

202306090011
FILE NUMBER

Janice Valdez
SKAGIT COUNTY AUDITOR

Robert M. Anderson
6/1/23



STAR SURVEYING, INC.	
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CAD BY: BLP DATE: 5/10/2023	JOB NO: A2539
CHE BY: BMA PAGE: 1 OF 1	SCALE: 1" = 30'
FILE NO: 5064 A2539 DWG	CIVIL 30 2020

SWAYED BY FIELD TRANSFER WITH A TRIANGLE S-S ROBOTIC SYSTEM

RECORD OF SURVEY

PREPARED AT THE REQUEST OF
LAVAKE COWART
A PORTION OF NW1/4, SE1/4, (GOWT LOT 7) SECTION 30,
TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
ANACORTES, SKAGIT COUNTY, WA.

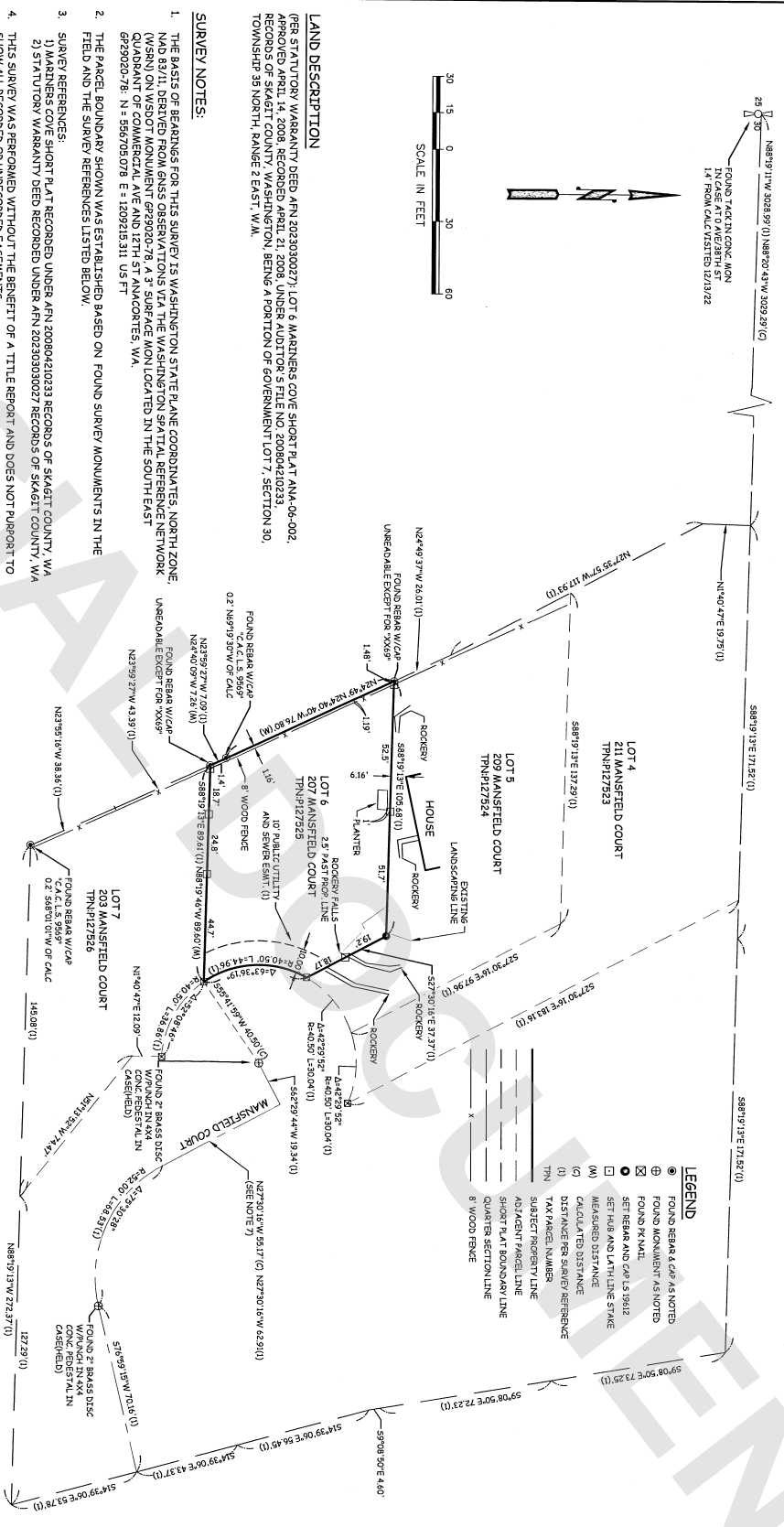
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 9TH DAY OF June, 2023, AT 9:09 AM
IN BOOK OF SURVEY'S AT PAGE AT THE REQUEST OF LAVAKE COWART.

