

Survey in the SW1/4 of the SW1/4 of Section 22, Twp. 35 N., Rng. 1 E., W.M.

Legal Description

PARCEL "A": THAT PORTION OF LOT 23, LYING NORTH OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE CITY OF ANACORTES, BY DEED DATED MAY 15, 1959, AND RECORDED JUNE 15, 1959, UNDER AUDITOR'S FILE NO. 581814, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 302 OF DEEDS, PAGE 702, "PLAT OF NORMAN & WOODS SUB-DIVISION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B": TOGETHER WITH SEPTIC EASEMENT IN FAVOR OF SUBJECT PROPERTY AS CREATED BY EASEMENT FOR SEPTIC SYSTEM, DATED JULY 16, 1982, UNDER AUDITOR'S FILE NO. 8207270035, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "C": TOGETHER WITH PARKING EASEMENT IN FAVOR OF SUBJECT PROPERTY AS CREATED BY EASEMENT RECORDED JULY 23, 1993, UNDER AUDITOR'S FILE NO. 9307230020, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "D": THAT PORTION OF LOTS 24, 25, 33, 34 AND THAT PORTION OF LOT 26, IF ANY, LYING NORTH OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE CITY OF ANACORTES, BY DEED DATED MAY 15, 1959, UNDER AUDITOR'S FILE NO. 581814, IN VOLUME 302 OF DEEDS, PAGE 703, "PLAT OF NORMAN AND WOOD'S SUBDIVISION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOUND CONCRETE MONUMENT WITH 2" BRASS CAP L.S.#8992 1.0' DEEP ON 2/6/04

21 22

S02°07'05"W 2704.03'

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.

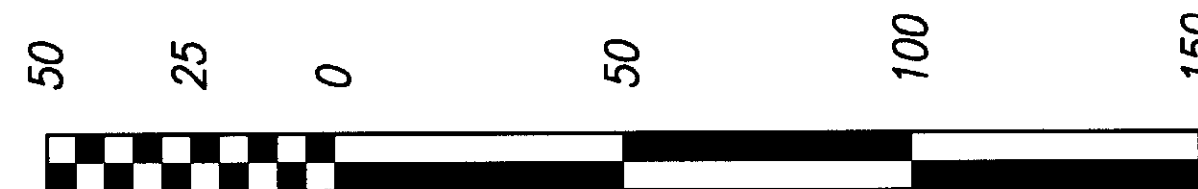
□ SIGN, (TYPE OF SIGN IS NOTED NEXT TO SYMBOL).

○ FIRE HYDRANT

□ MAILBOX

✕ LIGHT POLE

LINE TABLE BEARING DISTANCE
L1 N63°37'01"W 20.86'
L2 N37°37'01"W 1.28'



Scale in Feet

FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE AND COVER ON 1/8/01

21 22
28 27

1329.65'

S88°03'09"E 2659.30'

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			204104	srm	jla	15SEP04	1" = 50'	1 OF 1

Surveyor's Notes

1. BASIS-OF-BEARINGS - ASSUMED S02°07'05"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22.

2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

3. NORMAN & WOODS SUB-DIVISION PLAT CALCULATION NOTE:
I USED THE PLAT DISTANCE OF 26.7' FOR RIDGE WAY AT THE NORTHWEST CORNER OF THE PLAT, AND DISTANCES OF 30' AND 40' FROM THE SOUTHWEST SECTION CORNER AT THE SOUTHWEST CORNER OF THE PLAT, AND 30' FOR HARBOR WAY AT THE NORTHEAST CORNER OF PLAT AND THEN PROPORTIONED TO THE CENTERLINE OF THE ANGLED PORTION OF SUNSET AVENUE ALONG THE SOUTH AND EAST LINES OF THE PLAT AND USED THE PLAT DISTANCE OF 32.2' FROM THE EAST LINE OF THE PLAT ALONG THE NORTH LINE OF SUNSET AVENUE FOR THE WIDTH OF HARBOR WAY. I MADE PARK AVENUE PARALLEL WITH THE SOUTH LINE OF THE SECTION PER PLAT NOTE. PLAT LOTS WERE THEN PROPORTIONED INSIDE THE RESULTING STREET AND PLAT BOUNDARIES.

4. ITEM A OF SCHEDULE B-1 IN COMMITMENT NO. 113471-SAE REFERENCES AN EASEMENT FOR INGRESS AND EGRESS, A.F.#880711. SAID EASEMENT BENEFITS LOT 23 AND BURDENS LOT 24, ALL LYING NORTH OF THE ROAD, (HWY. 20) A.F.#581814. THIS EASEMENT IS NO LONGER RELEVANT SINCE THE BURDENED AND BENEFITED PARCELS ARE IN THE SAME OWNERSHIP.

5. ITEM B OF SCHEDULE B-1 IN COMMITMENT NO. 113471-SAE REFERENCES AN EASEMENT FOR SEPTIC SYSTEM, A.F.#8207270035. THOSE PORTIONS OF LOTS 31 AND 32 LYING NORTH OF STATE ROUTE 20 ARE THE ONLY REMAINING BURDENED PROPERTY THAT IS NOT UNDER THE SAME OWNERSHIP AS THE BENEFITED PARCEL, LOT 23.

6. ITEM C OF SCHEDULE B-1 IN COMMITMENT NO. 113471-SAE REFERENCES AN EASEMENT FOR PARKING, A.F.#9307230020. THIS EASEMENT BENEFITS LOT 23 AND LIES WITHIN 200 FEET OF A BUILDING ON LOT 23. THIS EASEMENT IS NO LONGER RELEVANT SINCE THE BURDENED AND BENEFITED PARCELS ARE IN THE SAME OWNERSHIP.

Surveyors Certificate

TO THOMAS DILLER, AND TO LAND TITLE INSURANCE COMPANY OF SKAGIT COUNTY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 7A, 8, 10, 11A, AND 14, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: Sept. 17, 2004
JOHN L. ABENROTH CERT#17651

S01°40'35"W
1/16 LINE

COMPUTED FROM DNR SURVEY FILED IN VOLUME 6 OF SURVEYS AT PAGE 82.

ALTA/ACSM Land Title Survey
for Thomas Diller

AUDITOR'S CERTIFICATE
200409230082
Skagit County Auditor
9/23/2004 Page 1 of 1 1:02PM
Jana Isaac, Deputy
County Auditor or Deputy Auditor



SKAGIT Surveyors & Engineers
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