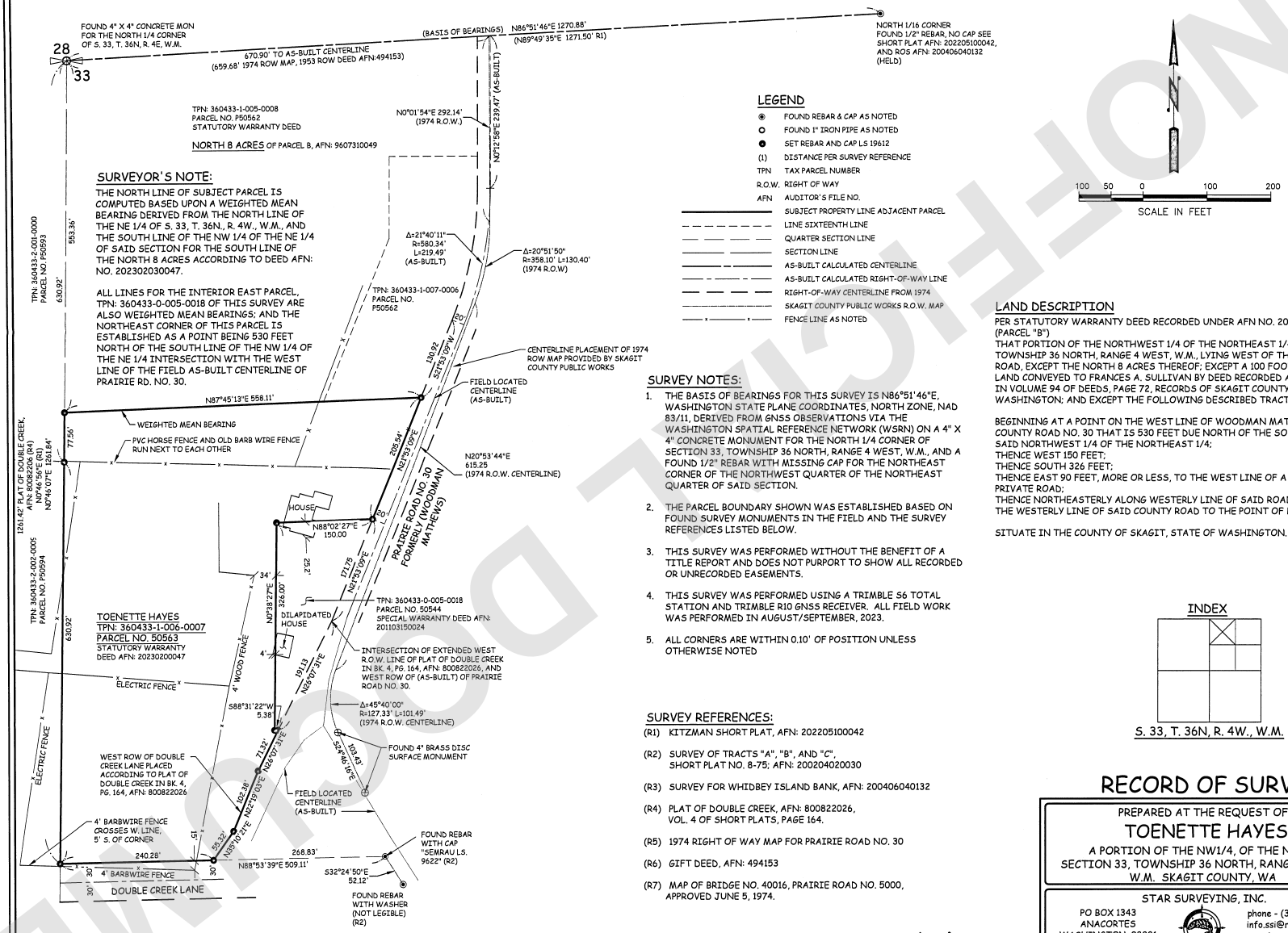
BOOK PAGE



SURVEYOR'S NOTE:

THE NORTH LINE OF SUBJECT PARCEL IS COMPUTED BASED UPON A WEIGHTED MEAN BEARING DERIVED FROM THE NORTH LINE OF THE NE 1/4 OF S. 33, T. 36N., R. 4W., W.M., AND THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION FOR THE SOUTH LINE OF THE NORTH 8 ACRES ACCORDING TO DEED AFN: NO. 202302030047.

ALL LINES FOR THE INTERIOR EAST PARCEL, TPN: 360433-0-005-0018 OF THIS SURVEY ARE ALSO WEIGHTED MEAN BEARINGS; AND THE NORTHEAST CORNER OF THIS PARCEL IS ESTABLISHED AS A POINT BEING 530 FEET NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 INTERSECTION WITH THE WEST LINE OF THE FIELD AS-BUILT CENTERLINE OF PRAIRIE RD. NO. 30.

