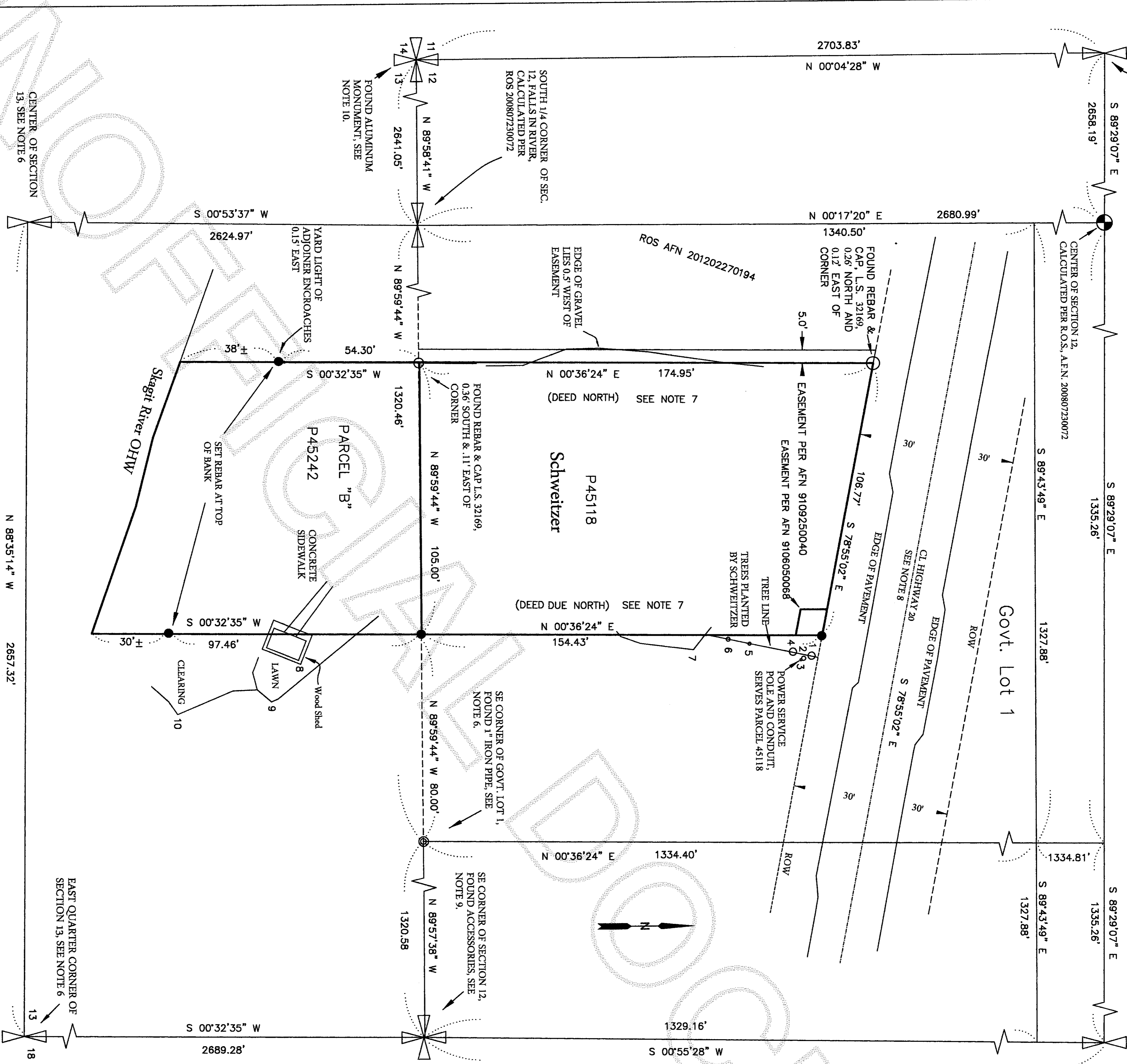


WEST QUARTER CORNER SEC. 12
CALCULATED PER R.O.S., A.F.N. 200807230072

EAST QUARTER CORNER SEC. 12
CALCULATED PER R.O.S., A.F.N. 200807230072



NOTES

- 1 BASIS OF BEARING: ASSUMED S 89°58'41" E FROM THE FOUND MONUMENT AT THE SOUTHWEST SECTION CORNER OF SECTION 12 TO THE FOUND SOUTHEAST CORNER OF SECTION 12. ALL MEASUREMENTS AND CALCULATIONS ON THIS RECORD ARE BASED UPON SAID BEARING.
- 2 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.
