

LAND DESCRIPTION

PER STATUTORY WARRANTY DEED AFN:201908140024
 LOT 7, THE RESERVE AT CHANNEL LANDING, PHASE III,
 201005090073, RECORDS IN SKAGIT COUNTY,
 WASHINGTON, SITUATE IN THE CITY OF ANACORTES,
 COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°51'19"E (90°4'27" CLOCKWISE ROTATION HAS BEEN APPLIED TO PLAT BEARINGS) AS MEASURED BETWEEN THE FOUND MARINERS PLACE ROAD MONUMENTS SHOWN HEREON WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, NAD 83/11 DERIVED FROM GNSS OBSERVATIONS VIA THE WASHINGTON SPATIAL REFERENCE NETWORK (WSRN) ON WSDOT MONUMENT SHIP.
- SHIP N=553652.203 E=1194519.012 USFT
- THE PARCEL BOUNDARY SHOWN WAS ESTABLISHED BASED ON FOUND SURVEY MONUMENTS IN THE FIELD AND THE SURVEY REFERENCES LISTED BELOW.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION AND TRIMBLE R10 GNSS RECEIVER. ALL FIELD WORK WAS PERFORMED IN JANUARY, 2025.
- ALL CORNERS ARE WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED.
- THIS SURVEY COMPLIES WITH RCW 58.09 AND WAC 332.130.
- THE SURVEY WASHER WAS MISSING FOR THESE CORNERS. AN OBVIOUS WASHER IMPRESSION/HOLE WAS LEFT IN THE CONCRETE SIDEWALK. THE HOLES WERE MEASURED AND MATCHED THE RECORD BEARINGS AND DISTANCES.
- FOUND REBAR W/CAP HERBERTS L.S. 27807' 0.1' BELOW GRADE IN THE MIDDLE OF 5' GRAVEL PATH 0.16' S AND 0.08' W OF CALCULATED POSITION. NOT ACCEPTED DUE TO HIGH LIKELIHOOD OF BEING DISTURBED.
- SET TACK IN LEAD WITH ALUMINUM WASHER L.S. 19612 IN CONCRETE DRIVEWAY.
- THE VALUES FOR THE SUBJECT CENTERLINE CURVE ON THE FACE OF THE RESERVE AT CHANNEL LANDING, PHASE III, ARE BASED ON THE BEST AVAILABLE DATA. THE BEST AVAILABLE DATA IS THE 19612 L.S. 19612. THE BEST AVAILABLE DATA IS THE 19612 L.S. 19612. THE BEST AVAILABLE DATA IS THE 19612 L.S. 19612.

SURVEY REFERENCES, RECORDS OF SKAGIT COUNTY, WA:

- LONG PLAT "THE RESERVE AT CHANNEL LANDING PHASE III" RECORDED UNDER AFN:201005090073
- "CHANNEL CROSSING SHORT PLAT" RECORDED UNDER AFN:20190800071

LEGEND

- FOUND 2" BRASS DISC W/ PUNCH IN 4"X4" CONCRETE MONUMENT IN MONUMENT CASE UNLESS OTHERWISE NOTED
- FOUND REBAR & CAP "HERBERTS L.S. 27807" UNLESS OTHERWISE NOTED
- FOUND BRASS WASHER "L.S. 19612"
- SET TACK IN LEAD WITH WASHER L.S. 19612
- SET TACK IN LEAD WITH TACK ON PROPERTY LINE
- MEASURED DISTANCE
- CALCULATED DISTANCE
- DISTANCE PER SURVEY REFERENCE
- TAX PAVEL NUMBER
- SUBJECT PROPERTY LINE
- ADJACENT PARCEL LINE
- EASEMENT LINE
- ROAD CENTER LINE
- ROAD RIGHT OF WAY LINE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF January, 2025.
 AT 3:24 PM (M) IN BOOK OF SURVEYS AT PAGE 2015.
 REQUEST OF GREGG AND KAREN WHITTIER

MA 0210085
 FILE NUMBER

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, 2/14/25 GREGG AND KAREN WHITTIER IN FEBRUARY, 2025.

