



**LEGEND**

- FOUND REBAR & CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- SET REBAR AND CAP AS NOTED
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) DISTANCE PER SURVEY REFERENCE
- ADJACENT PARCEL NUMBER
- ADJACENT PARCEL LINE
- PLAT LOT LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY CENTERLINE

**SURVEY REFERENCES:**

1. RECORD OF SURVEY AFR 200401210072
2. SHORT PLAT NO. 47-75, AFR 822809
3. RECORD OF SURVEY, AFR 201803060090

**SURVEY NOTES:**

1. THE HERDMAN FOR THIS SURVEY IS WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, NAD 83. DISTURBED FROM THESE COORDINATES ARE THE MONUMENTS ON VISOR MONUMENT 6929020.78, N = 5667093078, E = 1209212311 USFT NETWORK (WASNO) ON VISOR MONUMENT 6929020.78, N = 5667093078, E = 1209212311 USFT
2. THE BASIS OF BEARINGS IS SOUTH 88°55'59" EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 1, BETWEEN A FOUND 3" DOWNED BRASS DISK W/ BRASS IRON MON CASE AT THE NORTH QUARTER CORNER OF SECTION 17 AND A FOUND 1" IRON PIPE AS SHOWN HEREON
3. THE PARCEL BOUNDARY SHOWN WAS ESTABLISHED BASED ON FOUND SURVEY MONUMENTS IN THE FIELD AND THE SURVEY REFERENCES LISTED.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL RECORDED OR UNRECORDED EASEMENTS.
5. THIS SURVEY WAS PERFORMED USING A TRIANGLE SA TOTAL STATION AND TRIANGLE ROD GNSS RECEIVER. ALL FIELD WORK WAS PERFORMED IN MAY, 2022.
6. ALL CORNERS ARE WITHIN 0.10' OF POSITION UNLESS OTHERWISE NOTED.



**SURVEY NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF TRACT "A", TRACT "B" AND TRACT "C" OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., ALSO KNOWN AS TRACT "A" OF SKAGIT COUNTY, SHORT PLAT 43-72, APPROVED JULY 17, 1972, AND NO. R. 22-302, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**LAND DESCRIPTION**

TRACT A:  
 THE NORTH 100.00 FEET OF THE NORTH 300 FEET OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., ALSO KNOWN AS TRACT "A" OF SKAGIT COUNTY, SHORT PLAT 43-72, APPROVED JULY 17, 1972.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF GIBRALTER ROAD, TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS EMBARRASSED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MEANDER CORNER TO SECTION 8 AND 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH 10 DEGREES EAST 19.97 CHAINS; THENCE SOUTH 75 DEGREES EAST 7.27 CHAINS; THENCE NORTH 63 DEGREES 45' EAST 7.97 CHAINS; THENCE SOUTH 2 DEGREES SOUTH 4 DEGREES 30' WEST 5.00 CHAINS; THENCE SOUTH 17 DEGREES 47' WEST 32.75 CHAINS; THENCE SOUTH 50 DEGREES 30' WEST 18.00 CHAINS; THENCE NORTH 39 DEGREES 30' WEST 4.545 CHAINS; THENCE NORTH 50 DEGREES 30' EAST 18 CHAINS; THENCE NORTH 32 DEGREES 30' EAST 4.00 CHAINS; THENCE NORTH 4 DEGREES 30' EAST 5.00 CHAINS; THENCE NORTH 22 DEGREES 30' EAST 17 CHAINS; THENCE NORTH 6 DEGREES WEST 5.00 CHAINS; THENCE NORTH 15 DEGREES WEST 17.00 CHAINS; THENCE NORTH DEGREES WEST 5.00 CHAINS; THENCE SOUTH 15.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 300 FEET OF LOT 1 EXTENDED EAST.

TRACT B:  
 THE NORTH 125.00 FEET OF THE SOUTH 200.00 FEET OF THE NORTH 300 FEET OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., ALSO KNOWN AS TRACT "B" AND THE NORTH 25 FEET OF TRACT "C" OF SKAGIT COUNTY, SHORT PLAT 43-72, APPROVED JULY 17, 1972.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF GIBRALTER ROAD, TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS EMBARRASSED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

TRACT C:  
 THE NORTH 125.00 FEET OF THE SOUTH 200.00 FEET OF THE NORTH 300 FEET OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., ALSO KNOWN AS TRACT "B" AND THE NORTH 25 FEET OF TRACT "C" OF SKAGIT COUNTY, SHORT PLAT 43-72, APPROVED JULY 17, 1972.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF GIBRALTER ROAD, TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS EMBARRASSED WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 27 DAY OF July 2022 AT 11:33 AM PM  
 IN BOOK OF SURVEYS AT PAGE AT THE REQUEST OF ALLEN WORKMAN

202207270040  
 Skagit County Auditor

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ALLEN WORKMAN IN MAY, 2022.

Skagit County Auditor



**RECORD OF SURVEY**

PREPARED AT THE REQUEST OF  
**ALLEN WORKMAN**  
 A PORTION OF NW 1/4 (61D), NE 1/4, SECTION 17,  
 TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,  
 SKAGIT COUNTY, WA

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LAND SURVEYING MAPPING PLANNING

CAD BY: KDB	DATE: 7/26/2022	JOB NO.: A2431
CHK BY: BMA	PAGE 1 OF 1	SCALE: 1" = 50'
FLD BK: 503A	A2431.DWG	CIVIL ST. 2020

STAMPED BY FIELD TRAVELER WITH A TRIANGLE S-4 ROBOTIC SYSTEM