- 3 THIS IS BOUNDARY SURVEY ONLY. NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
- 4 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
- 5 THIS SURVEY HAS DEPICTED FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 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.

LEGEND

- SET REBAR AND CAP STAMPED: ZITKOVICH, IS 46904
- FOUND REBAR & CAP: SUMMIT, IS 32169
- ⊙ FOUND IRON PIPE

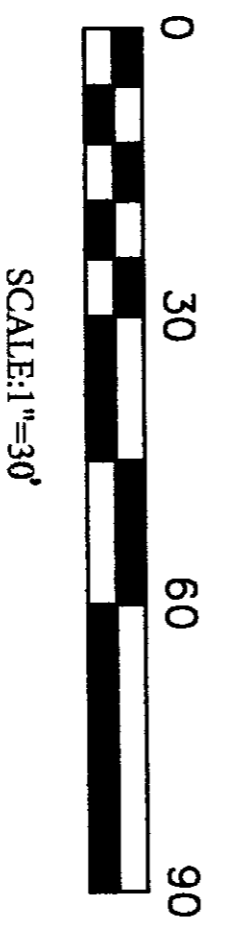
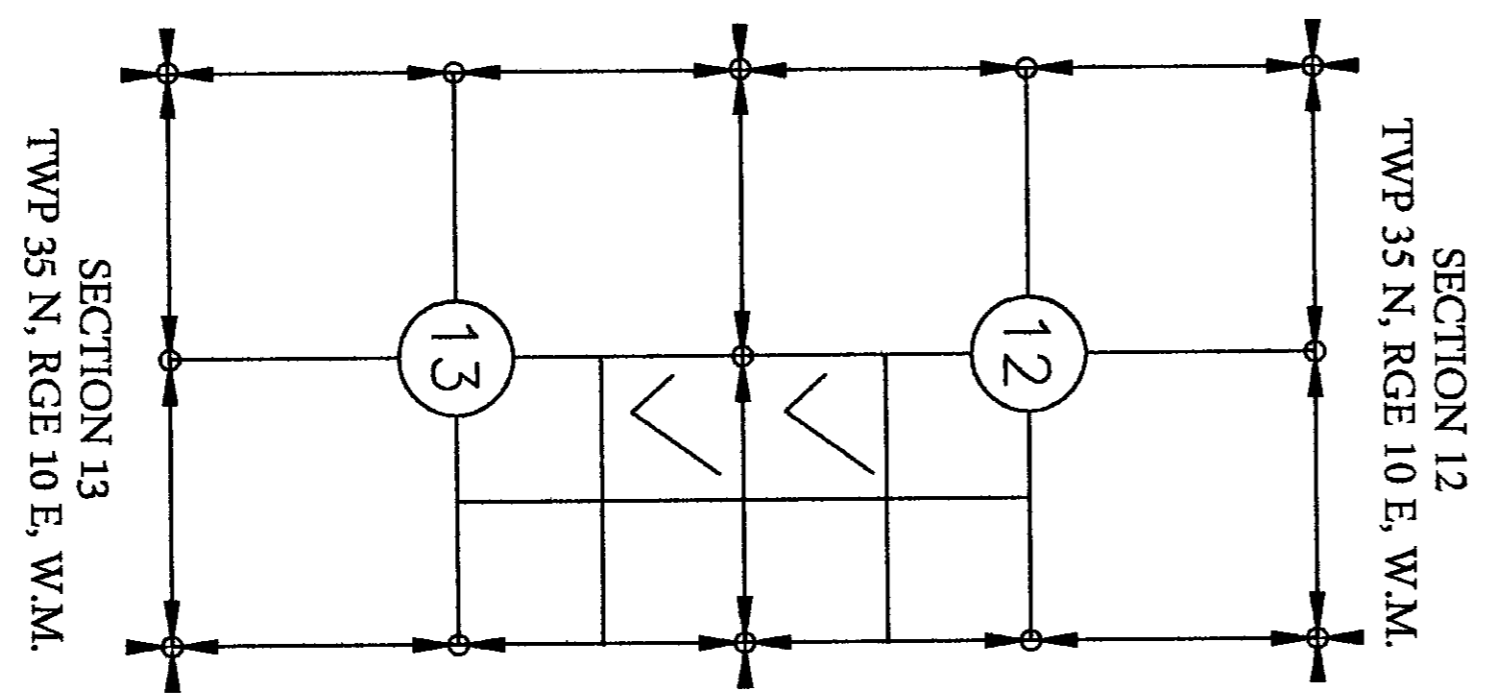


