

201909120073

08/12/2019 03:19 PM Pages: 1 of 2 Fees: \$192.50
 Skagit County Auditor

Survey in the NW1/4 of the SW1/4 and the SW1/4 of Section 6, Twp. 33 N., Rng. 5 E., W.M.

Notes

1. Basis-of-hearings - Assumed N45°55'36"E on the Southwesterly line of the plot between monuments found as noted in notes 4 and 5.
2. 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.
3. 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.
4. Found reinforcing rod and damaged yellow plastic cap with tack at the northeast corner of Tract M as shown on survey recorded in Volume 4 of Surveys, at Page 64 under Auditor's File Number 8212170024.
5. Projected Lot 79/80 line to extension southwesterly line of Lots 80-83 to determine overall length for proportionment of 1386.74'; divided by 14 lots to obtain scale factor for 99.20' lot widths.



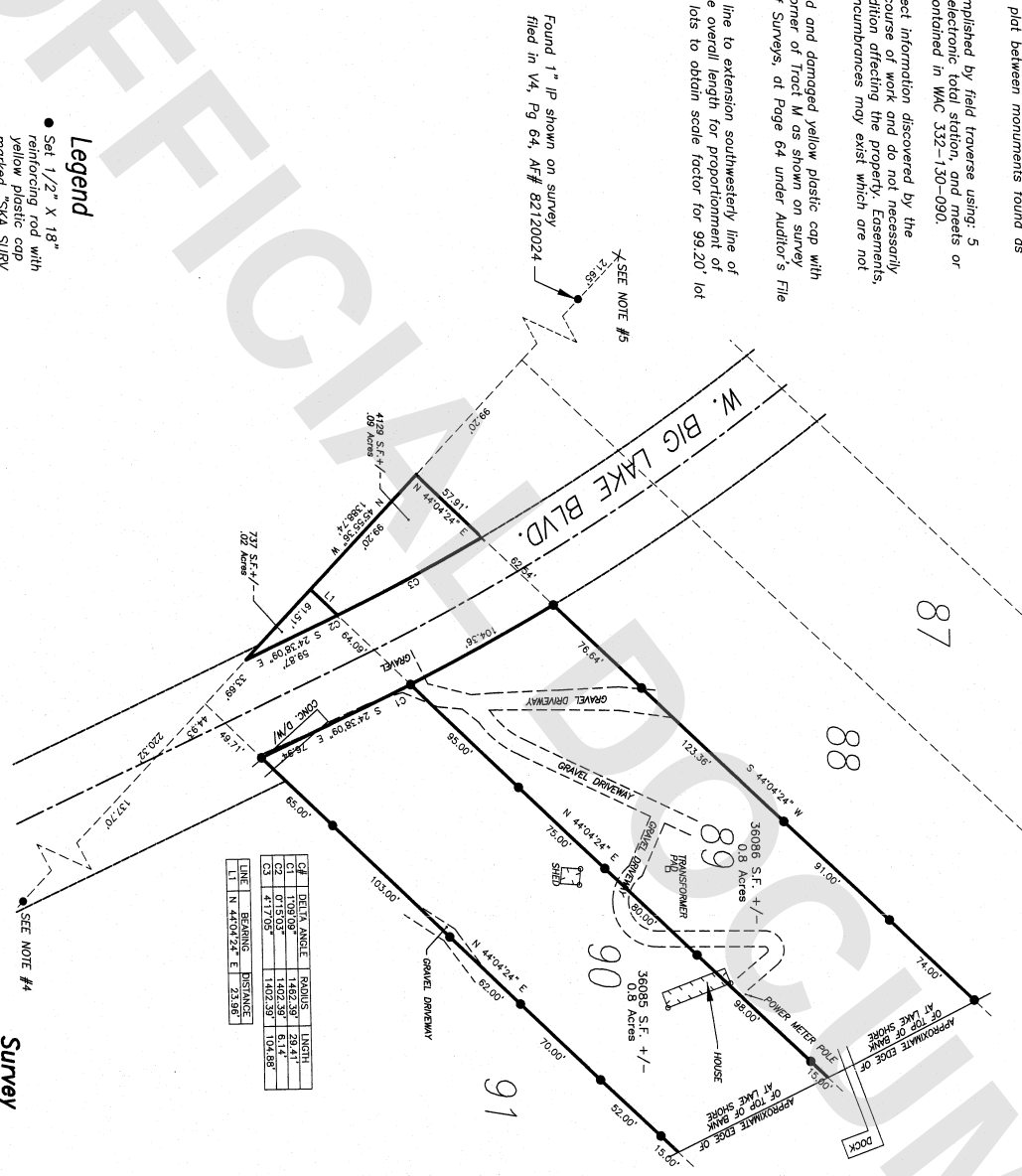
Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			216037	JUN	JLA	21JUN16	1" = 50'	1 OF 2

Survey for Cottage Werks, LLC

LINE	BEARING	DISTANCE
C1	DELTA ANGLE	POBUNS
C1	109.09°	1462.39'
C2	075.05°	29.41'
C2	075.05°	1402.30'
C2	173.83°	104.88'
L1	N 44°04'24" E	25.80'



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2016 at the request of Cottage Werks, LLC.

