

202203210004

03/21/2022 08:32 AM
Shagit County Auditor
Pages: 1 of 1 Fees: \$267.50

Survey For: PORTN GOVT LOT 4, SEC. 36, TWP. 34N, RGE. 4E, W.M.
Survey By: (360)-435-5551
Cascadia Surveying & Engineering, Inc.
Y:\2022 DWG\PROJ\2022-RDS DWG (TOS)
P.O. BOX 306, RAINIER, WASHINGTON 98223 (TOS EAST DIVISION STREET)
3/10/22

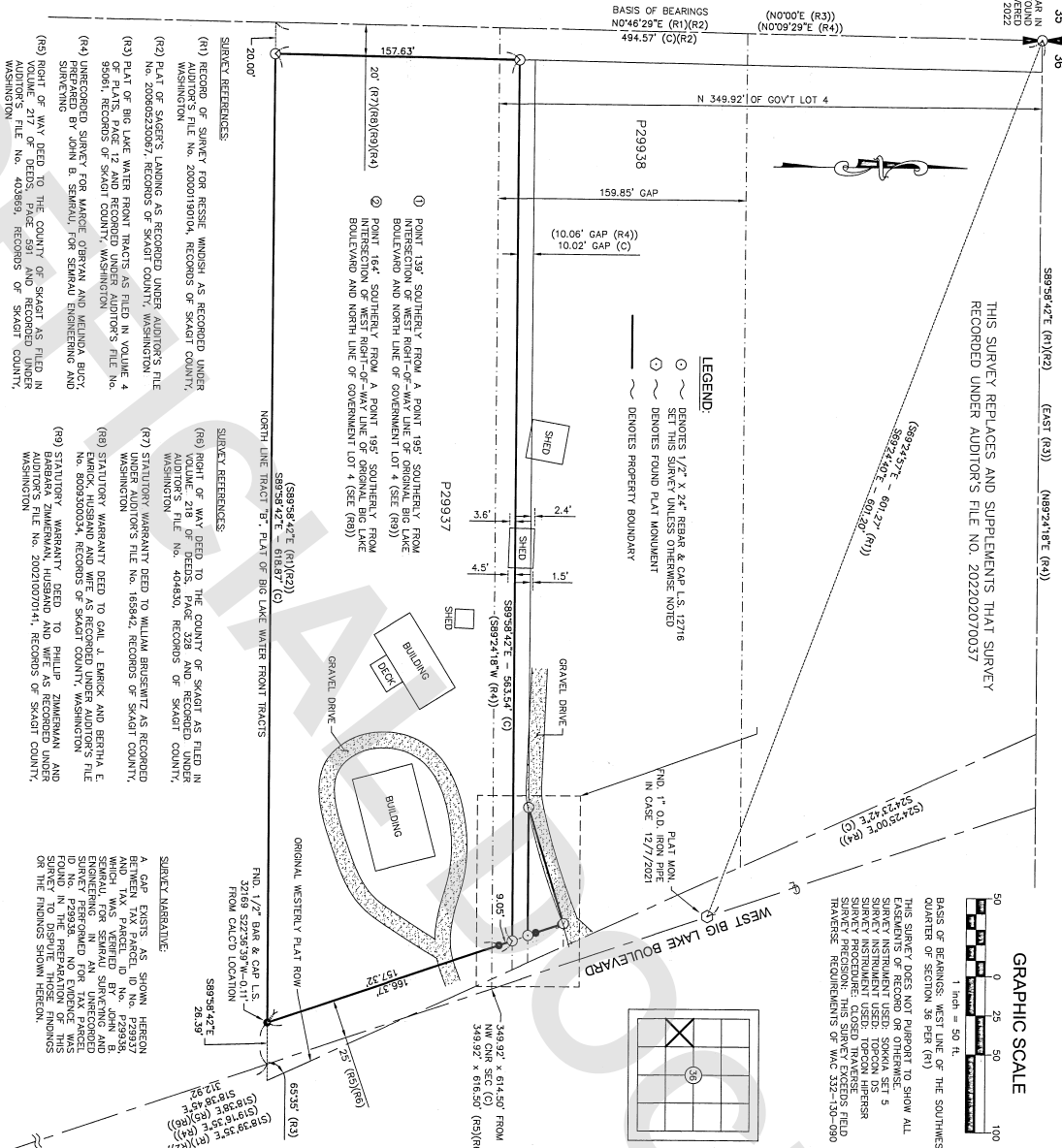
PHILLIP ZIMMERMAN



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 21st DAY OF March
2022, AT 8:32 AM
IN BOOK _____ OF _____
AT THE REQUEST OF CASCADE
SURVEYING & ENGINEERING, INC.
Shagit County Auditor

