THAT PORTION OF THE S 1/2, SW 1/4, SECTION 18 TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

LEGAL DESCRIPTION:

PARCEL "A"
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, WHICH BEARS NORTH 89°08' WEST A DISTANCE OF 2665.70 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 50°20'15" WEST A DISTANCE OF 218.87 FEET TO A POINT ON THE NORTH EDGE OF THE PAVEMENT OF THE OLD COUNTY ROAD ACROSS KAYTON SLOUGH; THENCE NORTH 01°35'45" EAST A DISTANCE OF 18.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE OLD COUNTY ROAD ALIGNMENT ACROSS KAYTON SLOUGH, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°35'45" EAST A DISTANCE OF 156.18 FEET; THENCE SOUTH 87°52'15" EAST TO THE CENTER LINE OF KAYTON SLOUGH, SO KNOWN AND ON FILE; THENCE FOLLOW THE CENTER LINE OF SAID SLOUGH IN A SOUTHWESTERLY DIRECTION TO A POINT WHICH IS SOUTH 01°35'45" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 01°35'45" EAST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, WHICH BEARS NORTH 89°08' WEST A DISTANCE OF 2665.70 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 50°20'15" WEST A DISTANCE OF 218.87 FEET TO A POINT ON THE NORTH EDGE OF THE PAVEMENT OF THE OLD COUNTY ROAD ACROSS KAYTON SLOUGH; THENCE NORTH 01°35'45" EAST A DISTANCE OF 18.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE OLD COUNTY ROAD ALIGNMENT ACROSS KAYTON SLOUGH, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE NORTH 01°35'45" EAST A DISTANCE OF 156.18 FEET; THENCE NORTH 87°52'15" WEST A DISTANCE OF 222 FEET, MORE OR LESS, TO AN INTERSECTION OF RIGHT-OF-WAY OF COUNTY ROAD; THENCE FOLLOW RIGHT-OF-WAY OF SAID COUNTY ROAD IN A SOUTHEASTERLY DIRECTION TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

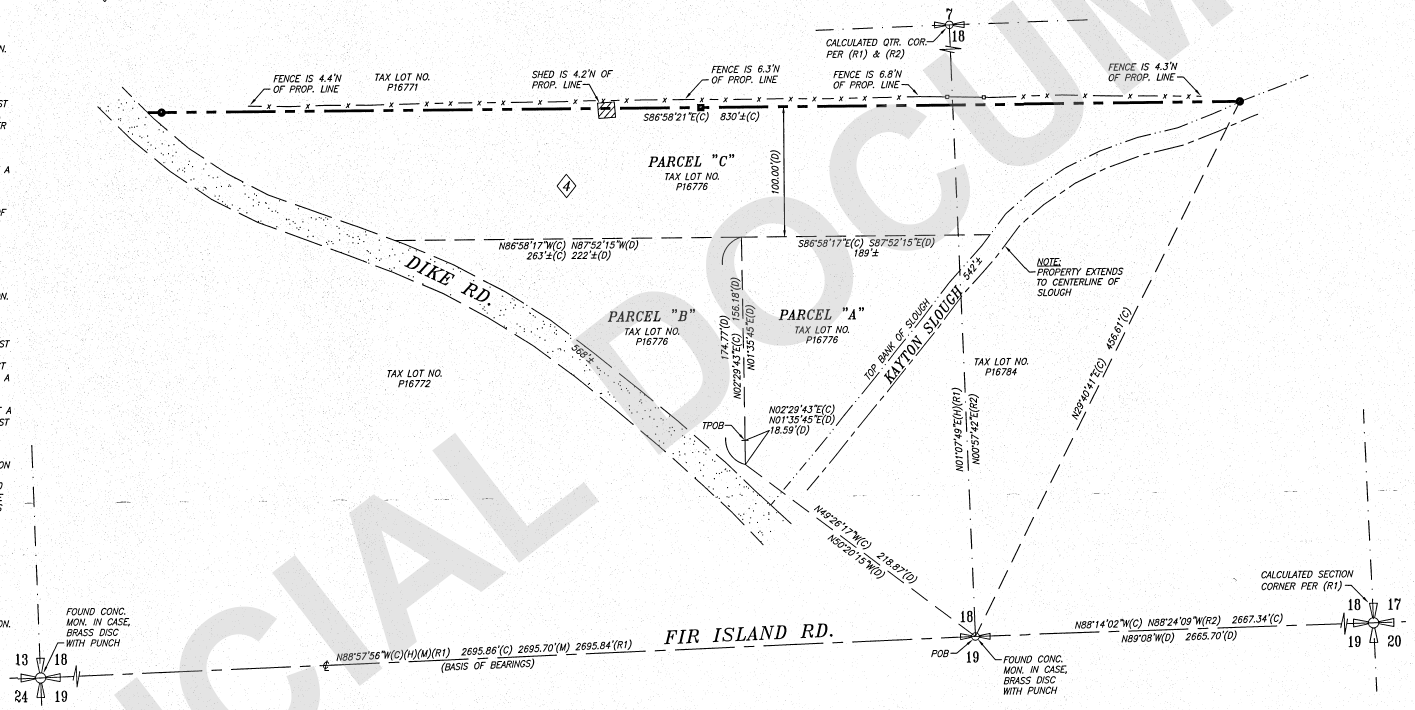
PARCEL "C"
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, WHICH POINT BEARS NORTH 89°08' WEST A DISTANCE OF 2665.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 18; THENCE NORTH 50°20'15" WEST A DISTANCE OF 218.87 FEET TO A POINT ON THE NORTH EDGE OF THE PAVEMENT OF THE OLD COUNTY ROAD ACROSS KAYTON SLOUGH; THENCE NORTH 01°35'45" EAST A DISTANCE OF 174.77 FEET; THENCE NORTH 87°52'15" WEST A DISTANCE OF 222 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE COUNTY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87°52'15" EAST TO THE CENTER OF KAYTON SLOUGH; THENCE FOLLOW THE CENTER LINE OF KAYTON SLOUGH IN A NORTHEASTERLY DIRECTION TO A POINT 100 FEET NORTH (AS MEASURED AT RIGHT ANGLES) FROM THE LAST ABOVE DESCRIBED EAST AND WEST COURSE OF THIS DESCRIPTION; THENCE NORTH 87°52'15" WEST ALONG A LINE PARALLEL TO AND 100 FEET DISTANT FROM SAID DESCRIBED EAST AND WEST COURSE, TO THE EASTERLY LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY ALONG THE COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE, ALL DITCH AND ROAD RIGHTS-OF-WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGEND:

- FOUND SEC. CORNER, AS SHOWN
- FOUND 1/4 CORNER, AS SHOWN
- ● SET 5/8" REBAR & CAP, LS 29537
- ■ SET 2X2 WOOD LINE STAKE
- ℄ INDICATES CENTERLINE
- R/W RIGHT OF WAY
- (C) INDICATES CALCULATED VALUE
- (D) INDICATES VALUE OF RECORD PER DEED
- (H) INDICATES VALUE HELD FOR THIS SURVEY
- (M) INDICATES MEASURED VALUE
- (R1) INDICATES VALUE OF RECORD PER ROS (REC. #201907030021)
- (R2) INDICATES VALUE OF RECORD PER ROS (307/53)
- WOOD FENCELINE
- WIRE FENCELINE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN TWO FOUND MONUMENTS, BEARING S88°57'56"E, AS SHOWN.

CROSS REFERENCE:

REFERENCE IS MADE TO THE FOLLOWING FOR SECTION SUBDIVISION AND TIE INFORMATION:
STATUTORY WARRANTY DEED, REC. #202003160078;
SURVEY FOR ROBERT SUND, REC. #201907030021;
PORTION OF SE 1/4, SEC. 18, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., BK. 307, PG. 53;
RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES:

FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A 2" TOPCON TOTAL STATION USING TRAVERSE METHODS THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN, TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY INTENDED. ITS USE DOES NOT EXTEND TO, AND IS NOT AUTHORIZED FOR USE BY ANY UNNAMED PERSON OR PERSONS. THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER PARTY WITHOUT THE EXPRESS PERMISSION AND RECERTIFICATION BY THIS SURVEYOR TO ANOTHER PARTY.

ALL FOUND SURVEY EVIDENCE WAS VISITED ON THE DATE OF THIS SURVEY UNLESS OTHERWISE NOTED.

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N

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

SITE ADDRESS:

20975 DIKE RD.
MOUNT VERNON, WA 98273

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 DAVID ELLERTSEN, IN JULY, 2021.

JAMES D. CRONES
L.S. 29537

DATE: 09-29-21

JAMES D. CRONES — STATE OF WASHINGTON — 29537 — REGISTERED PROFESSIONAL LAND SURVEYOR

THAT PORTION OF THE S 1/2, SW 1/4, SECTION 18 TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

CRONES: 23806 190TH AVE. SE, KENT, WA 98042

SHEET 1 of 1

Drawing Date	09/29/2021
Scale	1" = 60'
Surveyed	DB/EC
Drawn	RJR
Checked	JJC
Filename	ELLED-BND-01A.DWG

DAVID ELLERTSEN

LOT SURVEY

RECORD OF SURVEY

SKAGIT COUNTY — STATE OF WASHINGTON

RECORDING CERTIFICATE

FILED FOR RECORD THIS 6 DAY OF December
2021 AT 10:51 A.M. IN BOOK — OF SURVEYS AT
PAGE —, AT THE REQUEST OF CRONES SURVEYING, INC.

MANAGER OF RECORDS AND ELECTIONS

CRONES LAND SURVEYING
425-432-5930 - www.crones.com

UNOFFICIAL DOCUMENT

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12/06/2021 10:37 AM Pages: 1 of 1 Fees: $287.50
Skagit County, Auditor