

RECORD OF SURVEY IN, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TWP. 35 N., RGE. 11E., W.M., PLAT OF CASCADE RIVER PARK, DIVISION NO. 1, SKAGIT COUNTY WASHINGTON

PLAT	MEASURED
L 1	N 24° 8' 25" W, 28.75'
L 2	N 47° 55' 44" E, 35.00'
L 3	N 47° 55' 44" E, 48.22'
L 4	N 76° 34' 31" E, 27.48'
L 5	N 50° 58' 37" W, 30.00'
L 6	N 76° 34' 31" E, 42.70'
L 7	N 54° 26' 40" E, 71.40'
L 8	N 32° 55' 31" E, 70.57'

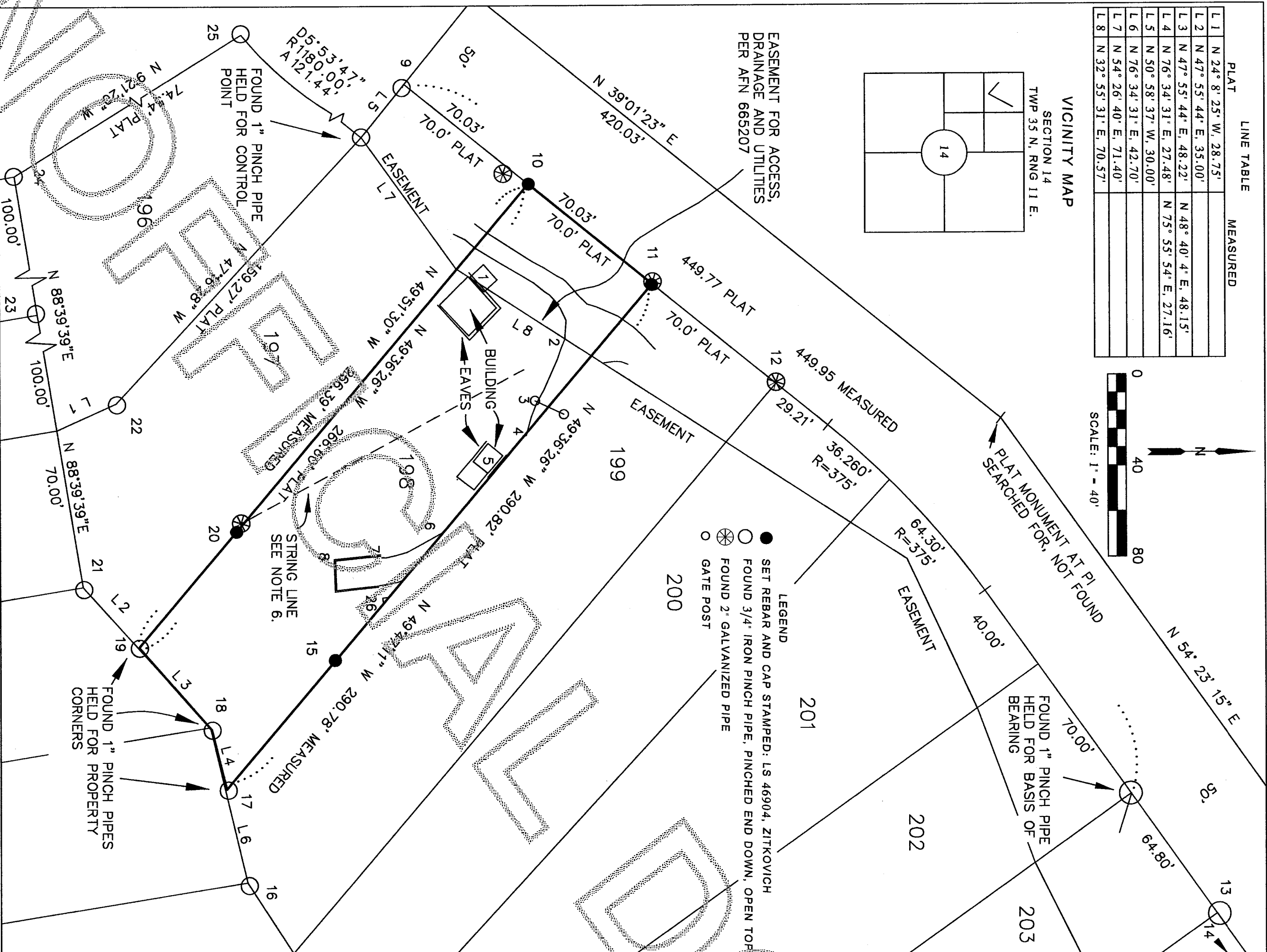
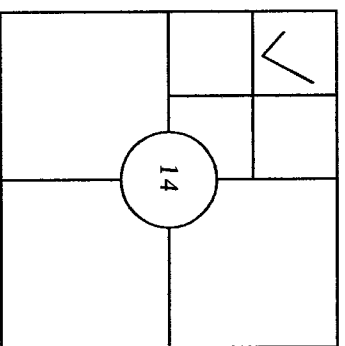


