

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

AUDITOR'S CERTIFICATE

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

TABLE OF OCCUPATIONAL INDICATORS

1	NORTHWEST CORNER OF DECK FALLS 8.1' NW OF EASEMENT LINE
2	EDGE OF GRAVEL ROAD FALLS 13.8', S 40° W OF MONUMENTED LINE
3	GATE POST FALLS 6.7', S 40° W OF MONUMENTED LINE
4	GRAVEL DRIVE CROSSED MONUMENTED LINE 83.5' FEET FROM FROM NORTH EAST CORNER

Skagit County Auditor
8/1/2017 Paid \$198.00
201708010039
1 of 1 8-31-2014

SKAGIT COUNTY AUDITOR DEPUTY

LEGAL DESCRIPTION:

LOT 198, CASCADE RIVER PARK NO. 1, 1st PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 5-4 TO 5-9 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH AN UNDIVIDED INTEREST IN ALL PROPERTY OWNED OR RECORD IN THE NAME OF CASCADE RIVER COMMUNITY CLUB, A NON-PROFIT CORPORATION, WHICH HAS BEEN DEDICATED TO THE USE OF LOT OWNERS, BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 790390003 AND 8108210027.

EXCEPT ALL THAT PART OF LOT 198, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP STAMPED: "ZITKOVICH, L.S. 46904" AT THE NORTHWEST CORNER OF SAID LOT 198, PER RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 201405230129; THENCE NORTH 39° 01' 23" EAST, A DISTANCE OF 70.03 FEET TO A REBAR AND CAP STAMPED: "ZITKOVICH, L.S. 46904" AT THE NORTHEAST CORNER OF SAID LOT 198; THENCE SOUTH 49° 47' 11" EAST ALONG THE EAST LINE OF SAID LOT 198 PER THE AFORESAID RECORD OF SURVEY, A DISTANCE OF 94.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 39° 33' 25" WEST A DISTANCE OF 15.15 FEET; THENCE SOUTH 49° 47' 11" EAST A DISTANCE OF 67.30 FEET; THENCE SOUTH 6° 04' 10" EAST A DISTANCE OF 30.20 FEET; THENCE NORTH 84° 12' 29" EAST A DISTANCE OF 18.29 FEET; THENCE NORTH 40° 12' 49" EAST A DISTANCE OF 22.87 FEET; THENCE NORTH 49° 47' 11" WEST A DISTANCE OF 102.01 FEET TO THE TRUE POINT OF BEGINNING.

THIS DEED IS GIVEN SUBJECT TO:

- EASEMENTS AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE OF INGRESS, EGRESS, DRAINAGE AND UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 22, 1965 AND APRIL 29, 1970 UNDER AUDITOR'S FILE NOS. 665207 AND 738440.
- THE RIGHT GRANTED TO THE PUBLIC, IN THE PLAT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AS SHOWN ON THE PLAT.
- RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT OF "CASCADE RIVER PARK NO. 1"
- CONSTRUCTION AND MAINTENANCE OBLIGATIONS SET FORTH ON THE PLAT AS TO THE ROADS SHOWN ON THE PLAT.
- AN EASEMENT 5 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL LOT LINES FOR THE PURPOSES OF UTILITIES AND DRAINAGE, AS SET FORTH ON THE FACE OF THE PLAT.
- THE FACE OF THE PLAT PROVIDES AS FOLLOWS: 'ALL OF THE PRIVATE ROAD SYSTEMS WITHIN THE PLAT ARE DESIGNATED AS TRACT "A".'
- SEE EXHIBIT A ATTACHED AND MADE A PART THEREOF.

EXHIBIT "A"
THIS IS ATTACHED HERETO AND MADE A PART OF THAT CERTAIN WARRANTY DEED BETWEEN MORRIS SASSER AND KATHLEEN SASSER, HUSBAND AND WIFE AND C. DAVID CAPPS AND MONIKA WILLER-CAPPS, HUSBAND AND WIFE DATED NOVEMBER 12, 1982.

- PROVISION AS CONTAINED IN "DEDICATION" DATED MAY 22, 1979 AND RECORDED MAY 30, 1979 UNDER AUDITOR'S FILE NO. 7903500013.
- PROVISION CONTAINED IN DEEDS THROUGH WHICH TITLE IS CLAIMED BY OTHER LOT OWNERS IN SAID SUBDIVISION FROM CASCADE RIVER DEVELOPMENT COMPANY.