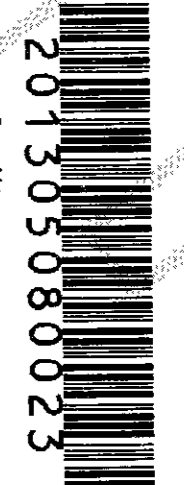
TABLE OF ENCROACHMENTS ALONG THE EAST LINE OF PARCELS P45118 & P45242. ALL OBJECTS ARE ASSOCIATED WITH THE OWNER OF PARCELS P45118 & P45242. THE TREES ARE APPROXIMATELY 40 YEARS OLD.

NO.	DESCRIPTION	DISTANCE EAST OF PROPERTY LINE
1	CEDAR CLUMP	7.9'
2	POWER SERVICE POLE	8.9'
3	CONDUIT	9.5'
4	CEDAR CLUMP	6.4'
5	STUMP	3.3'
6	DOUGLAS FIR	1.6'
7	EDGE OF LAWN	5.6'
8	NE CORNER OF WOOD SHED	10.2'
9	EDGE OF LAWN	11.7'
10	EDGE OF CLEARING	31.4'

VICINITY MAP



AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF
ZITKOVICH LAND SURVEYING, PLLC



201305080023
\$143.00
Skagit County Auditor
5/8/2013 Page 1 of 2 10:47AM

Wendy J. ...
SKAGIT COUNTY AUDITOR

Wendy J. ...
DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JANIS M SCHWEITZER IN DECEMBER, 2012
Stephen Anthony Zitkovich
STEPHEN ANTHONY ZITKOVICH DATE 5-7-2013
CERTIFICATE NUMBER 46904



RECORD OF SURVEY

IN GOVERNMENT LOT 1, THAT IS, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TWP. 35 N., RGE. 10 E., W.M., AND GOVERNMENT LOT 1, THAT IS THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TWP. 35 N., RGE. 10 E., SKAGIT COUNTY, WASHINGTON for JANIS SCHWEITZER

ZITKOVICH LAND SURVEYING, PLLC

44906 CONCRETE ROAD
CONCRETE, WA 98237
(360) 391-3494

CHECKED BY: SAZ APRIL 18, 2013 SHEET 1 OF 2 SCALE: 1"=30'
FIELD BOOK: 4 DATE OF FIELD WORK: 12-12-2012 TO 4-16-2013

LEGAL DESCRIPTION

PARCEL 45118 :
 THAT PORTION OF GOVT. LOT 1, SEC. 12, TSWP. 35 N., R. 10 E. W.M., DESCRIBED AS FOLLOWS : BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVT. LOT, 80 FT. WEST OF ITS SOUTHEAST CORNER; THENCE WEST ON THE SOUTH LINE OF SAID LOT, 105 FT.; THENCE NORTH TO THE SOUTH LINE OF THE STATE HWY. RIGHT OF WAY; THENCE EASTERLY ALONG SAID HWY. RIGHT OF WAY TO A POINT DUE NORTH OF THE POINT OF BEGINNING, THENCE S. TO THE P.O.B.
 SOURCE OF LEGAL DESCRIPTION: AFN 201010260036
 PARCEL 45242