Louis H. Regua
 Louis H. Regua CER#16224
 Date 7/13/19

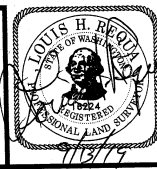
AUDITOR'S CERTIFICATE
 Filed for record this 22 day of Sept 2019 at 5:00 AM, in book ... of SURVEYS at page ... at the request of 201909120073

Judith R. ...
 Judith R. ...
 County Auditor or Deputy Auditor

Skagit Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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Survey in the NW1/4 of the SW1/4 and the SW1/4 of Section 6, Twp. 33 N., Rng. 5 E., W.M.

Legal Description

LOT 89

LOT 89, "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; Except that portion conveyed to Skagit County for road by deed recorded January 12, 1962 under Auditor's File No. 616757.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes on, over, across, and under Lots 86, 87, 88, 89, and 90 of the "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, pages 12 to 15, records of Skagit County, Washington.

Said easement is twenty feet in width, lying ten (10.00) feet on each side of the following described easement centerline:

Beginning at the point of intersection of the centerline of that County Road known as West Big Lake Boulevard with the South line of Lot 90, which point bears North 43 degrees 16'23" East, a distance of 16.89 feet from the Southwest corner of said Lot 90; thence North 25 degrees 21'30" West along the centerline of said County Road, a distance 87.81 feet to the P.T. of a 4 degree curve to the left, having a central angle of 14 degrees 24' and an arc of 360 feet, and which point (P.T. of said curve) is the True Point of Beginning of the easement centerline; thence along the following easement centerline courses and distances: North 27 degrees 02'20" East, 69.29 feet; North 2 degrees 21'20" West, 115.00 feet; North 7 degrees 46'40" East, 185.89 feet; North 4 degrees 26'10" West, 71.99 feet; North 42 degrees 17'10" West, 60.27 feet; South 89 degrees 51'30" West, 53.36 feet; South 67 degrees 52'40" West, 74.13 feet; and South 41 degrees 45'19" West, a distance of 147.76 feet to a point bears North 39 degrees 45'30" West, a distance of 38.80 feet from the P.C. of said 4 degree curve; thence North 39 degrees 45'30" West along centerline of said County Road, a distance of 27.79 feet to a point on the north line of Lot 86, which point bears North 43 degrees 18'23" East, a distance of 144.86 feet from the Northwest corner of said Lot 86.

LOT 90

LOT 90, "FIRST ADDITION BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington; Except that portion conveyed to Skagit County for road by deed recorded January 12, 1962, under Auditor's File No. 616757.

SUBJECT TO AND TOGETHER WITH a non-exclusive easement for ingress and egress and utility purposes on, over, across, and under Lots 86, 87, 88, 89, and 90 of the "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats page 12, records of Skagit County, Washington.

Said easement is twenty feet in width, lying ten (10.00) feet on each side of the following described easement centerline:

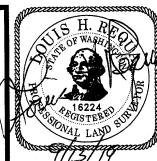
Beginning at the point of intersection of the centerline of that County Road known as West Big Lake Boulevard with the South line of Lot 90, which point bears North 43 degrees 16'23" East, a distance of 16.89 feet from the Southwest corner of said Lot 90; thence North 25 degrees 21'30" West along the centerline of said County Road, a distance 87.81 feet to the P.T. of a 4 degree curve to the left, having a central angle of 14 degrees 24' and an arc of 360 feet, and which point (P.T. of said curve) is the True Point of Beginning of the easement centerline; thence along the following easement centerline courses and distances: North 27 degrees 02'20" East, 69.29 feet; North 2 degrees 21'20" West, 115.00 feet; North 7 degrees 46'40" East, 185.89 feet; North 4 degrees 26'10" West, 71.99 feet; North 42 degrees 17'10" West, 60.27 feet; South 89 degrees 51'30" West, 53.36 feet; South 67 degrees 52'40" West, 74.13 feet; and South 41 degrees 45'19" West, a distance of 147.76 feet to a point on the centerline of the easement centerline, and which is the true point of ending of the easement centerline, and which point bears North 39 degrees 45'30" West, a distance of 38.80 feet from the P.C. of said 4 degree curve; thence North 39 degrees 45'30" West along centerline of said County Road, a distance of 27.79 feet to a point on the north line of Lot 86, which point bears North 43 degrees 18'23" East, a distance of 144.86 feet from the Northwest corner of said Lot 86.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			210237	JLM	JLA	5/JUL/16	1" = 50'	2 OF 2

Survey for
Cottage Werks, LLC

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2019 at the request of Steve Yzaguirre.



Louis H. Regua
Louis H. Regua CERT#16224
Date 9/13/19

AUDITOR'S CERTIFICATE
Filed for record this ... day of, 20... atM. in book ... of SURVEYS at page at the request of

County Auditor or Deputy Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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