

NARRATIVE:

THERE IS AMBIGUITY IN THE RECORD FOR DELINEATING TNP59877 AND TNP107792. THE SURVEY RECORDED UNDER AFN 9509140088 IS AMBIGUOUS IN ITS WRITTEN LEGAL DESCRIPTION OF TRACTS "A" AND "B". THE SURVEY DESCRIBES TRACT "A" AS BEING THE WEST 90 FEET OF LOT 1, TOGETHER WITH THE 4 FEET OF VACATED ALLEY FOR A TOTAL OF 94 FEET. TRACT "B" IS DESCRIBED AS BEING THE WEST 90 FEET OF LOTS 1-4 TOGETHER WITH THE 4 FEET OF VACATED ALLEY FOR A TOTAL OF 36 FEET. THE 96 FOOT DEED DISTANCE STILL LEAVES A 3.27' GAP BETWEEN THE AFOREMENTIONED PARCELS, TNP59877 AND TNP107792.

TNP107792 HAS JUNIOR RIGHTS TO THE PARENT PARCEL, TNP59877 AS IT WAS EXTRACTED FROM THE PARENT PARCEL. DEED(5) MAKES REFERENCE TO THE EAST 27' OF LOTS 1-3 FOR TNP107792 AND NO MENTION TO LOT 4.

A REBAR AND CAP WAS SET AT THE NORTHWEST CORNER OF TNP107792 AS THE DEED DESCRIBING THAT PARCEL IS CLEAR IN DELINEATING THE EAST 27' OF LOTS 1-3. NO MONUMENT WAS SET DELINEATING THE NORTH EAST CORNER OF TNP59877 DUE TO THE AMBIGUITY IN THE DEED AND SURVEY RECORD.

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND 1" IRON PIPE AS NOTED
- SET REBAR AND CAP L5 19432
- (M) MEASURED DISTANCE CALCULATED
- (C) DISTANCE
- (I) DISTANCE PER SURVEY REFERENCE
- TPN TAX PARCEL NUMBER
- ADJACENT PARCEL LINE
- ROAD CENTER LINE
- ROAD RIGHT OF WAY LINE
- PLAT LINE

LAND DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDED UNDER AFN 202012150108: THE WEST 90 FEET OF LOTS 1 THROUGH 4, BLOCK 11, FIRST ADDITION TO SHIP HARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS PAGE 13 RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER ORDINANCE NO 2185 AND RECORDED UNDER AUDITOR'S FILE NUMBER, 908190080, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS WOULD ATTACH BY THE OPERATION OF LAW, (ALSO KNOWN AS TRACT "A" OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9509140088 IN VOLUME 17 OF SURVEYS, PAGE 111, RECORDS OF SKAGIT COUNTY, WASHINGTON) SITUATED IN SKAGIT COUNTY, WASHINGTON.

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).
- THE PARCEL BOUNDARY SHOWN WAS ESTABLISHED BASED ON REFERENCES LISTED BELOW.
- 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 JUNE, 2023.
- ALL CORNERS ARE WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF July 2023 AT 9:17 AM
IN BOOK 1 OF SURVEYS AT PAGE 1 AT THE REQUEST OF BRENDA WILLIAMS.

1073071200012
FILE NUMBER

Tina Dikovich
Tina Dikovich
SKAGIT 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 BRENDA WILLIAMS IN JULY, 2023.

Robert M. Anderson
Robert M. Anderson
CERTIFICATE NUMBER L5 19612



RECORD OF SURVEY

PREPARED AT THE REQUEST OF
BRENDA WILLIAMS
A PORTION OF SE1/4, SE1/4 SECTION 21,
TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
ANACORTES, SKAGIT COUNTY, WA

STAR SURVEYING, INC.
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ANACORTES
WASHINGTON 98221
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LAND SURVEYING	MAPPING	PLANNING
CAD BY: BLP	DATE: 7/6/2023	JOB NO.: A2550
CHK BY: RMA	PAGE 1 OF 1	SCALE: 1" = 20'
FLD BK: 507A	A2550.DWG	CIVIL 3D 2020

SURVEYED BY FIELD TRAVERSE WITH A TRIMBLE S-6 ROBOTIC SYSTEM