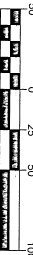
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE
REQUEST OF PHILLIP ZIMMERMAN
IN 03/09/22
REGISTERED LAND SURVEYOR
L.S. NO 12716

SCALE: 1"=50'
DRAWN BY: JET
CHECKED BY: JET
FIELD SURVEY: 12/1/2021
JOB #: 23032
F.B.#: SK, 71



THIS SURVEY REPLACES AND SUPPLEMENTS THAT SURVEY
RECORDED UNDER AUDITOR'S FILE NO. 20202070037

GRAPHIC SCALE



LEGAL DESCRIPTION:

AKN 200210070141

LOT 4, PARCEL P29937

THAT PORTION OF GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST
OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LINE OF BIG LAKE BOULEVARD AS SHOWN ON PLAT
OF BIG LAKE WATERFRONT TRACTS, SAGAT COUNTY, WASHINGTON, AS PER
AS SAID WESTERN LINE INTERSECTED ON MAY 15, 1922, RECORDS OF SAGAT COUNTY, AND
FROM WHERE SAID WESTERN LINE INTERSECTED IN THE NORTH LINE OF SAID GOVERNMENT
LOT FOUR (4) SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THOSE
BRACKS CONNECTED TO WILLAM BOULEVARD BY DEED DATED MAY 15, 1922, FILED JULY
5, 1923, AS FILE NO. 163942 AND RECORDED IN VOLUME 129 OF DEEDS AT PAGE 436;
THENCE EAST ALONG THE WESTERN LINE OF SAID GOVERNMENT LOT 4 TO A POINT
20 FEET EAST OF THE WESTERN LINE OF SAID GOVERNMENT LOT 4 TO THE NORTH
LINE OF TRACT "B" IN SAID PLAT OF BIG LAKE WATERFRONT TRACTS, SAGAT COUNTY,
WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF
SAGAT COUNTY, WASHINGTON;

THENCE EAST ALONG THE NORTH LINE OF SAID TRACT "B" TO THE WESTERN LINE OF
SAID BIG LAKE BOULEVARD, AS SHOWN ON SAID PLAT OF BIG LAKE WATERFRONT TRACTS
AND SAID BOULEVARD BEING THE WESTERN LINE OF SAID GOVERNMENT LOT 4 TO A POINT
THENCE NORTHERLY ALONG SAID WESTERN LINE TO THE POINT OF BEGINNING;

CONTAINING THEREON COVERED TO SAGAT COUNTY FOR ROAD PURPOSES BY DEED
DATED MAY 23, 1947, UNDER AUDITOR'S FILE NO. 404869 AND RECORDED IN
VOLUME 218 OF DEEDS AT PAGE 328.

