SURVEY IN SECTION 30
T36N, R11E

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201006010187

TRACT 1 OF THAT CERTAIN SURVEY OF PORTIONS OF SECTIONS 29, 30 AND 31, TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M., RECORDED FEBRUARY 19, 1980, IN BOOK 3 OF SURVEYS, PAGES 12 AND 13, UNDER AUDITOR'S FILE NO. 8002190006.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PERIMETER OF A "BUILDING ZONE" TO ASSIST IN THE CREATION OF A CONSERVATION EASEMENT, AND TO RECOVER AND MARK THE SOUTH LINE OF THE COFFEY PARCEL. FOR ADDITIONAL CHECKS TO THE 1980 LEONARD SURVEY (AFN 8002190006), I MEASURED TO THE NE AND SE CORNERS OF TRACT 3, AS SHOWN ON THAT SURVEY (NOT SHOWN HERE). AT THE NE CORNER OF TRACT 3 I FOUND A 1/2" RB WITH FADED YELLOW PLASTIC LEONARD CAP AND AN OLDER, 1-3/4" INSIDE DIAMETER IRON PIPE, UP 1.6'. THEY WERE 0.4' EAST (RB) AND 0.2' EAST (I.P.) OF MY CALCULATED POSITION. AT THE SE OF LOT 3 I FOUND AN IRON PIPE OF THE SAME CHARACTER AS ABOVE, UP 0.8' AND 1.3' EAST OF MY CALCULATED POSITION.