PARCEL "B" THAT PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 80 FEET WEST OF ITS SOUTHEAST CORNER; THENCE WEST ON THE SOUTH LINE OF SAID LOT, 105 FEET; THENCE SOUTH TO THE SKAGIT RIVER; THENCE EAST ALONG THE BANK OF THE SKAGIT RIVER TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

NOTES

6 A CONTROL TRAVERSE WAS RUN BETWEEN THE SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 12 IN ORDER TO OBTAIN A BASIS OF BEARING AND TO VERIFY THE LOCATION OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 1. THE MEASURED DISTANCE BETWEEN SAID CORNERS WAS 5282.12'. A DISTANCE OF 5282.09', AS RECORDED UNDER THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 200807230072, WAS HELD FOR THE PURPOSE OF SECTION SUBDIVISION.
 A FOUND 1 INCH IRON PIPE WAS HELD FOR THE SE CORNER OF GOVERNMENT LOT 1, SECTION 12. THIS PIPE IS 0.06' WEST AND 0.40' NORTH OF THE POSITION CALCULATED BY SINGLE PROPORTION. A PIPE, SET AT THIS CORNER, WAS DEPICTED IN A PLAT FILED IN VOLUME 7 OF PLATS ON PAGE 71 UNDER AUDITOR'S FILE NUMBER 545336, ON DECEMBER 17, 1956.

THE REMAINING CORNERS OF SECTION 12, WERE CALCULATED FROM THE R.O.S. FILED UNDER AUDITOR'S FILE NUMBER 200807230072.
 THE EAST QUARTER CORNER AND CENTER OF SECTION 13 WERE CALCULATED FROM THE RECORD OF SURVEY FILED IN VOLUME 17, OF SURVEYS PAGE 46, UNDER AUDITOR'S FILE NUMBER 9506140101.

7 (A) THE LEGAL DESCRIPTIONS OF THESE PARCELS USE CARDINAL DIRECTIONS. ABSENT CALLS TO MONUMENTS SUCH DIRECTIONS ADMIT OF DIFFERENT CONSTRUCTIONS. THE RESOLUTION OF THIS SURVEY IS TO RUN THE LINES NORTH AND SOUTH PARALLEL TO SUBDIVISION LINES OF THE SECTION. FOR A PRECEDENT ON RUNNING LINES PARALLEL TO SECTION LINES, SEE THE BLM MANUAL OF SURVEYING INSTRUCTIONS (2009), CHAPTER III 3-12, PAGE 70. FOR LEGAL PRECEDENT IN THE STATE OF WASHINGTON SEE: "TACOMA BLDG. & SAV. ASS'N V. CLARK, 8 WASH. 289; 36 P. 135 (1894)."
 THE EAST AND WEST BOUNDARIES OF PARCEL 45118 WERE RUN PARALLEL WITH THE EAST LINE OF GOVT. LOT 1, SECTION 12.

THE SIDELINES OF THE PARCEL 45242 WERE RUN SOUTH AND NORTH PARALLEL WITH THE EAST LINE OF GOVERNMENT LOT 1, SECTION 13.

(B) THE NORTHEAST CORNER OF THE PARCEL 45118 IS DESCRIBED AS BEING "DUE NORTH" OF THE POINT OF BEGINNING. THE WEST BOUNDARY OF THE SENIOR ADJOINER TO THE EAST SIMPLY READS "NORTH". THE WEST BOUNDARY OF THE SENIOR ADJOINER HAS PRIORITY.