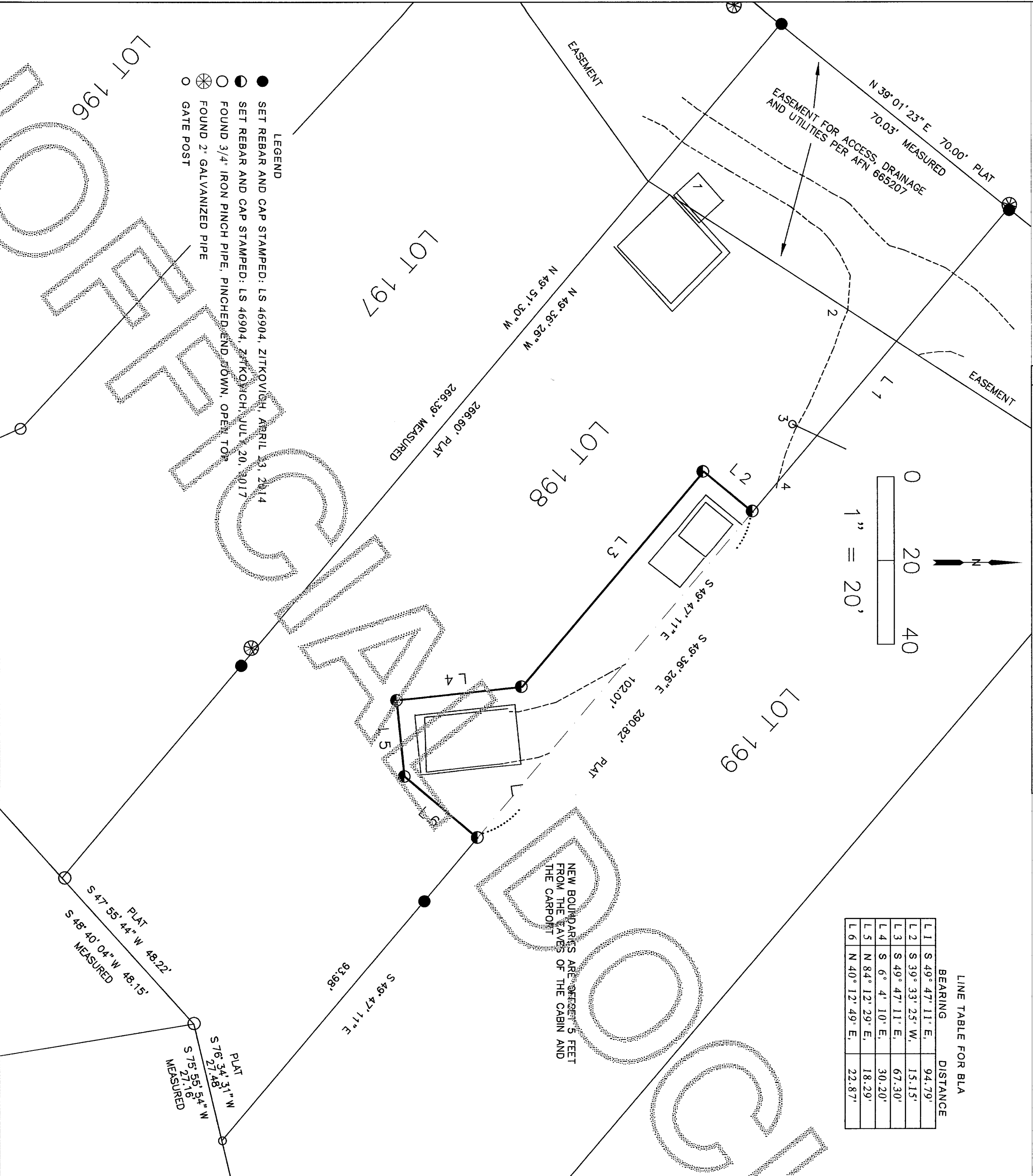
SOURCE OF LEGAL DESCRIPTION IS TAKEN FROM THE "STIPULATED DECREE OF BOUNDARY ADJUSTMENT IN LIEU OF ADVERSE POSSESSION TRIAL" IN THE SUPERIOR COURT OF WASHINGTON, SKAGIT COUNTY, NO. 15-2-00621-8, JUNE 30, 2017 AND RECORDED UNDER AUDITOR'S FILE NO. 201707240109.

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE STIPULATED DECREE OF BOUNDARY ADJUSTMENT IN LIEU OF ADVERSE POSSESSION TRIAL RECORDED UNDER AUDITOR'S FILE NO. 201707240109. THE CONTROLLING MONUMENTS FOR THIS SURVEY ARE THE MONUMENTS USED FOR THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 201405230129
- BASIS OF BEARING: N 39° 01' 23" E ALONG THE MONUMENTED NORTH LINE OF LOT 198
- DIVISION 1, PER THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 201405230129
- THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TRCP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS 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 (ITEMS 1-4) 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.

LINE TABLE FOR BLA

LINE	BEARING	DISTANCE
L 1	S 49° 47' 11" E.	94.79'
L 2	S 39° 33' 25" W.	15.15'
L 3	S 49° 47' 11" E.	67.30'
L 4	S 6° 4' 10" E.	30.20'
L 5	N 84° 12' 29" E.	18.29'
L 6	N 40° 12' 49" E.	22.87'



- LEGEND
- SET REBAR AND CAP STAMPED: L.S. 46904, ZITKOVICH, APRIL 23, 2014
 - SET REBAR AND CAP STAMPED: L.S. 46904, ZITKOVICH, JUL 20, 2017
 - FOUND 3/4" IRON PINCH PIPE, PINCHED END DOWN, OPEN TOP
 - ⊗ FOUND 2" GALVANIZED PIPE
 - GATE POST

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 JULY, 2017

STEPHEN ANTHONY ZITKOVICH
DATE 8/1/2017

CERTIFICATE NUMBER 46904



RECORD OF SURVEY

FOR BOUNDARY ADJUSTMENT 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. 11 E., W.M., SKAGIT COUNTY, WASHINGTON

FOR DAVID CAPPS AND MONIKA WILLER-CAPPS

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

DATES OF FIELD WORK: FEB. 18 - APRIL 23, 2014 & JULY 20, 2017
FIELD BOOK: 4 PAGES 45-52, 76
SCALE: 1"=20'
DRAWN BY: SAZ ON JULY 31, 2017