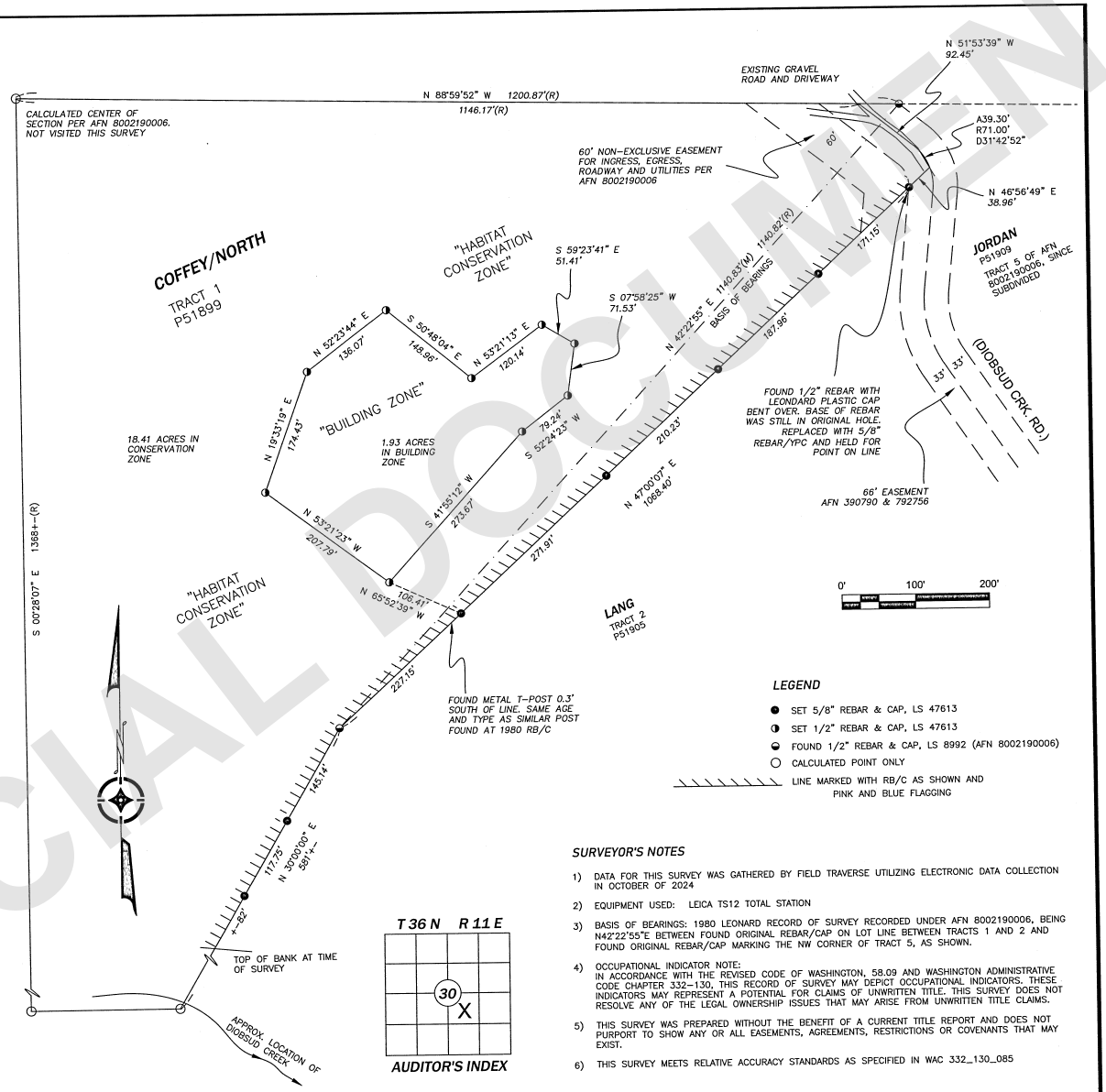
LEGAL DESCRIPTION OF BUILDING ZONE

A PORTION OF TRACT 1 OF THAT CERTAIN RECORD OF SURVEY DATED FEBRUARY 19, 1980 AND RECORDED UNDER AUDITOR'S FILE NUMBER 8002190006 MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE REBAR AND CAP MARKING THE NORTHWEST CORNER OF TRACT 5 OF SAID SURVEY; THENCE SOUTH 42°22'55" WEST A DISTANCE OF 1140.83' TO A REBAR AND CAP ON THE LINE BETWEEN TRACTS 1 AND 2 SET DURING SAID SURVEY; THENCE NORTH 47°00'07" EAST A DISTANCE OF 227.15' TO A REBAR AND CAP SET IN OCTOBER 2024; THENCE NORTH 65°52'39" WEST A DISTANCE OF 106.41' TO A REBAR AND CAP AND THE POINT OF BEGINNING; THENCE NORTH 53°21'23" WEST A DISTANCE OF 207.79' TO A REBAR AND CAP; THENCE NORTH 19°33'19" EAST A DISTANCE OF 174.43' TO A REBAR AND CAP; THENCE NORTH 52°23'44" EAST A DISTANCE OF 136.07' TO A REBAR AND CAP; THENCE SOUTH 50°48'04" EAST A DISTANCE OF 148.96' TO A REBAR AND CAP; THENCE NORTH 53°21'13" EAST A DISTANCE OF 120.14' TO A REBAR AND CAP; THENCE SOUTH 59°23'41" EAST A DISTANCE OF 51.41' TO A REBAR AND CAP; THENCE SOUTH 07°58'25" WEST A DISTANCE OF 71.53' TO A REBAR AND CAP; THENCE SOUTH 52°24'23" WEST A DISTANCE OF 79.24' TO A REBAR AND CAP; THENCE SOUTH 41°55'12" WEST A DISTANCE OF 273.67' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF HABITAT CONSERVATION ZONE

