## SURVEY IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, WASHINGTON

Danky Technica

LEGAL DESCRIPTION
PARCEL 4:
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4
EAST, NAM.,

EXCEPT GREAT NORTHERN RAILROAD RIGHT-OF- WAY, AND

EXCEPT DANIANAE DITCH NO. 17 RIGHT-GF-WAY AS CONDENIED BY DECRET DATIONS THERED NOVEMEN 13, 1984 NO SCHOOL THOSE PORTIONS THERED NOVEMEN 13, 1984 NO EXCEPT THOSE PORTIONS THE THERED NOVEMEN 1985 NO SCHOOL THOSE PORTIONS THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED APRIL 15, 1985 AND MAY 4, 1972 UNDER AUDITORS BY LET NOS. 518335 MOD TORS BY LET NOS. 58735 MOD TORS BY LET NOS. 51835 MOD TORS BY LET NOS. 518

EKGEPT THE FOLLOWING DESCRIBED TRACT;
BEGINNING, AT THE SOUTHEAST COMERGE OF SAID SECTION 7, A DISTANCE OF 242.10 FEET;
THENCE NORTH 18\*27/TP-WEST ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 242.10 FEET;
THENCE RORTH 18\*27457 WEST 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE RORTH 18\*27457 WEST 140 FEET;
THENCE RORTH 18\*27457 WEST 240 FEET;
THENCE RORTH 18\*2757 WEST 240 FEET;
THENCE ROUTH 1\*3270\* EAST 240 FEET;
THENCE ROUTH 1\*3270\* EAST 240 FEET;
THENCE ROUTH 1\*3270\* EAST 240 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. ALSO EXCEPT THAT CERTAIN STRIP OF LAWD ADJOINING SAID LAST ABOVE EXCEPTED TRACT ON THE EAST AND LYNIO NEST OF PRIMARY STATE HIGHWAY, AND LYNIO BETWEEN THE EASTERLY PROJECTION OF THE NORTH AND SOUTH LINES OF THE SAID LAST ABOVE EXCEPTED TRACT;

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE . EAST, W.M.,

ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED APRIL 15, 1953, UNDER AUDITOR'S FILE NO. 487103, AND

ALSO EXCEPT DRAINAGE DITCH NO. 17 RIGHT OF WAY AS CONDEMNED BY DECREE ENTERED NOVEMBER 16, 1945 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 17539, AND

EXCEPT ROADS,

ALSO EXCEPT THOSE PORTIONS CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 23158 AND 32800.

## SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

- SURVEY NOTES

  1. BASIS OF BEARINGS: GR AASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE BYSTEM NORTH ZONE BY GLOBAL WAVIGATION BATELLITE BYSTEM (GNSS) OBSERVATIONS. NORTH 1\*3307" EAST ALONG THE EAST LINE OF THE THE SOUTHEAST GUARTER OF SECTION 7, AS MONUMENTED AND SHOWN HEREON.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
- ALL DISTANCES ARE IN INTERNATIONAL SURVEY FEET AND DECIMALS THEREOF
- THE SOURCE OF THE LEGAL DESCRIPTION RECITED HEREON IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY TITLE POLICY NUMNBER OX13187187, DATED JUNE 23, 2020.
- ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVIEY UNLESS OTHERWISE NOTED.
- OCCUPATIONAL INDICATORS ARE SHOWN ON THIS SURVEY PER WASHINGTON ADMINISTRATIVE CODE CHAPTER 332; 130. LINES OF OCCUPATION MAY INDICATE AREAS OF UNWAITTEN OWNERSHIP WHICH ARE NOT RESOLVED BY THIS SURVEY.

## SURVEY REFERENCES R1 WASHINGTON STATE DEPARTMENT

- WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED "JOHNSON ROAD TO BLACKBURN STREET" AS APPROVED NOVEMBER 18, 1870.
- SHORT PLAT NO. 45-88, RECORDED OCTOBER 13, 1888, UNDER AUDITOR'S FILE NUMBER 8810130019. RECORD OF SURVEY RECORDED AUGUST 18, 1978 UNDER AUDITOR'S FILE NUMBER 885818.
- SHORT CARD NO. 99-0032, RECORDED APRIL 26, 2000, UNDER AUDITOR'S FILE NUMBER 200004280011.
- SHORT PLAT NO. PL05-0128, RECORDED OCTOBER 12, 2005, UNDER AUDITOR'S FILE NUMBER 200510120073.

## SURVEYOR'S CERTIFICATE

OR UNDER MY DIRECTION IN CONFORMANCE MINT THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUIREMENT OF SBY SKAGIT VALLEY GARDENS, LLC. IN JUNE, 2022



R - RECORD
RR - RAILROAD
RW - RIGHT-OF-WAY
ROS - RECORD OF SURVEY
SHP - SHORT PLAT
W/ - WITH

SEC 7, T 33N, R 4E, W.M

DRAWN BY: JTF
DATE: 6/5/22
REVIEWED BY: JBS

HARMSEN

1 OF 2

603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 336-9199

SBV SKAGIT VALLEY GARDENS, LLC

AFN - AUDITOR'S FILE NUMBER FT - INTERNATIONAL SURVEY FOOT

LAND SURVEYOR