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND 1" IRON PIPE AS NOTED
- SET REBAR AND CAP LS 19612
- (1) DISTANCE PER SURVEY REFERENCE
- TPN TAX PARCEL NUMBER
- R.O.W. RIGHT OF WAY
- AFN AUDITOR'S FILE NO.
- SUBJECT PROPERTY LINE ADJACENT PARCEL
- LINE SIXTEENTH LINE
- QUARTER SECTION LINE
- SECTION LINE
- AS-BUILT CALCULATED CENTERLINE
- AS-BUILT CALCULATED RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE FROM 1974
- SKAGIT COUNTY PUBLIC WORKS R.O.W. MAP
- FENCE LINE AS NOTED

100 50 0 100 200
SCALE IN FEET

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS N86°51'46"E, WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, NAD 83/11, DERIVED FROM GNSS OBSERVATIONS VIA THE WASHINGTON SPATIAL REFERENCE NETWORK (WSRN) ON A 4" X 4" CONCRETE MONUMENT FOR THE NORTH 1/4 CORNER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 WEST, W.M., AND A FOUND 1/2" REBAR WITH MISSING CAP FOR THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION.
2. THE PARCEL BOUNDARY SHOWN WAS ESTABLISHED BASED ON FOUND SURVEY MONUMENTS IN THE FIELD AND THE SURVEY REFERENCES LISTED BELOW.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
4. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R10 GNSS RECEIVER. ALL FIELD WORK WAS PERFORMED IN AUGUST/SEPTEMBER, 2023.
5. ALL CORNERS ARE WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED

SURVEY REFERENCES:

(R1) KITZMAN SHORT PLAT, AFN: 202205100042

(R2) SURVEY OF TRACTS "A", "B", AND "C", SHORT PLAT NO. 8-75; AFN: 200204020030

(R3) SURVEY FOR WHIDBEY ISLAND BANK, AFN: 200406040132

(R4) PLAT OF DOUBLE CREEK, AFN: 800822026, VOL. 4 OF SHORT PLATS, PAGE 164.

(R5) 1974 RIGHT OF WAY MAP FOR PRAIRIE ROAD NO. 30

(R6) GIFT DEED, AFN: 494153

(R7) MAP OF BRIDGE NO. 40016, PRAIRIE ROAD NO. 5000, APPROVED JUNE 5, 1974.

LAND DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDED UNDER AFN NO. 202302030047 (PARCEL "B")
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 WEST, W.M., LYING WEST OF THE COUNTY ROAD, EXCEPT THE NORTH 8 ACRES THEREOF; EXCEPT A 100 FOOT STRIP OF LAND CONVEYED TO FRANCES A. SULLIVAN BY DEED RECORDED APRIL 1, 1914, IN VOLUME 94 OF DEEDS, PAGE 72, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE WEST LINE OF WOODMAN MATHEWS COUNTY ROAD NO. 30 THAT IS 530 FEET DUE NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE WEST 150 FEET;
THENCE SOUTH 326 FEET;
THENCE EAST 90 FEET, MORE OR LESS, TO THE WEST LINE OF A CERTAIN PRIVATE ROAD;
THENCE NORTHEASTERLY ALONG WESTERLY LINE OF SAID ROAD AND ALONG THE WESTERLY LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

INDEX

S. 33, T. 36N, R. 4W., W.M.

RECORD OF SURVEY

PREPARED AT THE REQUEST OF
TOENETTE HAYES
A PORTION OF THE NW1/4, OF THE NE1/4, SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 WEST, W.M. SKAGIT COUNTY, WA

STAR SURVEYING, INC.
PO BOX 1343
ANACORTES
WASHINGTON 98221
phone - (360)399-7693
info.ssi@rockisland.com
www.starsurveyinginc.com
LAND SURVEYING MAPPING PLANNING

CAD BY: JW	DATE: 9/21/2023	JOB NO.: A2560
CHK BY: RMA	PAGE 1 OF 1 A2560 ROS.DWG	SCALE: 1" = 100'
FLD BK: 507A		CIVIL 3D 2020

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

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF October, 2023, AT 11:37 AM/PM IN BOOK ___ OF SURVEYS AT PAGE ___, AT THE REQUEST OF TOENETTE HAYES.

202310020042
FILE NUMBER

Terra Diedrich Sandra Robbins
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 TOENETTE HAYES IN, 2023.

Robert M. Anderson
ROBERT ANDERSON L.S. 19612

9/25/23

ROBERT M. ANDERSON STATE OF WASHINGTON 19612 REGISTERED PROFESSIONAL LAND SURVEYOR

202310020042
10/02/2023 11:37 AM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor

UNOFFICIAL DOCUMENT