

RECORD OF SURVEY  
FOR ROGER PEDERSON  
SKAGIT COUNTY, WASHINGTON

**PARCEL DESCRIPTIONS:**  
Schedule "A-1" Statutory Warranty Deed A.F. #8703240091:

Parcel "D";  
Portions of Government Lots 1 & 2, Section 30, Township 35,  
North, Range 3 East, W.M. EXCEPT the following described tracts:  
Paragraph 8:

Beginning at the North 1/4 corner of said Section 30, thence  
South 1232.52 feet; thence West to the West side of the  
county road (known as Edison-Bayview Road) and the true point  
of beginning; thence South 80 feet; thence West to the meander  
line; thence North along said meander line to a point West of the  
true point of beginning; thence East to the true point of beginning.  
Situate in County of Skagit, State of Washington.

Parcel "E" paragraph 2:

That portion of the North 1/2 of Government Lot 2 of Section 30,  
Township 35 North, Range 3 East, W.M. EXCEPT:

Beginning at the North 1/4 corner of said Section 30, thence South  
1312.52 feet; thence West to the West side of the county road (known  
as Edison-Bayview Road) and the true point of beginning; thence  
South 60 feet; thence West to the meander line; thence North along  
said meander line to a point West of the true point of beginning;  
thence East to the true point of beginning.  
Situate in County of Skagit, State of Washington.

**DEED NOTE:**

This survey was performed without the benefit of a title report  
and may not include all easements, covenants, rights and  
restrictions of record.

**SURVEY LEGEND:**

- SET 5/8" REBAR & CAP L.S.#  
18074, SEPTEMBER 2008.
- FOUND 1/2" REBAR & CAP L.S. # 19645,  
AS PER R.O.S. A.F. No. 9901040075, 1999.
- ( ) INDICATES RECORD DEED CALLS.

**FIELD SURVEY NOTE:**

MONUMENTS, BUILDINGS AND ALL OTHER STRUCTURES  
SHOWN HEREON WERE LOCATED OR ESTABLISHED BY LINE  
OF SIGHT FIELD TRAVERSE METHODS USING A NIKON  
DLM 450 ELECTRONIC INSTRUMENT AND DATA COLLECTION  
EQUIPMENT. CONTROL TRAVERSE CLOSED GREATER THAN  
1 IN 5000. FIELD SURVEY PERFORMED ON OCTOBER 22, 2002.

**OLD RIGHT-OF-WAY NOTE:**

THE OLD RIGHT-OF-WAY ALIGNMENT SHOWN WAS BASED  
ON SKAGIT COUNTY PLAN AND PROFILE MAPS (BUILT DATE  
1957-1958). ROAD PROJECT NO. L-11, SHEET STATION 6+00  
TO STATION 58+80 DEPICTS THE EXISTING EASTERLY FENCE  
LINE AND POWER POLES ON THE WEST RUNNING ALONG THE  
OLD ROAD RIGHT-OF-WAY ALIGNMENT.

**OCCUPATIONAL INDICATOR NOTE:**

THIS RECORD OF SURVEY HAS DEPICTED OCCUPATION LINES  
AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH  
W.A.C. CHAPTER 332.130. THESE OCCUPATIONAL INDICATORS  
MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE.  
OWNERSHIP BASED ON UPON UNWRITTEN TITLE CLAIMS HAS  
NOT BEEN RESOLVED BY THIS SURVEY.

**BASIS OF BEARING:**

BEARING BASIS AND SECTION, SUBDIVISION FOR SECTION  
30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. IS  
S 89°16'17" W BETWEEN THE FOUND CONCRETE  
MONUMENT AT THE NORTH QUARTER CORNER AND THE  
FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER  
OF SAID SECTION AS SHOWN UPON THE BREZELLE  
WILDLIFE SANCTUARY SURVEY PERFORMED IN FEBRUARY  
1976 FOR THE DEPARTMENT OF GAME, STATE OF WASHINGTON.

