

AUDITOR'S CERTIFICATE

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



201608190111
\$157.00
1 of 1 2:29PM

James J. Zerk
DEPUTY COUNTY AUDITOR
SKAGIT COUNTY

Mary E. Swartz
DEPUTY

NOTES

- 1 BASIS OF BEARING: ASSUMED S 31°11'00" E. BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF FRONT STREET.
- 2 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.
- 3 THIS IS BOUNDARY SURVEY ONLY. NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
- 4 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
- 5 ALL MONUMENTS WERE FOUND OR SET ON AUGUST 8, 2016
- 6 THIS SURVEY HAS DEPICTED FENCES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. 332-130-050. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE HAS NOT BEEN RESOLVED BY THIS SURVEY.
- 7 OWNERSHIP OR STATUS OF THE PLATTED ALLEY HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGAL DESCRIPTION

LOTS 25 AND 26, BLOCK 17, TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.
SOURCE OF LEGAL DESCRIPTION IS SPECIAL WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 201602050068, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOUND 3 1/2 INCH SQUARE CONCRETE MONUMENT, 0.9' HIGH, WITH BRASS CAP & PUNCH MARK STAMPED: WASHINGTON COUNTY, WASHINGTON. REFERENCE MARK. HELD FOR CONTROL

FOUND # 4 REBAR & CAP STAMPED: B.V. LS 37549, CENTER OF CAP LIES N 36° W, 0.1', FROM CALCULATED LOCATION.

FOUND 12 INCH SPIKE, SQUARE, LYING FLAT, LYING WEST 0.5' FROM CALCULATED POSITION; BURIED 0.5 FT. DEEP, JUDGED NOT RELIABLE

FOUND 1/2 INCH DIAMETER IRON PIPE, DOWN 0.5 FT. HELD FOR CONTROL

MAIN STREET

BLOCK 13

HOLYOKE STREET

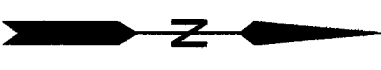
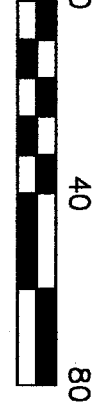
N 90°00'00" W 392.75' (PER PLAT)

N 90°00'00" W 299.24'

COMMERCIAL STREET

S 31°11'00" E 158.97'

N 00°00'00" E 120.00'



SHED THAT WILL BE DEMOLISHED

GRAVEL DRIVEWAY

ASBULLT COMMERCIAL AVE.

TABLE OF OCCUPATIONAL INDICATORS

MAP NO.	ITEM	DIRECTION	DISTANCE
1	☉ OF FENCE AT A.P.	NORTH	1.4'
2	☉ OF FENCE	NORTH	0.2'
3	☉ OF FENCE AT A.P.	NORTH	0.9'
4	☉ OF FENCE	NORTH	1.0'
5	☉ OF FENCE	N 59° E	1.1'
6	☉ OF FENCE AT A.P.	N 59° E	0.8'
7	INT. OF FENCE ☉ AT NE LINE OF LOT 25	N 31° W	1.1'
8	☉ OF FENCE AT A.P.	N 31° W	3.6'
9	☉ OF FENCE AT A.P.	N 31° W	0.8'
10	☉ OF FENCE AT END	S 31° E	0.6'
11	W. CORNER OF SHED	S 58° W	4.7'
12	W. CORNER OF HOUSE	NORTH	15.0'

DISTANCE FROM SW LINE OF LOT 25 FROM CALCULATED LOCATION.

DISTANCE FROM S.W. LINE OF LOT 25

DISTANCE FROM SOUTH LINE OF LOT 25

DISTANCE FROM NE. OF ALLEY

DISTANCE FROM NORTH OF ALLEY

FOUND # 4 REBAR & CAP STAMPED: B.V. LS 37549, CENTER OF CAP LIES N 36° W, 0.1', FROM CALCULATED LOCATION.

ARCADIE STREET

BLOCK 17

N 90°00'00" W 392.75' (PER PLAT)

N 90°00'00" W 299.24'

SURVEY OF LOTS 25 & 26, PLAT OF LAKE MCMURRAY

IN GOVERNMENT LOT 5, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TWP. 33 N., RGE. 4 E., W.M., SKAGIT COUNTY, WASHINGTON

for WILLIAM H. DORE

ZITKOVICH LAND SURVEYING, PLLC

44906 CONCRETE ROAD
CONCRETE, WA 98237
(360) 391-3494

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 WILLIAM DORE IN AUGUST, 2016
Stephen Anthony Zitkovich
STEPHEN ANTHONY ZITKOVICH DATE 8-19-2016
CERTIFICATE NUMBER 46904



CHECKED BY: SAZ, AUGUST 19, 2016
FIELD BOOK: 30 DATE OF FIELD WORK: 8-8-2016

SCALE: 1"=40'