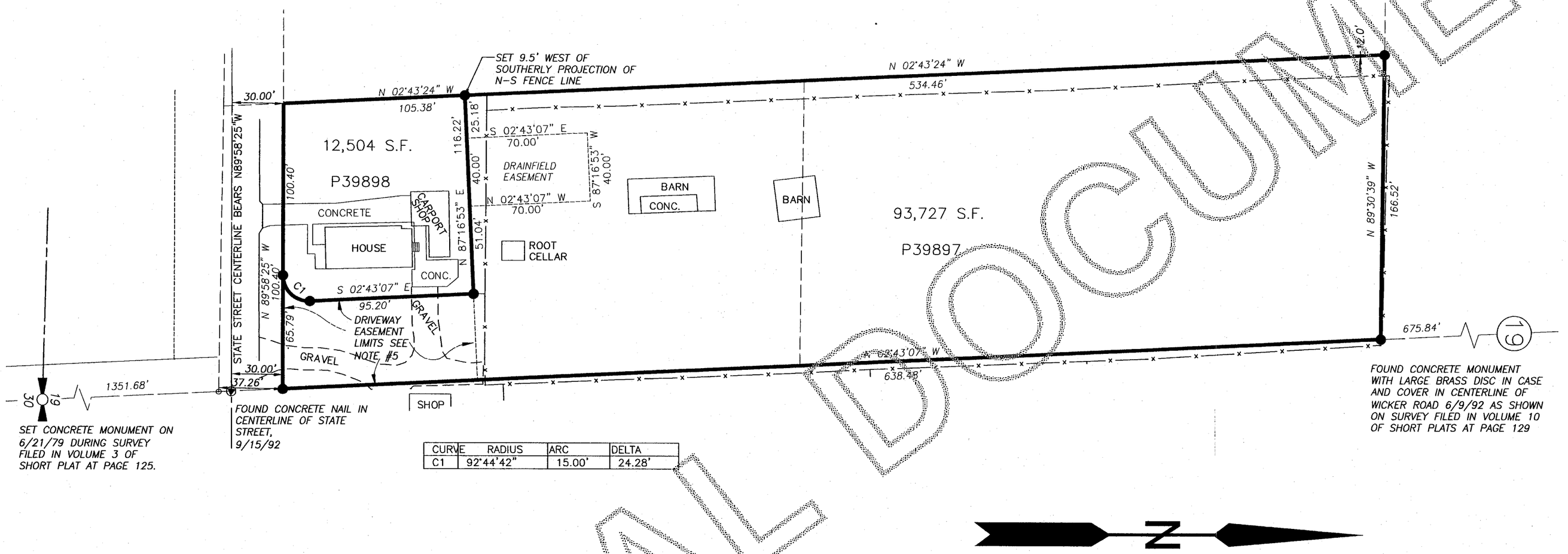
201707280058
Skagit County Auditor $160.00
7/28/2017 Page 1 of 1 10:45AM

Survey in the W1/2 of the E1/2 of the SE1/4 of the SW1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M.



CURVE	RADIUS	ARC	DELTA
C1	92°44'42"	15.00'	24.28'

N

Legal Description

PARCEL #39897
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF; THENCE N 02°50'20" W ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF, A DISTANCE OF 34.95 FEET TO THE NORTH LINE OF THE EXISTING RIGHT OF WAY OF EAST STATE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID RIGHT OF WAY LINE BEING 30 FEET NORTH OF THE CENTERLINE OF EAST STATE STREET; THENCE CONTINUING N 02°50'20" W ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF, A DISTANCE OF 105.38 FEET; THENCE N 87°16'53" E, A DISTANCE OF 116.22 FEET TO A POINT ON THE WEST LINE OF THE EAST 50 FEET OF SAID EAST HALF OF THE EAST HALF; THENCE S 02°43'07" E ALONG THE WEST LINE OF SAID EAST 50 FEET, A DISTANCE OF 95.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°44'42", AND AN ARC DISTANCE OF 24.28 FEET TO A POINT ON THE NORTH LINE OF SAID EAST STATE STREET RIGHT OF WAY; THENCE N 89°58'25" W ALONG SAID NORTH LINE, A DISTANCE OF 100.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND EXCEPT EAST STATE STREET RIGHT OF WAY.

PARCEL #39898
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; THENCE N 02°50'20" W ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF, A DISTANCE OF 34.95 FEET TO THE NORTH LINE OF THE EXISTING RIGHT OF WAY OF EAST STATE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID RIGHT OF WAY LINE BEING 30 FEET NORTH OF THE CENTERLINE OF EAST STATE STREET; THENCE CONTINUING N 02°50'20" W ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF, A DISTANCE OF 105.38 FEET; THENCE N 87°16'53" E, A DISTANCE OF 116.22 FEET TO A POINT ON THE WEST LINE OF THE EAST 50 FEET OF SAID EAST HALF OF THE EAST HALF; THENCE S 02°43'07" E ALONG THE WEST LINE OF SAID EAST 50 FEET, A DISTANCE OF 95.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°44'42", AND AN ARC DISTANCE OF 24.28 FEET TO A POINT ON THE NORTH LINE OF SAID EAST STATE STREET RIGHT OF WAY; THENCE N 89°58'25" W ALONG SAID NORTH LINE, A DISTANCE OF 100.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Notes

1. BASIS OF BEARINGS – ASSUMED N02°43'07"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19.

2. FOR ADDITIONAL INFORMATION SEE SURVEY FILED IN A.F.#9307010002.

3. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

4. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.

5. PARCEL #39897 IS SUBJECT TO AN EASEMENT AS DESCRIBED IN AF# 200903170066

Legend

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED WITH "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- CONCRETE MONUMMENT AS SHOWN ON SURVEY FILED IN AF# 9307010002.
- —x—x— EXISTING FENCE LINE

0 50 100 150

Survey for
Gary Talbert, Claudean Talbert Davis,
Mike Hazel, and Kelly Mayville

DATE	REVISION	BY	JOB# 208079	DRAWN jjn	CHECKED jla	DATE 20Jul17	SCALE 1" = 50'	SHEET 1 OF 1

AUDITOR'S CERTIFICATE
Filed for record this 28 day of July, 2017 at ... m. in book ... of ... at page ... at the request of .....
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2016 at the request of Gary Talbert.
John L. Abenroth CERT# 17651
Date 7/22/17

LAND SURVEYOR, STATE OF WASHINGTON, JOHN L. ABENROTH, 17651, REGISTERED PROFESSIONAL

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Skagit Surveyors & Engineers
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