PORTION OF THE SW 1/4 OF THE NE 1/4, SEC 36, TWP 34 N., RGE 02 E., W.M.
TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON

HORIZONTAL DATUM

WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2011 EPOCH 2010.00 BASED ON FOUND MONUMENTS AS SHOWN ON 2003 SUPPLEMENTAL MAP OF LA CONNER HARBOR BY DEPARTMENT OF NATURAL RESOURCES, AFN # 200302060018, AND RECORD OF SURVEY BY CHS ENGINEERING LLC., AFN #201509230063 RECORDS OF SKAGIT COUNTY, WA.

VERTICAL DATUM

NAVD 88

VERTICAL DATUM IS DETERMINED BY NGS TIDAL BENCHMARK "TIDAL 7 1972", ELEVATION = 11.75', SE CORNER OF POST OFFICE LOADING DOCK. THE CURRENT ELEVATIONS AND DESCRIPTIONS ARE PUBLISHED BY THE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TIDAL INFORMATION

MEAN HIGHER HIGH WATER (MHHW)= 8.84'
MEAN HIGH WATER (MHW) = 7.92'
MEAN LOW WATER (MLW) = 1.19'
MEAN LOWER LOW WATER (MLLW) = -1.51'

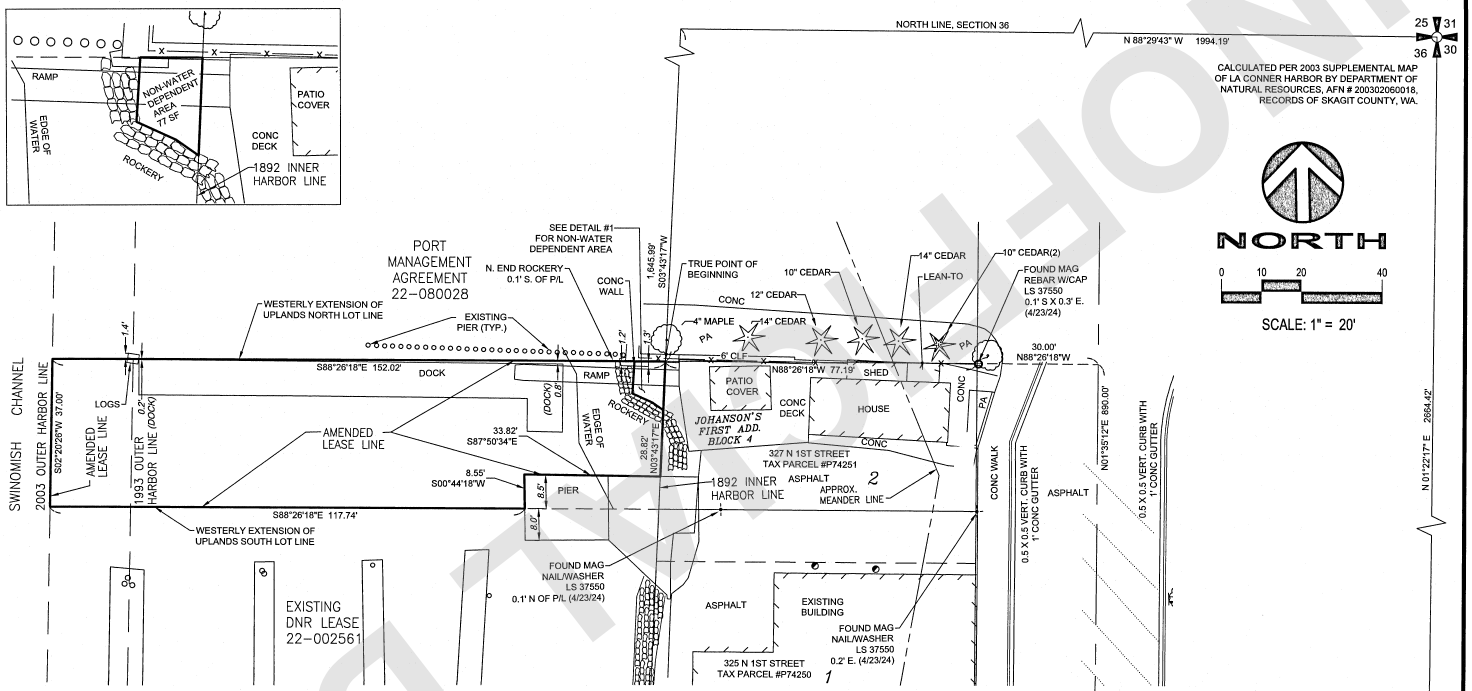
GENERAL NOTES

1. THE PURPOSE FOR THIS LEASE IS FOR CONTINUED USE OF EXISTING PRIVATE MARINA.
2. COORDINATES SHOWN HEREON ARE GRID VALUES:
   SCALE FACTOR OF 0.999953699
   COMBINED SCALE FACTOR OF 0.9999566441

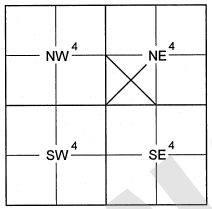
   DISTANCES SHOWN HEREON ARE GROUND VALUES.