ALL OF TRACT 1 OF THAT CERTAIN RECORD OF SURVEY DATED FEBRUARY 19, 1980 AND RECORDED UNDER AUDITOR'S FILE NUMBER 8002190006, EXCEPT THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT THE REBAR AND CAP MARKING THE NORTHWEST CORNER OF TRACT 5 OF SAID SURVEY; THENCE SOUTH 42°22'55" WEST A DISTANCE OF 1140.83' TO A REBAR AND CAP ON THE LINE BETWEEN TRACTS 1 AND 2 SET DURING SAID SURVEY; THENCE NORTH 47°00'07" EAST A DISTANCE OF 227.15' TO A REBAR AND CAP SET IN OCTOBER 2024; THENCE NORTH 65°52'39" WEST A DISTANCE OF 106.41' TO A REBAR AND CAP AND THE POINT OF BEGINNING; THENCE NORTH 53°21'23" WEST A DISTANCE OF 207.79' TO A REBAR AND CAP; THENCE NORTH 19°33'19" EAST A DISTANCE OF 174.43' TO A REBAR AND CAP; THENCE NORTH 52°23'44" EAST A DISTANCE OF 136.07' TO A REBAR AND CAP; THENCE SOUTH 50°48'04" EAST A DISTANCE OF 148.96' TO A REBAR AND CAP; THENCE NORTH 53°21'13" EAST A DISTANCE OF 120.14' TO A REBAR AND CAP; THENCE SOUTH 59°23'41" EAST A DISTANCE OF 51.41' TO A REBAR AND CAP; THENCE SOUTH 07°58'25" WEST A DISTANCE OF 71.53' TO A REBAR AND CAP; THENCE SOUTH 52°24'23" WEST A DISTANCE OF 79.24' TO A REBAR AND CAP; THENCE SOUTH 41°55'12" WEST A DISTANCE OF 273.67' TO THE POINT OF BEGINNING.



LEGEND

- ● SET 5/8" REBAR & CAP, LS 47613
- ◑ SET 1/2" REBAR & CAP, LS 47613
- ◒ FOUND 1/2" REBAR & CAP, LS 8992 (AFN 8002190006)
- ○ CALCULATED POINT ONLY
- LINE MARKED WITH RB/C AS SHOWN AND PINK AND BLUE FLAGGING

SURVEYOR'S NOTES

1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN OCTOBER OF 2024
2) EQUIPMENT USED: LEICA TS12 TOTAL STATION
3) BASIS OF BEARINGS: 1980 LEONARD RECORD OF SURVEY RECORDED UNDER AFN 8002190006, BEING N42°22'55"E BETWEEN FOUND ORIGINAL REBAR/CAP ON LOT LINE BETWEEN TRACTS 1 AND 2 AND FOUND ORIGINAL REBAR/CAP MARKING THE NW CORNER OF TRACT 5, AS SHOWN.
4) OCCUPATIONAL INDICATOR NOTE:
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON, 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS. THESE INDICATORS MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM UNWRITTEN TITLE CLAIMS.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, AGREEMENTS, RESTRICTIONS OR COVENANTS THAT MAY EXIST.
6) THIS SURVEY MEETS RELATIVE ACCURACY STANDARDS AS SPECIFIED IN WAC 332_130_085

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF November ,2024
AT 11:52 A.M. IN BOOK ___ OF ___ PAGE ___
AT THE REQUEST OF WILLIAMS LAND SURVEYING, PLLC

SKAGIT COUNTY AUDITOR — DEPUTY 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 THE SKAGIT LAND TRUST IN OCTOBER, 2024.

11-15-2024

BRIAN J. WILLIAMS, P.L.S. — 47613 CERTIFICATE NUMBER

BRIAN JAMES WILLIAMS — STATE OF WASHINGTON — 47613 — REGISTERED PROFESSIONAL LAND SURVEYOR — 11-15-24

A SURVEY IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 11 EAST, W.M., SKAGIT COUNTY, WASHINGTON

WILLIAMS LAND SURVEYING PLLC
(360) 220-0209
bwilliams@williams-surveying.com
1800 Monroe St. Bellingham, WA

2024-09 COFFEY/NORTH
FIELD CREW: B. WILLIAMS
FIELD BOOK: 2
OCTOBER, 2024

202411180060
11/18/2024 11:52 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor
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