**AUDITORS CERTIFICATE:**

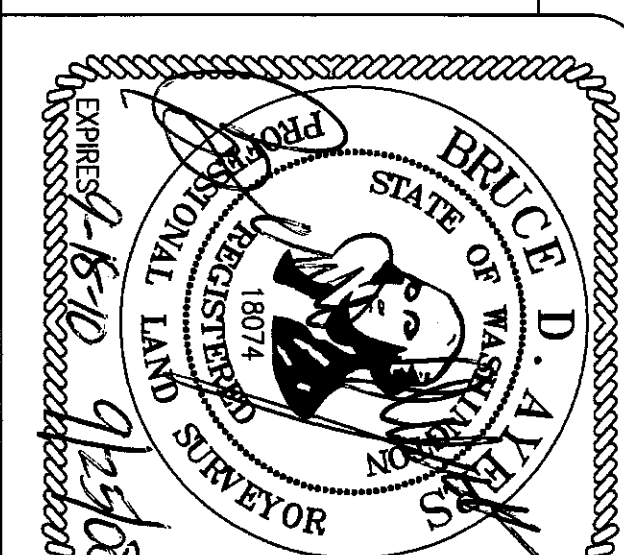
FILED FOR RECORD THIS 20 DAY OF Sept 2013  
3:20P M. IN VOLUME OF AT PAGES  
AT THE REQUEST OF ANECS CONSULTING L.L.C.

ANECS CONSULTING L.L.C.  
SKAGIT COUNTY, WASHINGTON  
Bryce D. Ayeers

**SURVEYORS CERTIFICATE:**

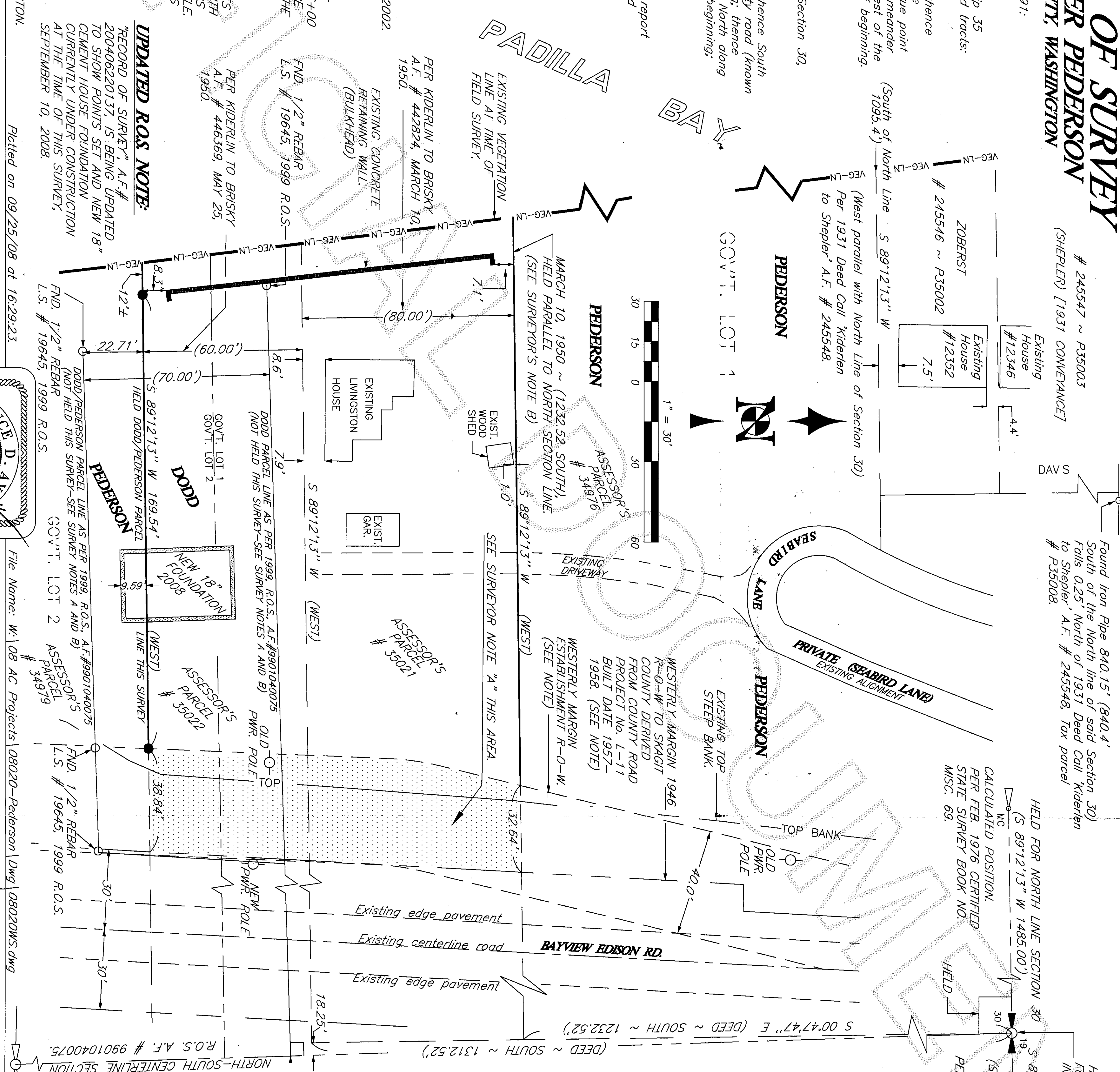
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER  
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE  
SURVEY RECORDING ACT AT THE REQUEST OF ROGER PEDERSON  
IN SEPTEMBER, 2008.

