

RECORD OF SURVEY

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SCHEMMER
 CONSULTING GROUP, PLLC

2015012002071
 Skagit County Auditor
 1/20/2015 File 1 of 1 3:17PM
 \$138.00

SKAGIT COUNTY AUDITOR
James S. ...
 JOHN HOXENG

LEGAL DESCRIPTION

A.F. 720851

A PORTION OF TRACT "D" PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER WHICH IS COMMON TO LOT 20, LOT 21, AND TRACT "D" IN SAID PLAT; THENCE S 0°28' W ALONG THE WEST LINE OF TRACT "D" A DISTANCE OF 178.79 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S 0°28' A DISTANCE OF 100.78 FEET; THENCE N 78°44' E A DISTANCE OF 212.87 FEET TO THE NORTHWESTERLY (N.W.) LINE OF A 60' COUNTY ROAD; THENCE N 40°52'30" E ALONG SAID ROAD 59.13 FEET TO THE WESTERLY LINE OF A 90 FOOT COUNTY ROAD; THENCE N 18°46' W ALONG SAID ROAD 65.85 FEET; THENCE S 77°28' A DISTANCE OF 231.02 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

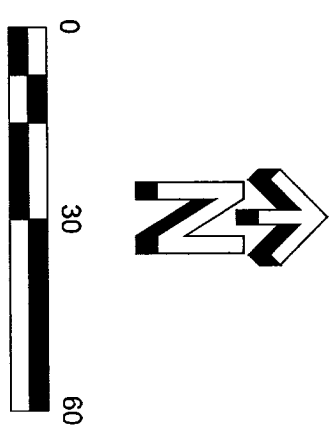
THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A 3 SECOND TOTAL STATION IN DECEMBER OF 2014. MONUMENTS SHOWN WERE VISITED AT THAT TIME. ACCURACY EXCEEDS THE WAC 332-030-090 REQUIREMENTS.

THE LINES WERE NOT RUN TO THE WESTERLY END OF THE PARCEL. THE SURVEYED PORTION IS NOTED AND DEPICTED WITH HEAVY LINES.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY.

THE BASIS OF BEARINGS IS NORTH 18°48'00" WEST ALONG THE MONUMENTED CENTER LINE OF MARINE DRIVE, AS SHOWN.

- LEGEND (DECEMBER, 2014)
- SET REBAR WITH CAP NO. 37550
 - FOUND SURVEY MARKER AS INDICATED
 - ⊕ FOUND GASED MONUMENT
 - () PER DEED
 - < > PER SURVEY'S A.F. 200307080148 AND 200812040070



- A N. EDGE OF 6" CONC. WALL IS 3.4' SOUTH OF LINE
- B 2" IRON PIPE AT 0.7' SOUTH OF LINE (NOT ACCEPTED)
- C (2) WATER METERS AT 1.4' NORTH OF LINE
- D N. EDGE OF 6" CONC. WALL IS 4.2' SOUTH OF LINE
- E 2" IRON PIPE AT 0.8' SOUTH OF LINE, PROJECTS 2' ABOVE GROUND. (NOT ACCEPTED)
- F BURIED POWER (PER PAINT MARKS FROM UTILITY LOCATING SERVICE) WESTERLY LIMIT OF SURVEY
- G 6" CONCRETE RETAINING WALL
- H THE PHYSICAL LOCATION OF THE SOUTH DEL MAR DRIVE ROADWAY IS OUTSIDE OF THE ORIGINALLY PLATTED RIGHT OF WAY. THIS IS A PUBLIC ROAD SUBJECT TO ANY VESTED RIGHTS THAT MAY EXIST, BASED ON ITS PHYSICAL LOCATION. REFER TO AREA NOTE BELOW.
- I FOUND REBAR NO CAP M43W, 0.98' OF CALCULATED POSITION SET NEW REBAR AND CAP AT CORNER
- J EDGE OF ROCKS AND TOE OF SLOPE
- K EDGE OF ROCKS AND TOP OF SLOPE
- L WEST END OF 24" CULVERT
- M BURIED WATER SERVICE LINE (UTILITY LOCATE SERVICE PAINT)
- N

AREA NOTE (REFER TO 1)

