

CENTER SECTION 12
FOUND REBAR AND CAP SET FOR
RECORD OF SURVEY
A.F.#8302220011

AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.

20150122200064
\$157.00
12/27/2015 Page 1 of 1 1:10:22AM

James J. ...
SKAGIT COUNTY CLERK
Deputy ...

NOTES:

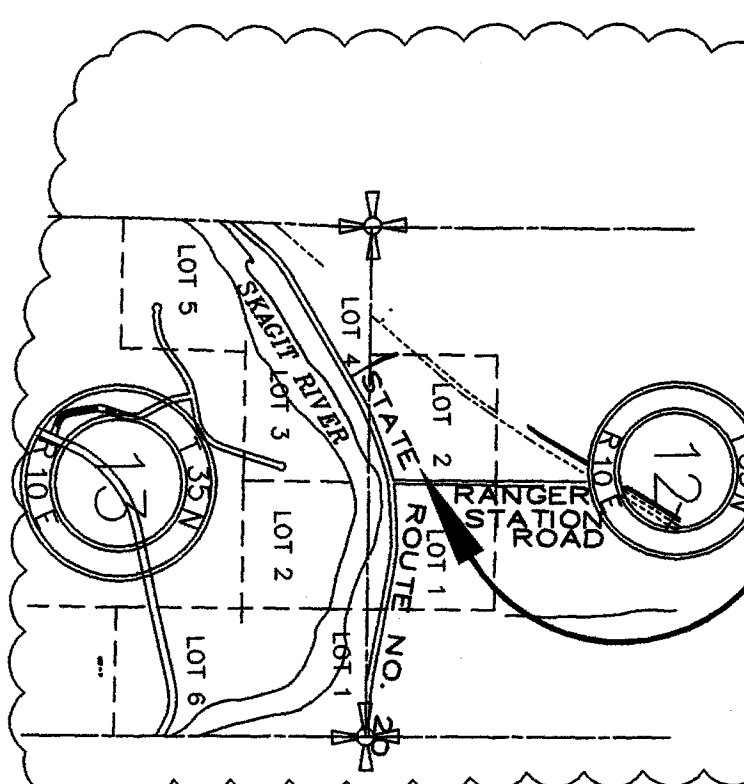
- ALL SECTION MONUMENTS DESCRIBED WERE VISITED AS SHOWN.
 - DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW, 2159" SET THIS SURVEY.
 - DENOTES FOUND CORNER PER DESCRIPTION
 - △ DENOTES WOODEN HUB SET AT CORNER
- ON BASIS OF BEARING OF S89° 58'41"E ALONG SOUTH LINE OF SECTION 12 BETWEEN MONUMENTS AS DESCRIBED HEREIN
- ANALYSIS OF LEGAL DESCRIPTIONS INDICATES A COMMON GRANTEE CONVEYED THE SOUTHEASTERN PARCEL FIRST (SHOWN AS 1947). THE NEXT CONVEYANCES OCCURRED IN 1951 AND RESULTED IN AN OVERLAP AND A GAP WITH THE ORIGINAL CONVEYANCE. THE PRESENT BOUNDARIES SURVEYED HAVE SHOWN THE PORTION THAT THE COMMON GRANTEE COULD HAVE CONVEYED IN 1951. PORTIONS OF THE UNCONVEYED ORIGINAL PARCEL MAY BE SUBJECT TO CLAIMS BY UNWRITTEN RIGHTS.

