY WALLS ON THE COMMON BOUNDARY LINE IS REPRESENTATIVE OF NEW CONSTRUCTION FROM EARLY 2021

REFERENCE LEGEND

(M) BEARING AND/OR DISTANCE MEASURED PER THIS SURVEY

(C) BEARING AND/OR DISTANCE CALCULATED PER THIS SURVEY

(R) BEARING AND/OR DISTANCE PER RECORD OF SURVEY A.F.N. 8606060020

(S) BEARING AND/OR DISTANCE PER RECORD OF SURVEY A.F.N. 200304180145

(P1) BEARING AND/OR DISTANCE PER PLAT OF SKAGIT BEACH NO. 1, VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY

(P5) BEARING AND/OR DISTANCE PER PLAT OF SKAGIT BEACH DIV. NO. 5, VOLUME 10 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY

(D) BEARING AND/OR DISTANCE PER STATUTORY WARRANTY DEED A.F.N. 201908020053

LEGAL DESCRIPTION : PER STATUTORY WARRANTY DEED A.F.N. 201908020053

THAT PORTION OF TRACT "E", "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT "E";
THENCE FOLLOWING THE EASTERLY LINE OF SAID TRACT "E", THE FOLLOWING COURSES AND DISTANCES:
NORTH 45°28'30" EAST 377.13 FEET; NORTH 24°38'30" EAST 221.53 FEET;
NORTH 4°26'30" WEST 294.47 FEET; NORTH 14°57' EAST 248.00 FEET; NORTH 20°34' WEST 492.64 FEET;
NORTH 31°59' WEST TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT "A";
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF TRACT "A" TO ITS INTERSECTION WITH THE NORTHERLY LINE OF LOT 12 "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 79°30' EAST TO THE NORTHEASTERLY CORNER OF SAID LOT 12;
THENCE SOUTH 10°30' EAST ALONG THE EASTERLY LINE OF SAID DIV. NO. 5, 927.59 FEET;
THENCE SOUTH 10°21'10" WEST 91.48 FEET; THENCE NORTH 79°38'50" WEST 100.00 FEET TO THE EAST LINE OF SAID TRACT "A";
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT "A" TO THE SOUTHERLY LINE OF SAID TRACT "E";
THENCE SOUTH 76°45' EAST 17.30 FEET TO THE POINT OF BEGINNING.

EXCEPT: THAT PORTION OF TRACT "E", "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E".

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED IN DRIVEWAY EASEMENT RECORDED DECEMBER 31, 2013, UNDER AUDITOR'S FILE NO. 201312310028.

DELTA LAND SURVEYORS
370 N. EAST CAMANO DRIVE, SUITE 5-66
CAMANO ISLAND, WA 98282
PHONE (360) 939-0316
FAX (360) 939-2078

Drawn IMR	Date 2021/07/05	Job No. 20-3066
Checked RDR	Scale SHOWN F.B. LL	Sheet 1 of 1

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF August, 2021 AT _____, IN BOOK ___ OF SURVEYS AT PAGE ___

AT THE REQUEST OF DELTA LAND SURVEYORS

Sandra Perkins
COUNTY AUDITOR

Nancy Linares Salgado
DEPUTY AUDITOR

RECORD OF SURVEY
FOR
CARLOS BARRAZA

TAX PARCEL: P69432 SKAGIT COUNTY, WASHINGTON

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 CARLOS BARRAZA

14941 CHANNEL DRIVE, LA CONNER, WA 98257

in JUNE, 20 21

RICHARD D. ROSS, STATE OF WASHINGTON, 37554, REGISTERED PROFESSIONAL LAND SURVEYOR

8-4-21

CERTIFICATE NO. 37554

202108040026
08/04/2021 10:01 AM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor
UNOFFICIAL DOCUMENT