Bryce D. Ayeers  
BRYCE D. AYEERS, L.L.S. #18074



AYEERS  
CONSULTING L.L.C.  
2101 CORNWALL AVENUE  
BELLINGHAM, WA 98225  
PH 360-671-8200 FAX 360-738-9367

RECORD OF SURVEY FOR ROGER PEDERSON			
LOCATED IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. SKAGIT COUNTY, WASHINGTON	DATE: 9/16/08	SCALE: 1" = 30'	©COPYRIGHT
DRAWN: B.D.A.	CHKD: B.D.A.	SHEET: 1 OF 1	JOB NO. 08020



Found Iron Pipe 840.15' (840.4'  
South of the North line of said Section 30)  
Falls 0.25' North of 1931 Deed Call Kinderlen  
to Shepherd' A.F. # 245548, Tax parcel  
# P35008.

HELD FOR NORTH LINE SECTION 30  
(S 89°12'13" W 1485.00')  
CALCULATED POSITION  
PER FEB. 1976 CERTIFIED  
STATE SURVEY BOOK NO.  
MSC. 69.  
HELD  
(S 89°16'17" W 2652.61')  
(BEARING BASIS)  
PER FEB. 1976 STATE SURVEY.

**SURVEYOR NOTES:**

**NOTE A:**

The area of land lying between the  
Western margin of Lacomber-Somish  
Road L&V is granted and described  
in Right-of-Way deed dated 1946,  
and the Western margin of the  
original establishment of  
Bayview-Edison Road L&V. As  
reconstructed from Skagit County  
Road plans dated Built 1957 &  
1958, lying within Parcel No.  
350021 and No. 350022 may be  
subject to a claim of ownership,  
by Roger Pederson, the underlying  
successor in title to the common  
owner. His claim of reversion  
ownership for this area has not  
been resolved this by survey.

**NOTE B:**

This survey was performed at the  
specific request of the adjoining  
owner Roger Pederson to Parcel No.  
350021, that was surveyed, staked  
and mapped on that certain Record  
of Survey dated December 1998  
and recorded in 1999 A.F.#  
9901040075. The Record of Survey  
resolution for the common deed  
lines between Mr. Pederson and  
Parcel No. 350021 performed in  
1998 has not been held by this  
firm.

After careful review of the specific  
words upon the face of the original  
deeds for parcels No. 350021 and  
No. 350022, it is the determination  
of this firm that the common  
parcel line location cannot be  
determined, due to defective and  
obscure language used in the  
subject parcel descriptions. In  
order to resolve the potent  
ambiguity contained in these  
defective descriptions, this firm has  
performed considerable research and  
analysis of prior descriptions,  
executed by the common grantor, in  
subject Government Lots 1 and 2  
from 1931 through 1950. In  
addition, this firm analyzed found  
iron pipes, occupation, structures  
and usage along the shoreline;  
interviewed the grandson of the  
common grantor; and reviewed the  
resolutions used by other surveyors  
of record. Also, we met with and  
evaluated the survey method and  
evidence relied upon by the 1998  
surveyor in his determination of the  
common deed lines.

Based on the above analysis and  
evaluation, it is the determination  
of this firm the original grantor  
intended to convey parcels with  
northerly and southerly parcel lines  
that are parallel with the North line  
of subject Government Lot 1.  
Therefore, based on the body of  
secondary evidence we have  
established the description calls for  
"West" for Parcel No. 350021 and  
No. 350022 as being parallel with  
the North line of said Government  
Lot 1. Additional analysis is available  
upon request.

HELD POSITION  
PER 1976 STATE SURVEY.