

**Legal Description**

That portion of the below described Parcels "A", "B", and "C" (said portion being known as "Tract X" of that quit claim deed recorded September 26, 2007 under Skagit County Auditor's File No. 2007092600074) more fully described as follows:  
 Tract "X":

Begin at the Southeastern corner of said Tract "A",  
 thence Northwesterly along the Southwesterly line of said Tract "A", 170 feet, more or less, to the Southeastern line of that certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's File No. 498236;  
 thence Northwesterly along the Southwesterly line of said Tract "A", 170 feet, more or less, to a point on a line parallel with and 15 feet Northwesterly of the Southwesterly line of said Parcel "A",  
 thence Southwesterly parallel with the Southwesterly line of said Parcel "A", a distance of 93 feet, more or less, to a point on a line parallel with and 75 feet Northwesterly of the Southwesterly line of said Parcel "A",  
 thence Northwesterly along said parallel line and its Northwesterly extension to the Northern line of Parcel "B",  
 thence Easterly along said Northern line to the Northeast corner of said Parcel "B",  
 thence Southerly along the East line of said Parcel "B" to the Southeast corner of Parcel "B",  
 thence Westerly along the Southwesterly line of said Parcel "B" to the Northeast corner of said Parcel "A",  
 thence Southwesterly along the Southwesterly line of said Parcel "A" to the Point of Beginning.

(Parcels "A" and "B" as shown at Exhibit "A" of said quit claim deed #200709260074

Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31°08' East 225 feet and South 58° 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington;  
 thence from said point of beginning run South 58°52' East 200 feet;  
 thence North 31°08' East 209 feet;  
 thence North 58°52' West 200 feet;  
 thence South 31° 08' West 209 feet to the point of beginning;  
 EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954, and recorded February 16, 1954, under Auditor's File No. 498236.

Parcel "B":

That portion of the following described tract which is located South of State Highway 20:

That portion of the Southeast 1/4 of Section 26, Township 35 North, Range 9 East, W.M., described as follows:  
 Beginning at a point North 31°08' East 434 feet and South 58°52' East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946, to Louis Lafleur by deed recorded under Auditor's File No. 398038;  
 thence North 11°40' East 260 feet;  
 thence South 58°52' East 250 feet;  
 thence South 11°49' West 260 feet; (see note below)  
 thence North 58°52' West 250 feet to the point of beginning

Situate in the County of Skagit, State of Washington.

**Source of legal description**

The legal description for this survey has been taken from the Statutory Warranty deed filed under Skagit County Auditor's File Nos. 202107120125. (Scrivener's errors have been corrected to the match quit claim deed filed under A.F.N. 200709260074).

**Note:**

The third course of parcel "B" was originally described as: "thence South 11°40' West" (as written in the Statutory Warranty Deed Filed under Skagit County Auditor's File No. 443509). This survey holds that original course, (which results in a closure to the point of beginning).

**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 Richard Douvier in December 2021.

*Stephien Anthony Zirkovich*  
 Stephien Anthony Zirkovich Date 1-19-2022  
 Certificate Number 46904

**ZITKOVICH LAND SURVEYING, PLLC**

PROFESSIONAL LAND SURVEYING  
 CONCRETE WA 98237

(360) 391-3494

DRAWN BY: SAZ, JANUARY 12, 2022

SCALE: 1" = 40 FT. PAGE 1 OF 2

**RECORD OF SURVEY**

In Govt. Lot 1,  
 of Section 26,  
 Twp. 35 N., Rge. 9 E., W.M.,  
 Skagit County, Washington

Owners: Richard and Lisa Douvier



1-19-2022

**Notes:**  
 1 Basis of Bearing: N 30° 55' 43" W along the monumented center line of Alfred Street as shown hereon.

2 Parcel "A" and the adjacent to the east and south were previously surveyed and recorded under Skagit County Auditor's File No. 9611200100. The adjoiner to the east was again surveyed and recorded under Auditor's File No. 201605010004. In order to avoid confusion and provide for stability in the respective boundaries, I have accepted the monuments found or set by said surveys. The results shown hereon are for the purposes of accurate retracement and recovery.

