



POWERTEK SURVEYING
#5426 BARRETT ROAD #104
FERNDALE, WA 98248
WWW.POWERTEK.NET

DRAWN BY:	DATE:	JOB NO.:
JAD	3/7/2025	2018065
REVIEWED BY:	SCALE:	SHEET:
JAD	1" = 30'	1 OF 1

2018065_base_200304.dwg

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED A.F. NO. 855060) - P31381
THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTH LINE OF THAT GERMAN TRACT CO. EAST LINE BEING 192 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30.1911' AND RECORDED AUDIT 30.1911 IN VOLUME 86 OF DEEDS, PAGE 54, OF RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE WEST LINE OF SAID LOT 3, THENCE WEST ALONG THE WEST LINE OF SAID LOT 3 TO THE REAR BOUNDARY LINE OF GARDNER CHANNEL, THENCE EASTLY ALONG SAID REAR BOUNDARY LINE TO THE POINT OF BEGINNING; EXCEPT SKAGIT COUNTY SMOG EXCEPT THE NORTH 322 FEET THEREOF.

(PER BARION AND SALE DEED A.F. NO. 200501040181) - P31379
THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GARDNER ISLAND ROAD, THENCE SOUTH 035°46' WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,297.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°24'4" WEST A DISTANCE OF 192 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 3; THENCE NORTH 035°46' EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 3, A DISTANCE OF 72 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE SOUTH 035°46' WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 75 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE EASTERLY 30 FEET FOR ROAD.

(PER STATUTORY WARRANTY DEED A.F. NO. 200406010238) - P31382
THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GARDNER ISLAND ROAD, THENCE SOUTH 035°46' WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,297.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°24'4" WEST A DISTANCE OF 192 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 3; THENCE NORTH 035°46' EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 3, A DISTANCE OF 72 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE SOUTH 035°46' WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 72 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE EASTERLY 30 FEET FOR GARDNER ISLAND ROAD.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 12, BEING A CONCRETE MONUMENT IN CASE ON THE CENTERLINE OF GARDNER ISLAND ROAD, THENCE SOUTH 035°46' WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 2,297.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°24'4" WEST A DISTANCE OF 192 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 3; THENCE NORTH 035°46' EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 3, A DISTANCE OF 72 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE SOUTH 035°46' WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 72 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE EASTERLY 30 FEET FOR GARDNER ISLAND ROAD.

AMENDED RECORD OF SURVEY

SITUATE IN A PORTION OF SE 1/4, SW 1/4
SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF W.M.

AMENDMENT NOTE:

THIS RECORD OF SURVEY AMENDED TO MODIFY THE RIGHT-OF-WAY WIDTH OF TIDEWATER ROAD (COUNTY ROAD NO. 18110) FROM 30 FEET TO 20 FEET ADJACENT TO PARCEL NO. P31381, AND TO REPEAL THE LINE OF P31379. SEE GED#18110-5 APR 202505060016

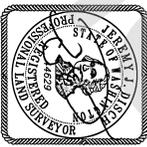
SURVEY NOTES:

- 1) THIS SURVEY WAS PERFORMED IN DECEMBER 2018 AT THE REQUEST OF SKAGIT COUNTY PUBLIC WORKS.
- 2) FIELD SURVEY PERFORMED WITH LEICA TOPCON 12014 ROBOTIC TOTAL STATION AND METERS OR EXCEEDS THE STANADARS SET FORTH WITHIN WAC 332-130-090.
- 3) BASIS OF BEARINGS PER THE MONUMENTED NORTH-SOUTH CENTERLINE OF SECTION 12; SEE RECORD OF SURVEY A.F. NO. 200301220055, BEING 500°2'45" W.
- 4) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE CURATIVE DEED A.F. NO. 85500 IDENTIFIES THE WESTERN 2580 FEET HEREON AND DOES NOT PURPORT TO SHOW ANY OF ALL EMBODIMENTS.
- 5) CURATIVE DEED A.F. NO. 85500 IDENTIFIES THE WESTERN 2580 FEET OF SAID SECTION 12, BEING 9,971 SQ. FT. OF SAID SECTION 12, BEING 9,971 SQ. FT. TO MAKE WOOLEN RECORDS MAY 9, 1977 (SIGNING ON APRIL 28, 1977).
- 6) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:
THE SURVEY MAY BEGET EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC 332.05. THESE ENCROACHMENTS ARE NOT BEING RECORDED AS THEY ARE UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP IS BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THE SURVEY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, IN THE PRESENCE OF SKAGIT COUNTY PUBLIC WORKS IN AUGUST OF 2018. AMENDED BEARING OF 2025

9/23/2025
CERTIFICATE NO. 44629



LEGEND:

- FOUND MONUMENT
- FOUND REBAR & CAP
- SET LINE STAKE NUB & LATH

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF POWERTEK SURVEYING, INC. FILED FOR RECORD THE 23rd DAY OF SEPTEMBER 2025 AT 10:50 AM UNDER AUDITOR'S FILE NO. 202509230043 ON PAGES 1 OF 1. CLERK OF COURTS, SKAGIT COUNTY, WASHINGTON.
JAMES R. POWER
SKAGIT COUNTY AUDITOR