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 LAVAKE COWART IN MAY, 2023.

LAND DESCRIPTION
(PER STATUTORY WARRANTY DEED APR 2023030272) LOT 6 MARINERS COVE SHORT PLAT ANA-06-002, APPROVED APRIL 14, 2008, RECORDED APRIL 21, 2008, UNDER AUDITOR'S FILE NO. 20080420233, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

SURVEY NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, NAD 83(11), DERIVED FROM GNSS OBSERVATIONS VIA THE WASHINGTON SPATIAL REFERENCE NETWORK (WSRN) ON WSDOT MONUMENT 692920-78, A 3" SURFACE MONUMENT LOCATED IN THE SOUTH EAST QUADRANT OF COMMERCIAL AVE AND 12TH ST ANACORTES, WA.
692920-78: N = 556705.078 E = 1209215.311 US FT
- THE PARCEL BOUNDARY SHOWN WAS ESTABLISHED BASED ON FOUND SURVEY MONUMENTS IN THE FIELD AND THE SURVEY REFERENCES LISTED BELOW.
- SURVEY REFERENCES:
1) MARINERS COVE SHORT PLAT RECORDED UNDER APR 20080420233 RECORDS OF SKAGIT COUNTY, WA
2) STATUTORY WARRANTY DEED RECORDED UNDER APR 2023030272 RECORDS OF SKAGIT COUNTY, WA
3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R10 GNSS RECEIVER. ALL FIELD WORK WAS PERFORMED IN APRIL, 2023.
- ALL CORNERS ARE WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED.
- THERE APPEARS TO BE AN ERROR IN MARINERS COVE SHORT PLAT 39-ANA-06-002. THE LENGTH PER PLAT IS 62.91', WHICH CREATES -7' OF MISCLOSE BETWEEN THE LOT LINES AND OLD DE SACS RIGHT OF WAY. A GEOMETRIC SOLUTION OF GENERATING A CIRCLE W/ RADIUS 40.90' AROUND THE FOUND NORTH WESTERN ROAD MONUMENT CREATES A VIABLE SOLUTION. THE LOT LINES PER PLAT FIT THIS SOLUTION AS WELL. THE RESULTING CALCULATED LENGTH FOR THE SEGMENT IN QUESTION IS 55.17'. ALL OTHER BEARINGS AND DISTANCES PER PLAT ARE HELD.



- LEGEND**
- FOUND BEARINGS AS NOTED
 - FOUND MONUMENT AS NOTED
 - FOUND BY MAP
 - SET BEAR AND CH 15.5942
 - ▣ SET HUB AND LAT LINE STAKE
 - (M) MEASURED DISTANCE
 - (C) CALCULATED DISTANCE
 - (T) DISTANCE PER SURVEY REFERENCE
 - TAX PARCEL NUMBER
 - SUBJECT PROPERTY LINE
 - ADJACENT PARCEL LINE
 - SHORT PLAT BOUNDARY LINE
 - QUARTER SECTION LINE
 - 8" WOOD FENCE