REFERENCES

1. 1993 SUPPLEMENTAL MAP OF LA CONNER HARBOR BY DEPARTMENT OF NATURAL RESOURCES AFN # 199406280056, RECORDS OF SKAGIT COUNTY, WA.
2. 2003 SUPPLEMENTAL MAP OF LA CONNER HARBOR BY DEPARTMENT OF NATURAL RESOURCES, AFN # 200302060018, RECORDS OF SKAGIT COUNTY, WA.
3. RECORD OF SURVEY, AFN #199808270048 FOR AQUATIC LANDS LEASE NO. 22-002675 BY LEONARD, BOUDNOT AND SKODJE INC.
4. RECORD OF SURVEY BY LISSER AND ASSOCIATES, PLLC., AFN #200501260017 RECORDS OF SKAGIT COUNTY, WA.
5. RECORD OF SURVEY BY BAYVIEW SURVEYING INC., AFN #200102090145 RECORDS OF SKAGIT COUNTY, WA.
6. RECORD OF SURVEY BY HOXCO SURVEY, PLLC., AFN #202303210030 RECORDS OF SKAGIT COUNTY, WA.



INDEXING INFORMATION



SW 1/4 NE 1/4
SEC 36
TWP 34 N
RG 02 E
CO. SKAGIT

INSTRUMENT NOTE

INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A FIELD SURVEY MADE IN JANUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

PROPOSED LEGAL DESCRIPTION

AQUATIC LANDS LEASE NO. 22-A02416

A PORTION OF THE HARBOR AREA LYING IN FRONT OF THE NORTH 37 FEET OF LOT 2, BLOCK 4 OF JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER, PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON. AS SHOWN ON THE 2003 SUPPLEMENTAL MAP OF LA CONNER HARBOR AS RECORDED UNDER AUDITORS FILE NO. 200302060018 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201509230063, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALL IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 36, NORTH 88°29'43" WEST, 1994.19 FEET TO THE 1892 INNER HARBOR LINE;
THENCE SOUTHERLY ALONG SAID INNER HARBOR LINE, SOUTH 03°43'17" WEST, 1645.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°26'18" WEST, 152.02 FEET TO THE 2003 OUTER HARBOR LINE;
THENCE SOUTHERLY ALONG SAID OUTER HARBOR LINE, SOUTH 02°20'28" WEST, 37.00 FEET;
THENCE EASTERLY, SOUTH 88°26'18" EAST, 117.74 FEET
THENCE NORTH 00°44'18" EAST, 8.55 FEET
THENCE SOUTH 87°50'34" EAST, 33.82 FEET TO THE 1892 INNER HARBOR LINE;
THENCE NORTHERLY ALONG SAID INNER HARBOR LINE, NORTH 03°43'17" EAST, 28.82 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO NON-WATER DEPENDENT (ROCKERY, WALL AND UPLANDS) AREA: 77 SF

SUBJECT TO WATER-DEPENDENT (PRIVATE MARINA, FIXED AND FLOATING DOCK) AREA: 5,250 SF

TOTAL LEASE AREA CONTAINS = 5,327 SQUARE FEET

DNR APPLICATION NO. 22-A02416

RVJ 07/09/24 1:10pm - P:\OWDV03400001\400CAD\SV\BASES\SV-RS-OWDV03400001.dwg

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF BRYAN HANSON
CITY OF LA CONNOR
IN MARCH 2024

SIGNATURE 7/9/24 DATE
CERTIFICATE NO. 36805

JOHN P. CHRISTENSEN STATE OF WASHINGTON 42428 REGISTERED PROFESSIONAL LAND SURVEYOR 7/9/24

RECORDING CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF July
20 24 AT 12:04 P.M. IN BOOK / OF
SURVEYS AT PAGE AT THE REQUEST
OF DAVID EVANS AND ASSOCIATES, INC.

MANAGER/AUDITOR
SUPT. OF RECORDS/DEPUTY AUDITOR
RECORDING NO. 202407240024

RECORD OF SURVEY
FOR
HANSON PROPERTY
327 N 1ST STREET
PORTION OF THE SW 1/4 OF THE NE 1/4, SEC 36, TWP 34 N., RGE 02 E., W.M.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000

SHEET 1 OF 1
SCALE 1" = 20'
SURVEYED 4/23/24
FIELD BOOK OWDV03400001
DRAWN RVJ
CHECKED JPC
FILE SV-RS-OWDV03400001.dwg

202407240024
07/24/2024 12:04 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT