

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 Ryan Viers in August 2023.
Stephen Anthony Zitkovich
Certificate Number 46904
Date 11-27-2023



Zitkovich Land Surveying, PLLC
Professional Land Surveying
Concrete, WA 98237
(360) 391-3994

DRAWN BY: SAZ, NOVEMBER 27, 2023
SCALE: 1" = 30 FT.

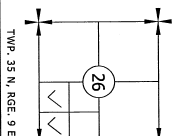
Record of Survey
Survey of Lots 2, 3, and 4, Block 6, Plat of Rockport, Washington together with the abutting portion of the vacated alley.
In Govt. Lot 1,
In the Southwest 1/4 of the Southeast 1/4 of Section 26,
and also in the Southeast 1/4 of the Southeast 1/4 of Section 26,
Twp. 35 N, Rge. 9 E, W.M., Skagit County, Washington
for Ryan and Abigail Viers

Stephen A. Zitkovich
Skagit County Auditor

Deputy

1. BASIS OF BEARING: ASSUMED N 59° 06' 26" W ALONG THE MONUMENTED CENTER LINE OF MAIN STREET IN THE PLAT OF ROCKPORT WASHINGTON.
2. CENTERLINE BETWEEN RAILROAD AVE AND MAIN STREET NORTH 171 FEET.
3. ALFRED STREET WAS LOCATED PER THE CENTERLINE MONUMENTS WITH AN ANGLE POINT AT THE MONUMENT AT THE INTERSECTION OF MAIN STREET.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
5. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.
6. THE LOTS IN BLOCKS 6 AND 7 WERE PROPORTIONED AND ROUNDED TO THE NEAREST HUNDRETH OF A FOOT, WHICH RESULTED IN VERY MINIMAL PROPORTIONING.

7. THIS IS A BOUNDARY SURVEY ONLY; NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
8. FOR THE HISTORY OF THE PLAT MONUMENTATION SEE THE SURVEYS FILED UNDER SKAIGT COUNTY AUDITOR'S FILE NUMBERS 8207290016, 8906280014, 9711170093 AND 961120100.
9. THE ALLEY WAS VACATED BY THE SKAIGT COUNTY BOARD OF COMMISSIONERS AND RECORDED PER THE RESOLUTION-ORDER TO VACATE, RESOLUTION # 20010414, FILED UNDER SKAIGT COUNTY AUDITOR'S FILE NO. 2004200084, SAID RESOLUTION ORDERED THAT THE ALLEY BE VACATED FOR THE PURPOSE OF PROVIDING A "WAY" FOR ALL EXISTING AND FUTURE UTILITIES INCLUDING EXTENSIONS AND IMPROVEMENTS THEREOF, AND RECOGNITION OF ANY FRANCHISES OF RECORDS."
10. THE ROCKERY ALONG THE BOUNDARY OF LOTS 1 AND 2 FALLS 0.1' ONTO LOT 2 AT THE SOUTH END AND 1.0' ONTO SAID LOT AT THE NORTH END. THE FENCE ALONG SAID BOUNDARY FALLS 1 TO 2 FEET SOUTHEAST OF SAID BOUNDARY.
11. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. 332.130.050. SAID INDICATORS MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.



DESCRIPTION:
LOTS 2, 3, & 4, BLOCK 6, "ROCKPORT, WM." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 79, RECORDS OF SKAIGT COUNTY, WASHINGTON, TOGETHER WITH THE VACATED ALLEY ABUTTING SUBJECT LANDS, AS WOULD ATTACH BY OPERATION OF LAW SITUATE IN THE COUNTY OF SKAIGT, STATE OF WASHINGTON.
SOURCE OF DESCRIPTION IS THE STATUTORY WARRANTY DEED FILED UNDER SKAIGT COUNTY AUDITOR'S FILE NO. 202311020056

Auditor's Certificate

Filed for record this 28 day of November, 2023 at 11:47 AM in volume 202311280031 of surveys on page 1 under Auditor's File No. 202311280031 at the request of Zitkovich Land Surveying, PLLC

