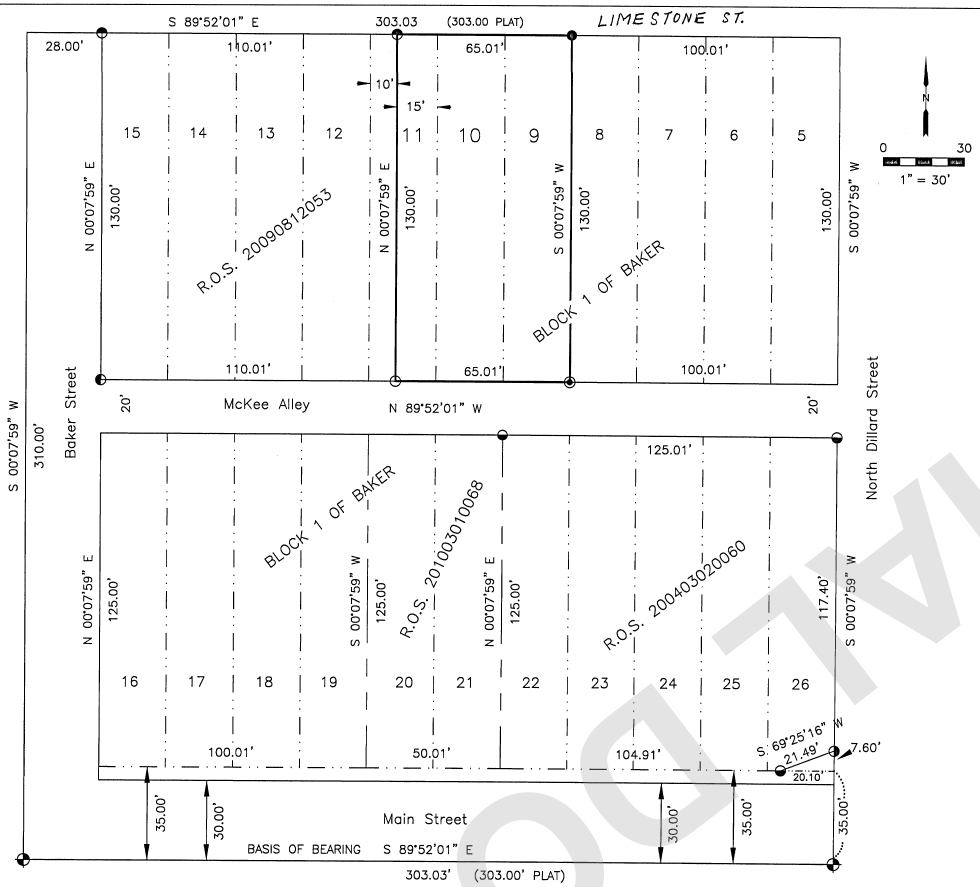

Legal Description

PARCEL A:

Lots 9, 10, Block 1, PLAT OF BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY WASHINGTON.

PARCEL B:

THE EAST 15 FEET OF LOT 11, BLOCK 1,PLAT OF BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON.

Source of Legal Description is the Statutory Warranty Deed filed under Skagit County Auditor's file number 202307280128.

Notes:

1 Basis of bearing: S 89° 52' 01" E from the found monument at the centerline intersection of Main and Baker Streets to the found monument at the intersection of the west margin of North Dillard Street and the centerline of Main Street as shown hereon.

2 All previously recorded surveys in Block 1, of the Plat of Baker have used the centerline monuments on main street as control. Older monuments have been replaced by newer surface monuments. While the newer monuments are slightly farther apart, they are corroborated by the previous surveys which are also a slight distance apart.

The survey recorded under A.F.N. 200403020060 reported the two centerline monuments on Main Street as being tacks in lead plugs.

The survey recorded under A.F.N. 200908120053 reported the western monument on Main Street as a tack below the surface and the eastern monument as being a tack in a lead plug.

The survey recorded under A.F.N. 201003010068 reported and used a brass surface monument for the western monument at the intersection of Baker and Main Streets.

At those two locations I have found monuments that are 2" brass disks with punch marks. The previous distances were reported as 302.98. I measured the distance as 303.03.

The survey recorded under A.F.N. 200403020060 at the east end of the plat aligns most closely with the monument at the east end of Main Street for northing and easting. The Survey recorded under A.F.N. 200908120053 aligns most closely with the monument at the west end of Block 1 for northing and easting. Two of the Monuments set by the record of survey recorded under A.F.N. 201003010068 have been paved over; the third appears to have been slightly displaced by construction.

I held the brass surface monuments as the centerline of Main Street. I held them for the Basis of Bearing, and proportioned the lots according to the measured distance of 303.03. The results of this procedure produce the best match to the previous surveys.

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 with a 3 second total station and matches or exceeds the accuracy requirements of W.A.C. 332-130-090.

Legend:

- FOUND SURFACE MONUMENT, 2" BRASS DISC, PUNCH MARK, ON 8/3/2023
- FOUND REBAR AND CAP STAMPED; AZIMUTH, 21591, ON 8/3/2023
- FOUND REBAR WITH CAP STAMPED: SKODJE 19645, ON 8/3/2023
- FOUND REBAR WITH OBLITERATED CAP IN PAVEMENT ON 8/3/2023
- FOUND PK NAIL IN PAVEMENT, ACCEPTED AS CORNER, ON 8/3/2023
- FOUND DRILL HOLE IN CONCRETE SIDEWALK, ON 8/3/2023
- SET REBAR AND CAP STAMPED; ZITKOVICH, 46904, ON 8/4/2023
- SET MAGNETIC NAIL IN PAVEMENT WITH COPPER WASHER STAMPED: 46904, ON 8/4/2023

Auditor's Certificate

Filed for record this 17 day of August, 2023 at 11:35 AM/PM

in book 1 of surveys at page 1 at the request

of Zitkovich Land Surveying, PLLC.

Under Auditor's File Number 202308170045

Sandra Rodriguez — Skagit County Auditor

Tina Diedrich — Deputy

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 Robin Wammack in June 2023.

Stephen Anthony Zitkovich 8-16-2023

Stephen Anthony Zitkovich — Date

Certificate No. 46904

STEPHEN ANTHONY ZITKOVICH — STATE OF WASHINGTON — 46904 — REGISTERED PROFESSIONAL LAND SURVEYOR

8-16-2023

RECORD OF SURVEY

In the Southeast 1/4 of the Northeast 1/4 of Section 10, Twp. 35 N., Rge. 8 E., W.M.

of Lots 9, 10 & the East 15 feet of Lot 11, Block , of "Baker", Skagit County, Washington

Owner: New Creations Renovations, LLC

T 35 N, R 8 E, W.M.

ZITKOVICH LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360) 391-3494

DRAWN BY: SAZ, AUGUST 16, 2023 | SCALE: 1" =30 FT.

202308170045
08/17/2023 11:35 AM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor
UNOFFICIAL DOCUMENT