THE WEST BOUNDARY OF THE PARCEL 45118 READS "NORTH". THE JUNIOR ADJOINER TO THE WEST READS: "THE WEST 85 FEET OF THE EAST 270 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 12, T 35 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF HIGHWAY 20, AS SAID HIGHWAY EXISTED ON OCTOBER 17, 1967". THE WEST BOUNDARY OF PARCEL 45118 HAS PRIORITY.

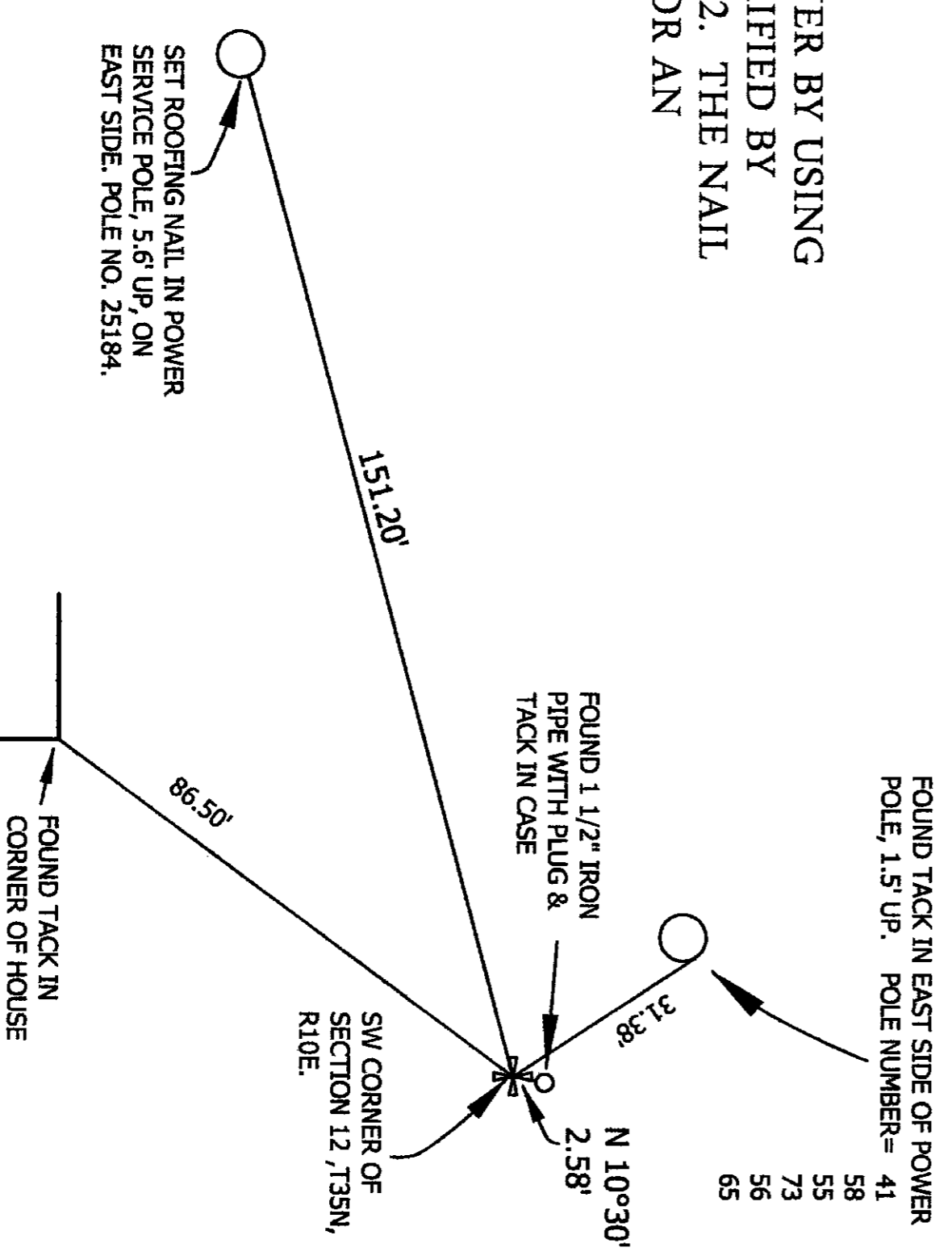
8 THE CENTERLINE OF HWY. 20 IS BASED UPON THE ASBUILT POSITION. THE SUBJECT PROPERTY LIES WITHIN A TANGENT SECTION. A BEARING OF S 78° 55' 02" E FITS THIS TANGENT. THE RIGHT OF WAY WIDTH IS BASED UPON WSDOT RIGHT OF WAY PLAN "ROCKY CREEK TO MARBLEMOUNT VIC" SHEET 8 OF 8, APPROVED SEPT. 21 1979. I FOUND THE POSTION OF THE HIGHWAY TO BE 0.25' SOUTH OF THAT DETERMINED BY THE SURVEY OF THE ADJOINER.