TABLE OF OCCUPATIONAL INDICATORS

1	NORTHWEST CORNER OF DECK LIES 8.1' NW OF EASEMENT LINE
2	GATE POST FALLS 6.7', S 40° W OF MONUMENTED LINE
3	GRAVEL DRIVE CROSSED MONUMENTED LINE 85.5' FEET FROM FROM NORTH EAST CORNER
4	SOUTH WEST BUILDING LINE FALLS 10.0' S 40° W OF MONUMENTED LINE; EAVES FALL 11.1' S 40° W OF SAID LINE; NORTH EAST BUILDING LINE FALLS 1.7' S 40° W OF MONUMENTED LINE.
5	GRAVEL DRIVE CROSSES MONUMENTED LINE 142.8' SE OF CORNER.
6	POST OF SHED LIES 14.5' S 40° E OF LINE; EAVE LIES 14.9' S 40° W OF LINE.
7	POST OF SHED LIES 28.3' S 40° W OF LINE; EAVE LIES 29.1' S 40° W OF LINE.
8	SOUTH WEST CORNER OF CONCRETE PAD LIES 1.8' S 40° W OF LINE
9	FOUND 3/4" PINCHED PIPE BURIED 2' UNDER CONSTRUCTION DEBRIS IN HORIZONTAL POSITION WITH SMASHER 2 INCH CIRCUMF. S 63° E 1.5'; JUDGED NOT RELIABLE
10	SET REBAR AND CAP AT PROPORTIONED LOT CORNER
11	FOUND 2' GALVANIZED PIPE 1.5' HIGH, S 22° W, 11.9'
12	SET REBAR AND CAP AT PROPORTIONED LOT CORNER
13	FOUND 2' GALVANIZED PIPE 1.5' HIGH, N 83° W, 6.60'
14	FOUND 3/4" IRON PINCHED PIPE AT NE CORNER OF LOT 204; N 53° W, 1.6'
15	SET REBAR AND CAP ON MONUMENTED LINE, 210.57' FROM NE CORNER
16	FOUND 3/4" IRON PINCHED PIPE N 38° E, 0.97'
17	FOUND 3/4" IRON PINCHED PIPE N 61° E, 1.11'
18	FOUND 3/4" IRON PINCHED PIPE N 30° E, 1.22'
19	FOUND 3/4" IRON PINCHED PIPE N 200.22' SE OF NW CORNER; ALSO FOUND 2' GALVANIZED PIPE 1.5' HIGH, S 49° 38' 41" EAST OF SAID CORNER, BEING SW OF LINE, S 40° W, 0.8'
20	FOUND 3/4" IRON PINCHED PIPE N 58° E, 1.05'
21	FOUND 3/4" IRON PINCHED PIPE S 50° E, 0.58'
22	FOUND 3/4" IRON PINCHED PIPE N 16° W, 1.22'
23	FOUND 3/4" IRON PINCHED PIPE N 30° E, 1.18'
24	FOUND 3/4" IRON PINCHED PIPE S 49° E, 1.59'
25	FOUND 3/4" IRON PINCHED PIPE S 49° E, 1.59'

NOTES:

- BASIS OF BEARING: N 39° 1' 23" E ALONG THE SOUTH MARGIN OF THE CASCADE RIVER ROAD FROM LOT 197 TO LOT 199 DIVISION 1, PER PLAT OF CASCADE RIVER PARK. CONTROL OF THIS SURVEY WAS TIED TO THIS BEARING THROUGH THE FOLLOWING TWO MONUMENTS: A PLAT MONUMENT WAS FOUND ON THE WEST LINE OF LOT 197 30' SOUTH OF THE NORTHWEST CORNER OF SAID LOT. THIS MONUMENT WAS HELD AS THE BEGINNING POINT FOR CONTROL OF THE SURVEY. THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 202 WAS HELD FOR THE TERMINUS OF THE CONTROL.
- THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. 332-130-090.
- THIS IS A BOUNDARY SURVEY ONLY. NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATION, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCEL SHOWN.
- THIS SURVEY HAS DEPICTED BUILDINGS AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CHAP. 332-130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
- OBSERVATION: OLD CONSTRUCTION STRING LINES HAVE BEEN STRETCHED BETWEEN VARIOUS CORNERS OF LOTS 197-199. A STRING LINE WAS FOUND STRETCHED FROM A 2" GALVANIZED PIPE ON THE WEST LINE OF LOT 198 ACROSS THE LOT DIAGONALLY TOWARD THE NORTHEAST CORNER OF LOT 198. SAID STRING LINE IS DEPICTED ON THE MAP TO THE LEFT.

