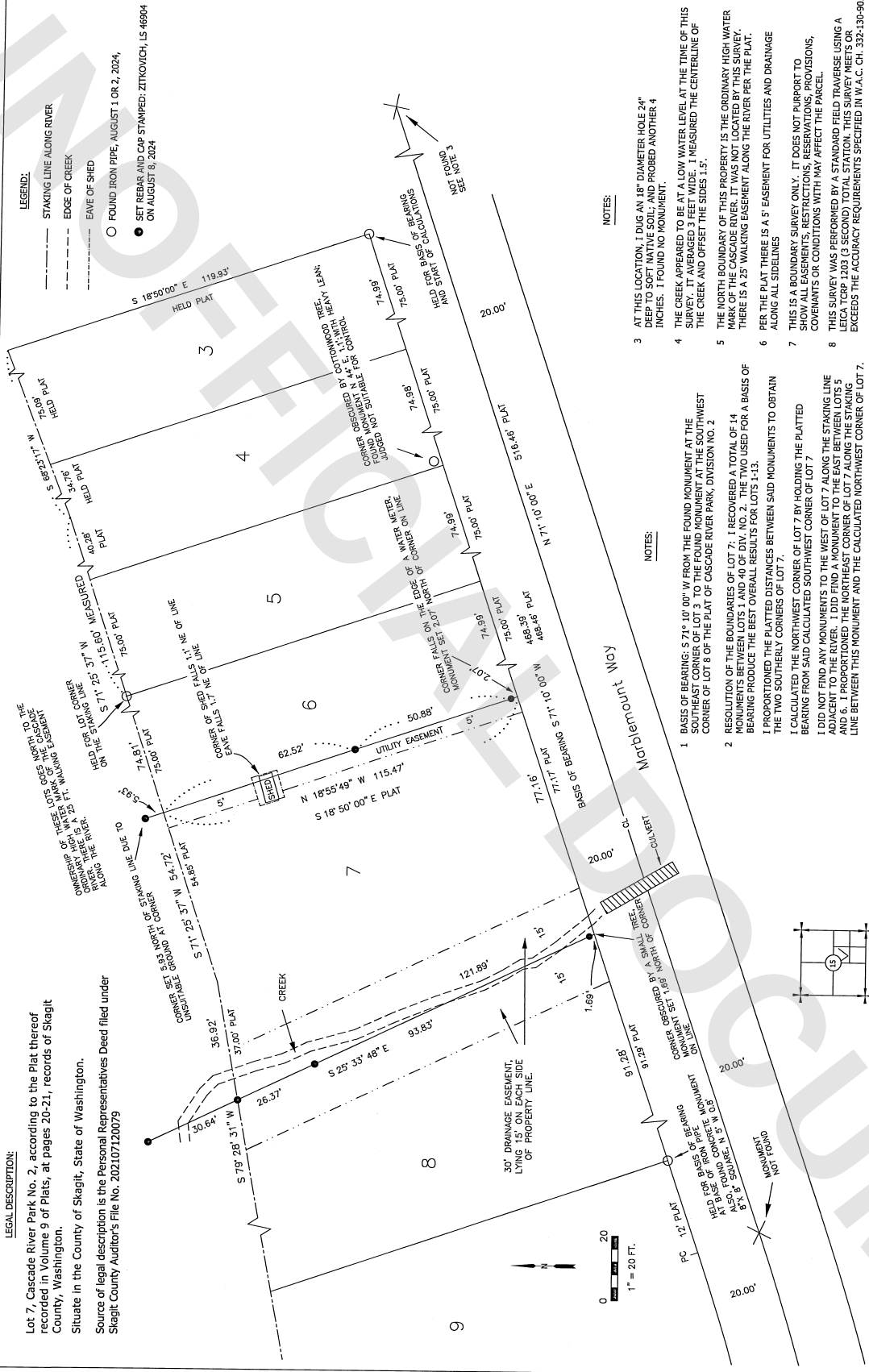


LEGAL DESCRIPTION:

Lot 7, Cascade River Park No. 2, according to the Plat thereof recorded in Volume 9 of Plats, at pages 20-21, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.
Source of legal description is the Personal Representatives Deed filed under Skagit County Auditor's File No. 202107120079



NOTES:

1. AT THIS LOCATION, I DUG AN 18" DIAMETER HOLE 24" DEEP TO SOFT NATIVE SOIL; AND PROBED ANOTHER 4 INCHES. I FOUND NO MONUMENT.
2. THE CREEK APPEARED TO BE AT A LOW WATER LEVEL AT THE TIME OF THIS SURVEY. IT AVERAGED 3 FEET WIDE. I MEASURED THE CENTERLINE OF THE CREEK AND OFFSET THE SIDES 1.5'.
3. THE NORTH BOUNDARY OF THIS PROPERTY IS THE ORDINARY HIGH WATER MARK OF THE CASCADE RIVER. THE SURVEY LOCUS IS LOCATED 1.5' FROM THERE IS A 25' WALKING EASEMENT ALONG THE RIVER PER THE PLAT.
4. PER THE PLAT THERE IS A 5' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL SIDELINES
5. THIS IS A BOUNDARY SURVEY ONLY. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WITH MAY AFFECT THE PARCEL.
6. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-90.

NOTES:

1. BASIS OF BEARING: S 71° 10' 00" W FROM THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT 3 TO THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT 8 OF THE PLAT OF CASCADE RIVER PARK, DIVISION NO. 2
2. RESOLUTION OF THE BOUNDARIES OF LOT 7: I RECOVERED A TOTAL OF 14 MONUMENTS BETWEEN LOTS 1 AND 40 OF DIV. NO. 2. THE TWO USED FOR A BASIS OF BEARING PRODUCE THE BEST OVERALL RESULTS FOR LOTS 1-13. I PROPORTIONED THE PLATTED DISTANCES BETWEEN SAID MONUMENTS TO OBTAIN THE TWO SOUTHERLY CORNERS OF LOT 7.
3. I CALCULATED THE NORTHWEST CORNER OF LOT 7 BY HOLDING THE PLATTED BEARING FROM SAID CALCULATED SOUTHWEST CORNER OF LOT 7
4. I DID NOT FIND ANY MONUMENTS TO THE WEST OF LOT 7 ALONG THE STAKING LINE ADJACENT TO THE RIVER. I DID FIND A MONUMENT TO THE EAST BETWEEN LOTS 5 AND 6. I PROPORTIONED THE NORTHWEST CORNER OF LOT 7 ALONG THE STAKING LINE BETWEEN THIS MONUMENT AND THE CALCULATED NORTHWEST CORNER OF LOT 7.

The NW 1/4 of the SE 1/4 of Section 15, Township 35 North, Range 11 East, W.M.

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 Peggy Davis in August 2024.

Stephen Anthony Zitikovich
Stephen Anthony Zitikovich
Certificate Number 46904



Zitikovich Land Surveying
Professional Land Surveying
Concrete, Washington
360-391-3494
DRAWN BY: SAZ AUGUST 13, 2024
SCALE: 1"=20'

Record of Survey

Of Lot 7, Cascade River Park, Division No. 2
In Government Lot 7
In the NW 1/4 of the SE 1/4 of Section 15,
Township 35 North, Range 11 East, W.M.

Owner: Peggy Davis

Auditor's Certificate

Filed for record this 12 day of August, 2024
at 10:56 AM in volume 9 of Surveys on Page 21
at the request of Zitikovich Land Surveying PLLC

Stephen Anthony Zitikovich
Stephen Anthony Zitikovich
Certificate Number 46904

Deputy
Skagit County Auditor