3 This survey was performed without the benefit of a title report. It does not purport to show all easements, restrictions, reservations, provisions, covenants or conditions which may affect the parcel shown.

4 This survey was performed by a standard field traverse using a Leica TCRP 1203 (3 second) total station. This survey meets or exceeds the accuracy requirements specified in W.A.C. Ch. 332-130-090.

5 This is a boundary survey only; neither utilities nor topography were surveyed.

6 I found a railroad spike per the Records of Survey filed under Skagit County Auditor's File Numbers 201606010004, 9611120100 & 8207290016. This spike has consistently been held as the monument marking the point North 31°08' East, 225 feet and South 58° 52' East 30 feet from the Northeast corner of Lot 1 Block 7 of the plat of "Rockport".

7 I recovered the centerline monuments for the right-of-way for State Route 20 as shown hereon.

A) I held the westernmost one for station 169+29.1.  
 B) I held the monument found at 175+88.2 (175+85.4 plans) for the end of the circular curve.  
 C) I held the radius of the circular curve at 716.25 per the plans.

8 The right of way for State Route 20 was taken from the Right of Way Plans: SR 20, Rockport West, Approved July 21, 1953, Sheet 4 of 5

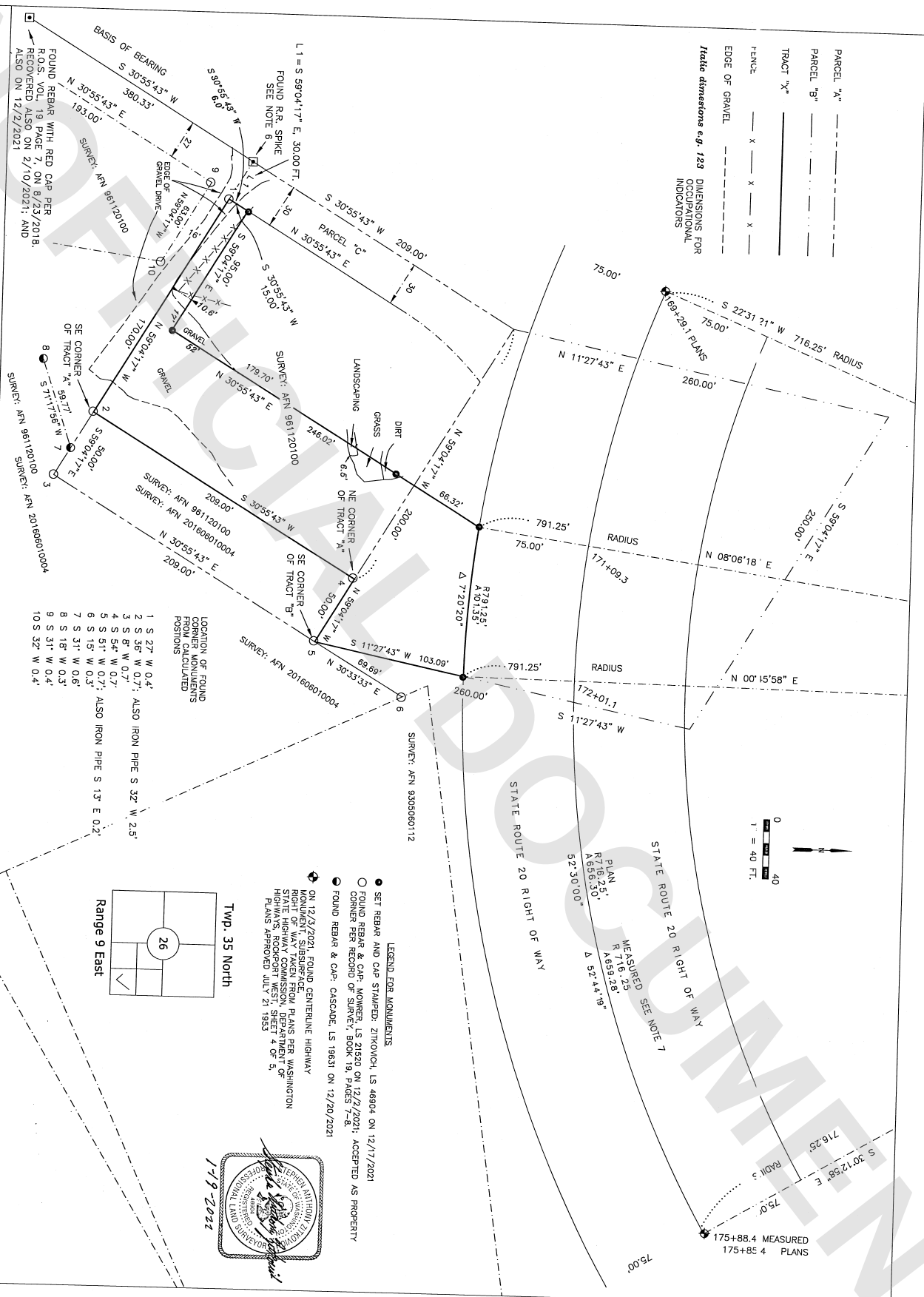
9 This survey has located an existing fence line and other occupational indicators in accordance with W.A.C. 332-130 Said indicators may present a potential for claims of unwritten rights to title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this survey.