9 THE SOUTHEAST CORNER OF SECTION 12 DOES NOT COINCIDE WITH THE CENTERLINE MONUMENT SET BY WSDOT. THIS SURVEY ESTABLISHED THE POSITION OF THE CORNER BY USING THE WSDOT CENTERLINE MONUMENT AS A REFERENCE POINT (PER THE RECORD OF SURVEY FILED UNDER AUDITORS FILE NUMBER 200807230072). THIS POSITION WAS VERIFIED BY MEASUREMENTS TO TWO OTHER ACCESSORIES TO THIS CORNER. REFERENCE POINTS TO THIS CORNER WHERE DESCRIBED IN A SHORT PLAT FILED UNDER A.F.N. 8207200002. THE NAIL AND TACK IN THE ROTTEN SNAG IN THE SOUTHEAST QUADRANT HAS BEEN LOST. TWO ADDITIONAL REFERENCE POINTS ARE NOTED PER THE DIAGRAM TO THE RIGHT. FOR AN ADDITIONAL HISTORY OF THIS CORNER SEE THE RECORD OF SURVEY FILED UNDER A.F.N. 9506140101.

10 THE SOUTHWEST CORNER OF SECTION 12 IS AN ALUMINUM MONUMENT SET IN A ROCK PILE AND STAMPED ACCORDING TO THE LAND CORNER RECORD A.F.N. 8302220025. THREE OF THE BEARING TREES ESTABLISHED BY BRUCE AYERS PER SAID LAND CORNER RECORD HAVE BEEN DESTROYED BY TIMBER HARVESTING OR WIND. THEY ARE UPROOTED AND CUT OFF. THE EXCEPTION IS A 24" DOUGLAS FIR, THE CENTER OF WHICH BEARS S 25° W., AT A DISTANCE OF 18.6' TO THE SHANK OF A 6" SPIKE SET IN THE EAST FACE.

TWO OTHER BEARING TREES OF EARLIER ORIGIN ARE STILL EXTANT. A 30" FIR STUMP, THE CENTER OF WHICH BEARS S. 80° W., AT A DISTANCE OF 10.10' TO THE SHANK OF A SPIKE SET IN THE NORTH FACE; AND, A 27" HEMLOCK, THE CENTER OF WHICH BEARS N. 13° E., AT A DISTANCE OF 47.34' TO THE SHANK OF A SPIKE SET IN THE EAST FACE.

IN ADDITION, AN 8" HEMLOCK BEARS S 53° E @ 28.9'.



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CHECKED BY: SAZ, APRIL 18, 2013 SHEET 2 OF 2
 FIELD BOOK: 4 DATE OF FIELD WORK: 12-12-2012 TO 4-16-2013

RECORD OF SURVEY

IN GOVERNMENT LOT 1, THAT IS, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TWP. 35 N., RGE. 10 E., W.M., AND GOVERNMENT LOT 1, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TWP. 35 N., RGE. 10 E., W.M., SKAGIT COUNTY, WASHINGTON

for JANIS SCHWITZER

