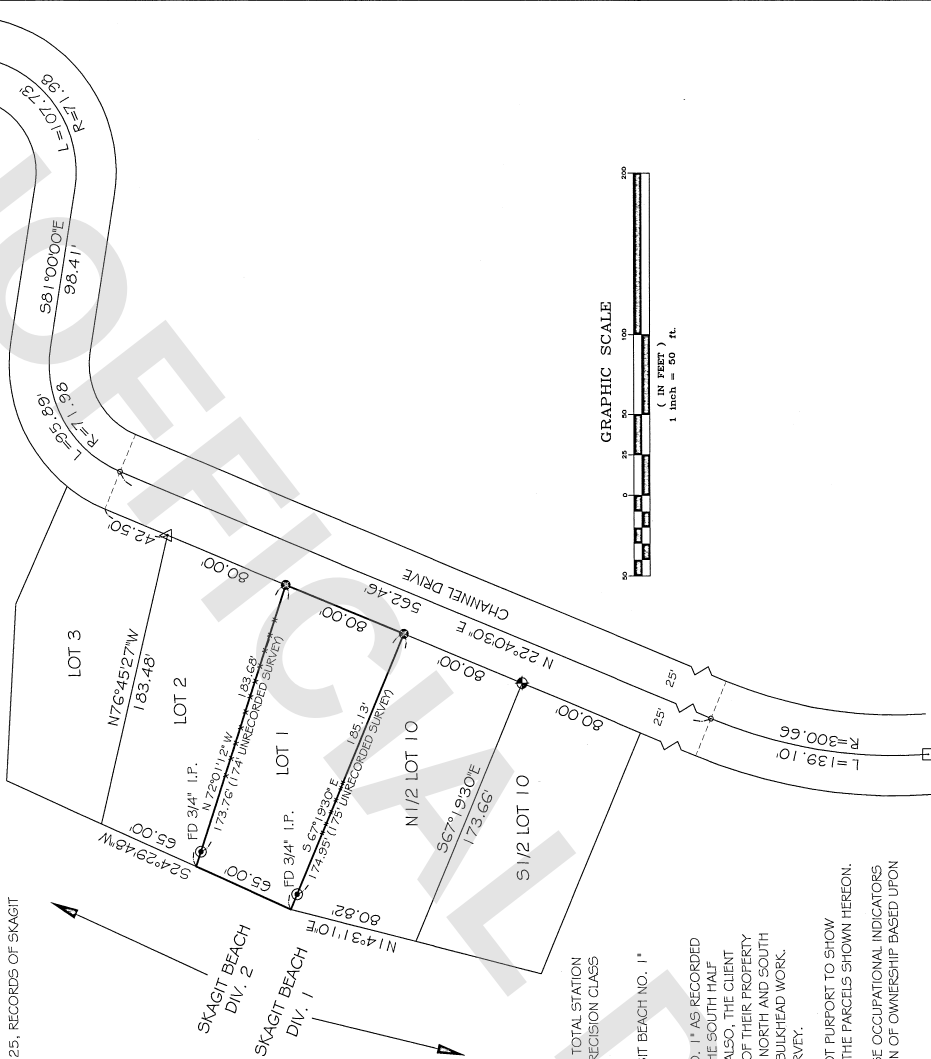
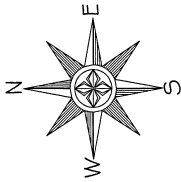


202312190066

12/19/23 12:19:23
 Skagit County Auditor
 Fees: 1 of 1 Fees: \$223.50

LEGAL DESCRIPTION

LOT 1, SKAGIT BEACH NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF FLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON



SURVEYOR'S NOTES:

SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN 2023 USING A NIKON PL-522 3 SECOND TOTAL STATION IN CONJUNCTION WITH A TDS RECON DATA COLLECTOR WITH RESULTING CLOSURES EXCEEDING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-030.

BASES OF BEARINGS: CENTERLINE OF ROAD SHOWN AS "TRACT A" AS DEPICTED ON "PLAT OF SKAGIT BEACH NO. 1" RECORDED UNDER AUDITOR'S FILE NUMBER 652085.

THIS SURVEY RELIED "PLAT OF SKAGIT BEACH NO. 2" - A REPLAT OF TRACT D OF SKAGIT BEACH NO. 1" AS RECORDED UNDER AUDITOR'S FILE NUMBER 684140. THIS SURVEY ALSO RELIED ON "A 2012 SURVEY OF THE SOUTH HALF OF LOT 10 SKAGIT BEACH DIV. NO. 1" AS RECORDED UNDER AUDITOR'S FILE # 201212070117. ALSO, THE CLIENT PROVIDED DOCUMENTATION SHOWING BULKHEAD WORK THAT WAS DONE ALONG THE WEST SIDE OF THEIR PROPERTY IN 1978, ALONG WITH THAT, AN UNRECORDED SURVEY SHOWING NEW IRON PIPES SET ON THEIR NORTH AND SOUTH PROPERTY LINES, SET BACK FROM THE WATER IN ORDER TO REPLACE THE CORNERS LOST IN THE BULKHEAD WORK. THESE IRON PIPES WERE FOUND TO BE WITHIN ACCEPTED TOLERANCE AND ACCEPTED BY THIS SURVEY.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, RESERVATIONS, ENCUMBRANCES, OR EXCEPTIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

THE PURPOSE OF THIS SURVEY WAS TO FIND/ESTABLISH THE 4 CORNERS OF THE CLIENT'S PARCEL.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER THE SUPERVISION OF THE SURVEYOR AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS REVIEWED THE RECORDING ACT AT THE REQUEST OF DENNIS & PAM CHURCH, 12/19/23.

Frederic P. Petersen 12/19/23
 FREDERIC P. PETERSEN, CERT.# 26303



AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 19 DAY OF Dec 20 2023 AT 10:14 AM IN BOOK OF SURVEYS ON PAGE 163 AT THE REQUEST OF DENNIS & PAM CHURCH.

Ann DeLush
 CLERK/AUDITOR

AUDITOR'S FILE NO. 202312190066

SURVEY OF LOT 1, SKAGIT BEACH DIV. NO. 2 SECTION 24, T.34-N., R.2-E.; W.M.

RECORD OF SURVEY FOR DENNIS & PAM CHURCH 15136 CHANNEL DRIVE LA CONNER, WA 98257

PETERSEN LAND SURVEYING

LEGEND: ALL CORNERS FOUND/SET 12/19/2023
 ● ACCEPTED 3/4" I.P. SEE NOTES FOR DETAILS.
 ◊ FOUND RBK/CAP SET BY NW DATUM & DESIGN LS# 28023.
 ● SET 5/8" RBK/CAP, LS# 26303.
 ◻ FOUND SURFACE MON. BRASS CAP IN CONCRETE.
 ▲ FOUND 3/4" I.P., ORIGIN UNKNOWN.
 ---G' HIGH WOOD FENCE ALONG PROPERTY LINE.



SCALE 1" = 50'
 DRAWN BY: F.P.
 SURVEY BY: F.P.
 DATE: 12/19/2023
 LA CONNER, WA 98257
 PHONE: 360-338-5493

12/19/23 12:19:23
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