LEGAL DESCRIPTION

PART OF GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTH LINE OF THE STATE HIGHWAY INTERSECTS WITH THE EAST LINE OF SAID GOVERNMENT LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 105 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 120 FEET; THENCE WESTERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID LOT 120 FEET; THENCE WESTERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID TRACT CONVEYED TO C.M. SIMINGTON BY DEED DATED MAY 26, 1941 AND THAT CERTAIN TRACT CONVEYED TO C.M. SIMINGTON BY DEED DATED MAY 26, 1941 AND RECORDED MAY 27, 1941 IN VOLUME 184 OF DEEDS, PAGE 157, RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID SIMINGTON TRACT TO THE NORTH LINE OF THE STATE HIGHWAY; THENCE EASTERLY ALONG THE NORTH LINE OF THE STATE HIGHWAY 126 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SAID SIMINGTON TRACT TO THE NORTH LINE OF THE STATE HIGHWAY; THENCE EASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, EXCEPT THE RIGHT OF WAY OF THE BACKUS ROAD ALONG THE EAST SIDE OF SAID PREMISES, AND ALSO BEGINNING ON THE NORTH LINE OF THE STATE HIGHWAY AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO C.M. SIMINGTON BY DEED DATED MAY 26, 1941 AND RECORDED MAY 27, 1941 IN VOLUME 184 OF DEEDS, PAGE 157, RECORDS OF SAID COUNTY; THENCE EAST ALONG SAID STATE HIGHWAY 126 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH PARALLEL WITH THE SIMINGTON TRACT 105 FEET; THENCE EAST PARALLEL WITH THE SAID STATE HIGHWAY 65 FEET; THENCE SOUTH 105 FEET TO THE NORTH LINE OF THE SAID STATE HIGHWAY; THENCE WEST ALONG THE NORTH LINE OF THE SAID STATE HIGHWAY TO THE PLACE OF BEGINNING.

VICINITY MAP



LINE	BEARING	DISTANCE
L1	N72°05'13"E	37.15'
L2	S00°00'58"W	27.28'
L3	N16°48'19"W	74.51'
L4	N76°33'34"E	22.17'
L5	N03°00'58"E	3.22'

LINE	ARC	RADIUS	DELTA
C1	32.45°	980.00'	153.51°
C2	92.00°	980.00'	522.43°
C3	7.90°	980.00'	0727.43°

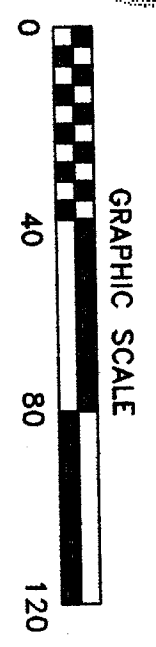
SOUTH 1/4 CORNER CALCULATED BY SINGLE PROPORTION

S/E CORNER SECTION 12 ESTABLISHED FROM ORIGINAL SET AND REFERENCED BY JOHN LEONARD (LS8992). POSITION DOES NOT COINCIDE WITH MONUMENT IN CASE SET BY MSDOT AFTER ROAD CONSTRUCTION NEAR TIME OF 1978. ADDITIONAL HISTORY OF CORNER IN SURVEY UNDER A.F.#9506140101. MONUMENT IN CASE IS N10°30'E 2.58' FROM TRUE SECTION CORNER POSITION.

SW COR. SECTION 12
FOUND ALUM. PIPE MONUMENT ON
OCT. 23, 2001

FOUND 1" IRON PIPE BENT OVER.
ORIGINAL POSITION WAS
RE-ESTABLISHED FROM R.O.S.
A.F.#8607010010 AND HELD AS
EAST LINE OF SIMINGTON TRACT.

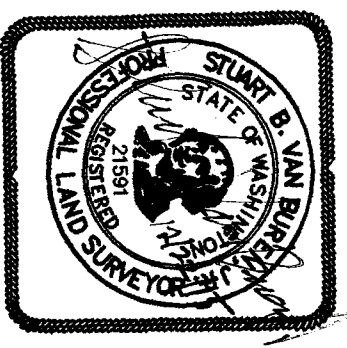
FOUND 1" IRON PIPE AS SHOWN
IN R.O.S. A.F.#8607010010. THIS
CORNER WAS DOCUMENTED AS
THE NE CORNER OF THE
SIMINGTON TRACT IN 1986.



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 Skagit PUD #1

IN 2015
Skagit P.U.D. #1
Skagit B. VonBuren, Jr., P.L.S.
Certificate No. 21591



AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[360] 724-7386

SURVEY IN SE QUARTER SECTION 12, T.35N., R.10E., W.M. SKAGIT COUNTY, WASHINGTON
FOR
Skagit P.U.D. #1
DRAWG: 1174ros-1.dwg DATE: Feb., 2015 JOB# 15.1174
CHECKED: SVB SCALE: 1"=40' SHEET 1 of 1