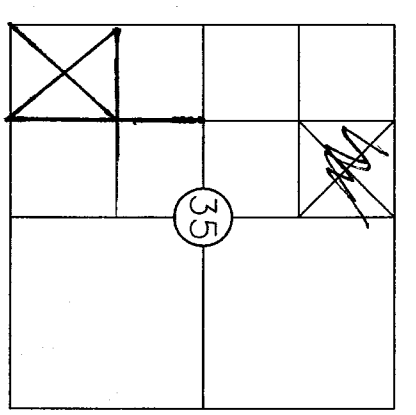
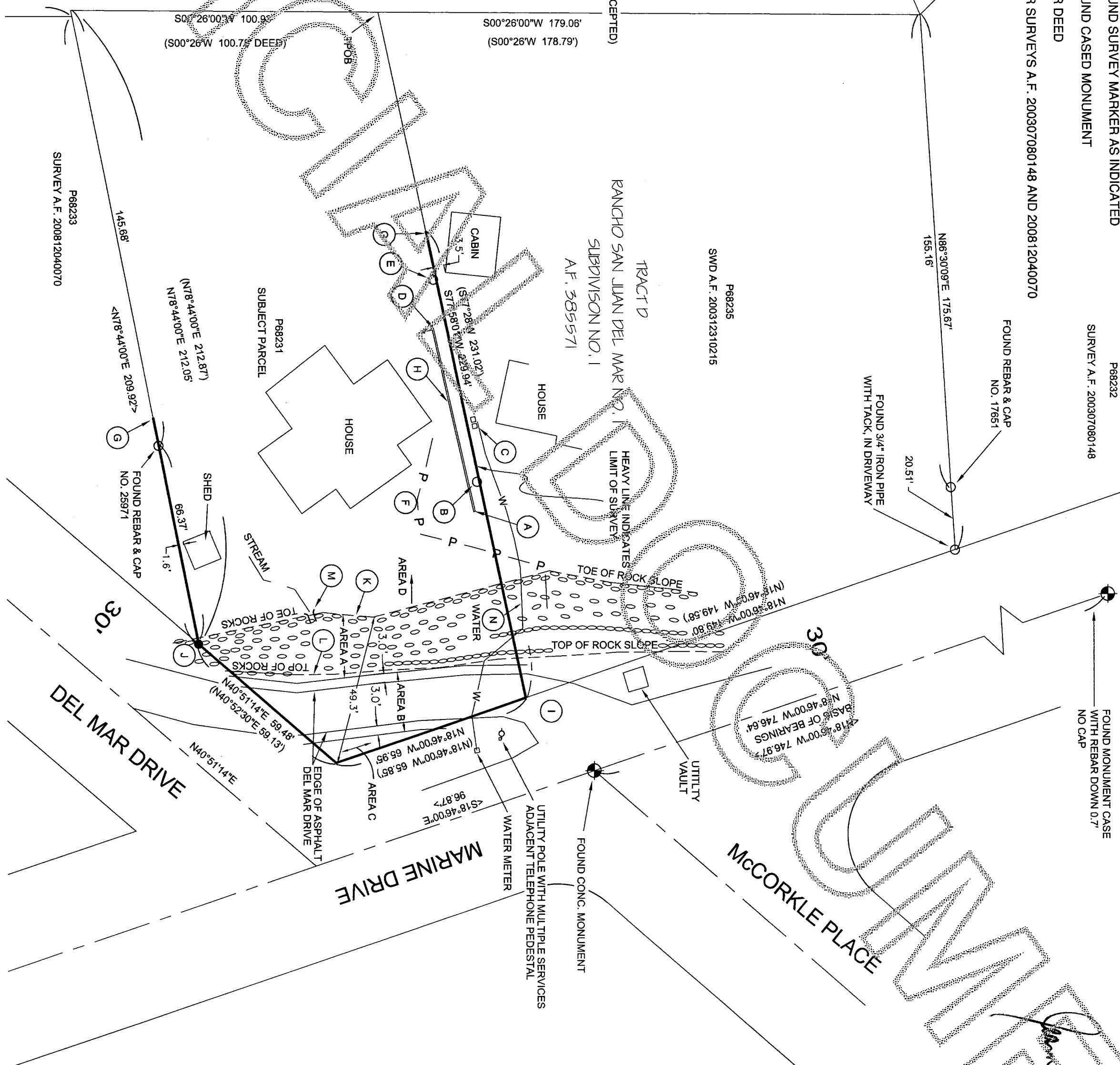
AREA A: AREA BETWEEN DEL MAR DRIVE RIGHT OF WAY, AS CLAIMED BY SKAGIT COUNTY AGENT NOV. 2014, AND TOE OF SUPPORTING ROCKERY.

AREA B: AREA CLAIMED AS DEL MAR DRIVE RIGHT OF WAY BY COUNTY AGENT ON NOVEMBER 2014 (3' EACH SIDE OF EXISTING PAVEMENT).

AREA C: RESIDUAL KERMOADE PARCEL REMAINING BETWEEN DEL MAR DRIVE, AS CLAIMED BY SKAGIT COUNTY AGENT NOV. 2014, AND MARINE DRIVE RIGHT OF WAY.

AREA D: SUBJECT PARCEL LING WESTERLY TOE OF ROCKERY.

AREA A = 4,021 SQ. FT.
 AREA B = 1,487 SQ. FT.
 AREA C = 454 SQ. FT.
 AREA D = 20,165 SQ. FT.
 TOTAL = 23,827 SQ. FT.

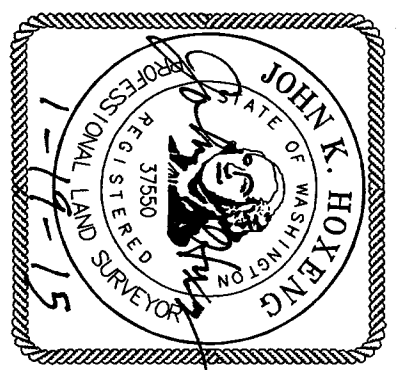


SW 1/4, SW 1/4, SECTION 35,
 T35N, R1E, W.M.,
 SKAGIT COUNTY, WA

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF KERMAN KERMOADE IN JANUARY, 2015.

JOHN HOXENG PLS. CERTIFICATE NO. 37550



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RECORD OF SURVEY

FOR
ARTHUR L. AND HELEN R. KERMOADE

Date	01/16/2015	Job no.	14-085
Scale	1" = 30'	Sheet	1 of 1