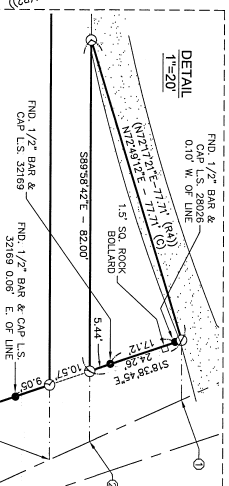
LOT B, PARCEL P29939

THAT PORTION OF GOVERNMENT LOT 4, IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4
EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF BIG LAKE BOULEVARD AS SHOWN ON PLAT
OF BIG LAKE WATERFRONT TRACTS, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS,
PAGE 12, RECORDS OF SAGAT COUNTY, WASHINGTON, SAID POINT BEING 195 FEET
LINE OF SAID LOT 4, WHERE SAID WESTERN LINE OF BIG LAKE BOULEVARD CROSSES THE NORTH
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BIG LAKE BOULEVARD 139 FEET;
THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 TO A
POINT THAT INTERSECTS WITH THE WEST LINE OF SAID GOVERNMENT LOT 4 TO SAGAT
COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 29, 1947, RECORDED APRIL
30, 1947, UNDER AUDITOR'S FILE NO. 404869 AND THE TRUE POINT OF BEGINNING OF
THE TRACT HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID WEST LINE 35 FEET TO THE SOUTHEAST CORNER OF
TRACT "B" HEREON COVERED TO SAGAT COUNTY FOR ROAD PURPOSES BY DEED
DATED MAY 23, 1947, UNDER AUDITOR'S FILE NO. 404869 AND RECORDED IN
VOLUME 218 OF DEEDS AT PAGE 328;

THENCE WEST ALONG THE SOUTH LINE OF SAID EMERSON TRACT 82 FEET;
THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING,
SITUATED IN SAGAT COUNTY, WASHINGTON.



NOTES
1. DIMENSIONS TO ASBUILT FEATURES ARE
BASED ON THE SURVEY DATA AND FIELD NOTES.
2. BOUNDARIES ESTABLISHED PER THIS SURVEY
MAY NOT CORRELATE WITH EXISTING
OCCUPATION AND FENCE LINES AND COULD
RESULT IN POSSIBLE BOUNDARY DISPUTES.

SURVEY REFERENCES
(R1) RECORD OF SURVEY FOR RESSE WINDSH AS RECORDED UNDER
AUDITOR'S FILE NO. 2000019904, RECORDS OF SAGAT COUNTY,
WASHINGTON
(R2) PLAT OF SAKE'S LANDING AS RECORDED UNDER AUDITOR'S FILE
NO. 20000230067, RECORDS OF SAGAT COUNTY, WASHINGTON
(R3) PLAT OF BIG LAKE WATERFRONT TRACTS AS FILED IN VOLUME 4
OF PLATS, PAGE 12 AND RECORDED IN VOLUME 4 OF PLATS,
95061, RECORDS OF SAGAT COUNTY, WASHINGTON
(R4) UNRECORDED SURVEY FOR MARCE O'BRYAN AND MELINDA BUCK
PREPARED BY JOHN B. SEMMEL, FOR SEMMEL ENGINEERING AND
SURVEYING
(R5) RIGHT OF WAY DEED TO THE COUNTY OF SAGAT AS FILED IN
VOLUME 217 OF DEEDS, PAGE 591 AND RECORDED UNDER
AUDITOR'S FILE NO. 403869, RECORDS OF SAGAT COUNTY,
WASHINGTON

SURVEY REFERENCES
(R6) RIGHT OF WAY DEED TO THE COUNTY OF SAGAT AS FILED IN
AUDITOR'S FILE NO. 404830, RECORDS OF SAGAT COUNTY,
WASHINGTON
(R7) STATUTORY WARRANTY DEED TO WILLIAM BRUNSWITZ AS RECORDED
UNDER AUDITOR'S FILE NO. 168442, RECORDS OF SAGAT COUNTY,
WASHINGTON
(R8) STATUTORY WARRANTY DEED TO GAIL J. EMERSON AND BERTHA E.
EMERSON, HUSBAND AND WIFE, AS RECORDED UNDER AUDITOR'S FILE
NO. 800530034, RECORDS OF SAGAT COUNTY, WASHINGTON
(R9) STATUTORY WARRANTY DEED TO PHILLIP ZIMMERMAN AND
BERNICE ZIMMERMAN, HUSBAND AND WIFE, AS RECORDED UNDER
AUDITOR'S FILE NO. 200210070141, RECORDS OF SAGAT COUNTY,
WASHINGTON

SURVEY ABSTRACT:
A GAP EXISTS AS SHOWN HEREON
BETWEEN TAX PARCEL ID NO. P29937
AND TAX PARCEL ID NO. P29938.
THE SURVEYOR HAS BEEN ADVISED BY
SEMUEL, FOR SEMMEL ENGINEERING AND
SURVEYING, THAT THE UNRECORDED
DEED NO. P29938 HAS NO EVIDENCE WAS
FOUND IN THE PREPARATION OF THIS
SURVEY. THE SURVEYOR HAS THEREFORE
NOTED THE DISCREPANCY IN THE RECORDS
OF THE INDEMNITY SHOWN HEREON.