

LEGAL DESCRIPTION

LOT 85 FIRST ADDITION BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WA.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE DRAWN PARALLEL WITH AND 10 FEET EASTERLY OF THE CENTERLINE OF THE CERTAIN EASEMENT ESTABLISHED MARCH 6, 1978, IN A REAL ESTATE CONTRACT RECORDED MARCH 21, 1978, AS ADDITION'S FILE NO. 87983.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 20 FOOT WIDE STRIP OF LAND CENTERED ON THE CENTERLINE OF THAT CERTAIN EASEMENT ESTABLISHED MARCH 6, 1978, IN A REAL ESTATE CONTRACT RECORDED MARCH 21, 1978, AS ADDITION'S FILE NO. 87983.

BASIS OF BEARING

S39°43'25" E AS CALCULATED PER REFERENCE AND FIELD MEASURED BETWEEN THE PI MONUMENTS ALONG THE CENTERLINE OF WEST BIG LAKE BOULEVARD.

REFERENCES

- (R1) - SHORT PLAT A/R00105060110 SP09-0282
- (R2) - RECORD OF SURVEY A/R0031110 SP09-0282
- (R3) - RECORD OF SURVEY A/R0031110 SP09-0282
- (R4) - EASEMENT A/R07583

UTILITY NOTES

UTILITY LINES SHOWN
FIELD OBSERVATIONS & AS-BUILT MAPS

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM RECORDS OF SURVEY AND FIELD OBSERVATIONS. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAMINANTS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

SITE DATA

SITE ADDRESS: 1878 WEST BIG LAKE ROAD
LOT 85 FIRST ADDITION
GROSS SITE AREA: 0.39 ACRES

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK
ROVER

METHOD: FIELD TRANSFER AND/OR NETWORK GPS

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 352.150-055 AND 352.150-050.

THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER WAC 352.150-055. OCCUPATIONAL INDICATORS MAY INDICATE EVIDENCE FOR OR AGAINST THE EXISTENCE OF A DEED LINE OR EASEMENT. ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

LEGEND

INDICATES FOUND CORNER AS DESCRIBED

RECORDING CERTIFICATE

FILED FOR RECORD BY ROBERT C. MITCHELL, THE 2nd DAY OF May 2022 A.D., AT 12 MINUTES PAST 1 O'CLOCK P.M.

AND RECORDED IN VOLUME 202205020091 OF SURVEYS ON PAGE 1.

RECORDS OF SKAGIT COUNTY, WASHINGTON

COUNTY AUDITOR

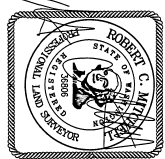
LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDED ACT AT THE REQUEST OF PHILIP TAPLEY

IN APRIL 2022

ROBERT C. MITCHELL

REGISTRATION #8808 DATE



Northline Surveying
Surveying and Construction Technologies
2025 RIVERSIDE DRIVE SUITE D
MOUNT VERNON, WA 98273
(360)999-9598

RECORD OF SURVEY FOR PHILIP TAPLEY
PORTION OF SW 1/4 OF THE SW 1/4 OF SEC. 06, TWP. 23 N. R. 02 E. S. 14 W.
SKAGIT COUNTY, WASHINGTON

PREP: 04-21-2022
REV:
DRAFT: NGR
CHK:
SHEET 1 OF 1
PROJECT: 2223