Robert A. Anderson 2/19/25
 ROBERT M. ANDERSON
 CERTIFICATE NUMBER LS 19612



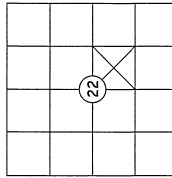
PREPARED AT THE REQUEST OF
GREGG AND KAREN WHITTIER
 A PORTION OF NW1/4, SE1/4(6L2)
 SECTION 22, TOWNSHIP 35N, RANGE 1E, W.M.
 ANACORTES, SKAGIT COUNTY, WA

STAR SURVEYING, INC.
 PO BOX 1343
 ANACORTES, WA 98221
 phone - (360)999-7693
 info@star-surveying.com
 www.star-surveying.com

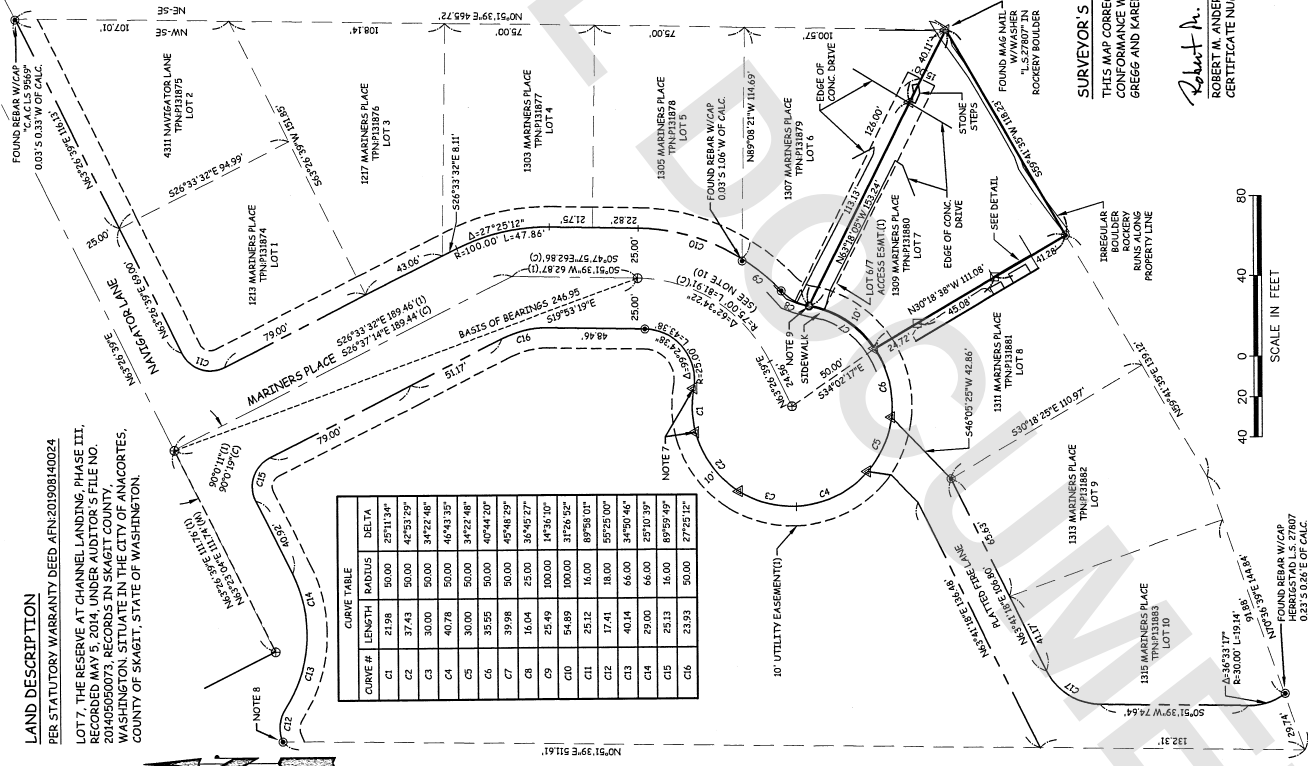
LAND SURVEYING MAPPING PLANNING
 CAD BY: BLP DATE: 2/19/2025 JOB NO.: A2693
 CHK BY: RMA PAGE 1 OF 1 SCALE: 1"= 40'
 FLD BY: 510A A2693.DWG CIVIL 3D 2020
 SURVEYED BY FIELD TRAVERSE WITH A 5-6 ROBOTIC SYSTEM

RECORD OF SURVEY

A PORTION OF NW1/4, SE1/4(6L2)
 SECTION 22, TOWNSHIP 35N, RANGE 1E, W.M.
 ANACORTES, SKAGIT COUNTY, WA



INDEX



202502210085
 8/21/25 PM 6:12:34
 1 of 1 Pages: 5423.50