**Auditor's Certificate**

Filed for record this 19 day of January, 2022  
 at 2:51 AM (ED) in volume of surveys on page 2  
 under Auditor's File No. 202201190085  
 at the request of Zirkovich Land Surveying, PLLC

*Nancy Linnex S*  
 Nancy Linnex S Deputy  
 Skagit County Auditor

PARCEL "A" \_\_\_\_\_  
 PARCEL "B" \_\_\_\_\_  
 TRACT "X" \_\_\_\_\_  
 FENCE \_\_\_\_\_  
 EDGE OF GRAVEL \_\_\_\_\_  
*Trade dimensions e.g. 123 DIMENSIONS FOR OCCUPATIONAL INDICATORS*

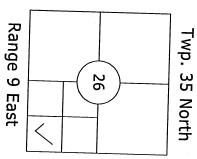


In Govt. Lot 1, in the Southeast 1/4 of the Southeast 1/4 of Section 26,  
 Twp. 35 N., Rge. 9 E., W. 11, Skagit County, Washington

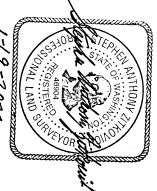
RECORD OF SURVEY

FOUND REBAR WITH RED CAP PER  
 R.O.S. VOL. 19 PAGE 7, ON 8/23/2018.  
 RECOVERED ALSO ON 2/10/2021; AND  
 ALSO ON 12/2/2021

- LOCATION OF FOUND  
 CORNER MONUMENTS  
 POSITIONS CALCULATED
- 1 S 27° W 0.4'
  - 2 S 36° W 0.7'; ALSO IRON PIPE S 32° W 2.5'
  - 3 S 8° W 0.7'
  - 4 S 34° W 0.7'
  - 5 S 11° W 0.7'; ALSO IRON PIPE S 13° E 0.2'
  - 6 S 15° W 0.3'
  - 7 S 31° W 0.6'
  - 8 S 18° W 0.3'
  - 9 S 31° W 0.4'
  - 10 S 32° W 0.4'



- LEGEND FOR MONUMENTS
- SET REBAR AND CAP STAMPED: ZITKOVICH, LS 48904 ON 12/17/2021
  - FOUND REBAR & CAP; MOWER, LS 21520 ON 12/2/2021; ACCEPTED AS PROPERTY CORNER PER RECORD OF SURVEY, BOOK 19, PAGES 7-8.
  - FOUND REBAR & CAP; CASCADE, LS 19631 ON 12/20/2021
  - ON 12/2/2021, FOUND CENTERLINE HIGHWAY MONUMENT, SUBSURFACE POLY PLANS PER WASHINGTON STATE HIGHWAY COMMISSION, DEPARTMENT OF TRANSPORTATION, SHEET 4 OF 5. PLANS APPROVED JULY 21 1953



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DRAWN BY: SAZ	DECEMBER 30, 2021	SCALE: 1" = 40 FT.
DATES OF FIELD WORK ARE DECEMBER 2, 3, 7, 15 & 20 2021		