BOUNDARY RESOLUTION

EVIDENCE: A SEARCH WAS MADE FOR MONUMENTS AT THE FRONT AND REAR CORNERS OF LOTS 196-199, FOR THE FRONT CORNERS OF LOTS 200-204 AND FOR THE STREET MONUMENTS ALONG CASCADE RIVER ROAD. NO MONUMENTS WERE FOUND IN THE ROAD. 3/4" IRON PINCH PIPES WERE FOUND AT ALL THE CORNERS DEMARCATED BY A CIRCLE. THE PIPES ARE PINCHED AT ONE END. THE PINCHED ENDS ARE DOWN. THE TOPS ARE OPEN. THE DISTANCES BETWEEN LOT CORNERS ON THE FRONT AND THE BACK LINES MATCHED PLATTED DISTANCES QUITE WELL. HOWEVER, THE FRONT AND BACK LINES ARE SHIFTED WITH RESPECT TO EACH OTHER. PREVIOUS RECORDED SURVEYS HAVE HELD THE 3/4" PIPES FOUND IN THIS PLAT AS THE BASIS OF CONTROL FOR THE PLAT. SEE RECORDS OF SURVEY FILED UNDER AUDITORS FILE NUMBERS 200311040109, 200705250148 AND 200807100007. THESE PINCH PIPES ARE QUITE RUSTED SHOWING MANY YEARS OF AGE. IN ADDITION, THEY AND FIT THE ACCURACY THAT WOULD BE EXPECTED IN THIS PLAT.

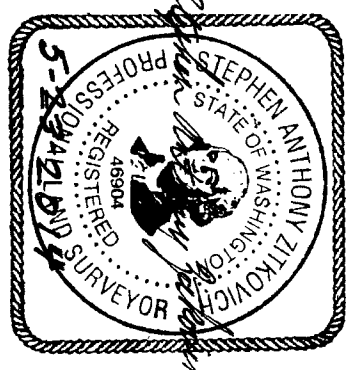
RESOLUTION: THE PINCH PIPES WERE HELD AS THE BEST EVIDENCE OF THE ORIGINAL PLAT. WHERE MONUMENTS ARE MISSING, THE PROPER PROCEDURE IS TO PROPORTION BETWEEN THE NEAREST ORIGINAL MONUMENTS ON EITHER SIDE. THE NEAREST RELIABLE MONUMENTS TO THE SUBJECT PROPERTY ALONG THE NORTH LINE OF THE PLAT ARE THE PINCHED PIPE FOUND AT THE SOUTHWEST CORNER OF THE EASEMENT ON THE WEST LINE OF LOT 197 AND THE PINCHED PIPE FOUND AT THE NORTH EAST CORNER OF LOT 202. THE DISTANCE BETWEEN THESE PIPES MATCHES THE PLATTED DISTANCE BY .18". THE WESTERN MONUMENT WAS HELD FOR POSITION WITHIN THE PLAT AND THE EASTERN PIPE WAS HELD TO ESTABLISH A BASIS OF BEARING. ALL OF THE NORTHERN LOT DIMENSIONS WERE PROPORTIONED TO FIT THESE TWO PIPES BY A RATIO OF 1.0004 TO 1. SEEMING REPLACEMENT OR RETRACEMENT MONUMENTS (2" GALVANIZED PIPES) WERE FOUND AT THREE LOT CORNERS AND ON THE WEST LINE OF LOT 198. SAID MONUMENTS ARE DEMARCATED BY CROSS LINED CIRCLES. THESE VARY IN AGE AND POSITION FROM THE PINCH PIPES. NO RECORDS OR TESTIMONY WERE FOUND OF THEIR ORIGIN OR AUTHORITY. NEITHER IS THERE CONFIRMATION OF THESE MONUMENTS BY OCCUPATION AND IMPROVEMENTS. NEW MONUMENTS WERE SET AT THE NORTHEAST AND NORTHWEST CORNERS OF LOT 198 ACCORDING TO THE PROPORTIONED PLAT DIMENSIONS. THE THREE PINCH PIPES FOUND AT THE SOUTHERN END OF LOT 198 WERE HELD AS PLAT CORNERS.

MAPPING AND TABLES: THE MONUMENTS HAVE BEEN SHOWN IN RELATION TO THE PLAT DIMENSION FOR PURPOSES OF ANALYSIS. RETRACEMENT AND RECOVERY.

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 DAVID CAPPS IN FEBRUARY, 2014

STEPHEN ANTHONY ZITKOVICH
 DATE 5-23-2014
 CERTIFICATE NUMBER 46904



RECORD OF SURVEY

OF LOT 198, PLAT OF CASCADE RIVER PARK, DIVISION NO. 1, IN GOVERNMENT LOT 3, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TWP. 35 N., RGE. 11E., W.M., SKAGIT COUNTY WASHINGTON

FOR DAVID AND MONIKA CAPPS

ZITKOVICH LAND SURVEYING, PLLC

PROFESSIONAL LAND SURVEYING
 CONCRETE, WA 98237
 (360) 391-3494

DRAWN BY: SAZ APRIL 28, 2014 SCALE: 1"=100'
 FIELD BOOK: 4 PAGES 45-52 DATE OF FIELD WORK: FEB. 18 - APRIL 23, 2014

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ZITKOVICH LAND SURVEYING, PLLC

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 Skagit County Auditor
 5/23/2014 Page 1 of 1 4:25PM \$139.00

SKAGIT COUNTY AUDITOR
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