

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF D.D. PARSONS.

Frederic P. Petersen
4/8/21
FREDERIC P. PETERSEN CERT # 26303



AUDITORS CERTIFICATE

FILED FOR THE RECORD THIS 8th DAY OF April 2021 AT 1:11 PM IN BOOK 19959 AS AUDITORS OF THE SURVEY RECORDING ACT, WE HAVE REVIEWED THE SURVEY RECORDING ACT AT THE REQUEST OF FREDERIC P. PETERSEN, SR.

John A. Smith
John A. Smith
AUDITORS FILE NO. 202104080113

SURVEY OF TRACT 1 OF SHORT PLAT NO. 46-73, SITUATE IN THE NE 1/4 SE 1/4 SEC. 20, T. 36N, R. 4E.

RECORD OF SURVEY FOR:
DIEN PHAM
19959 PARSONS CREEK ROAD
SEDERO WOOLLEY, WASHINGTON, 98224

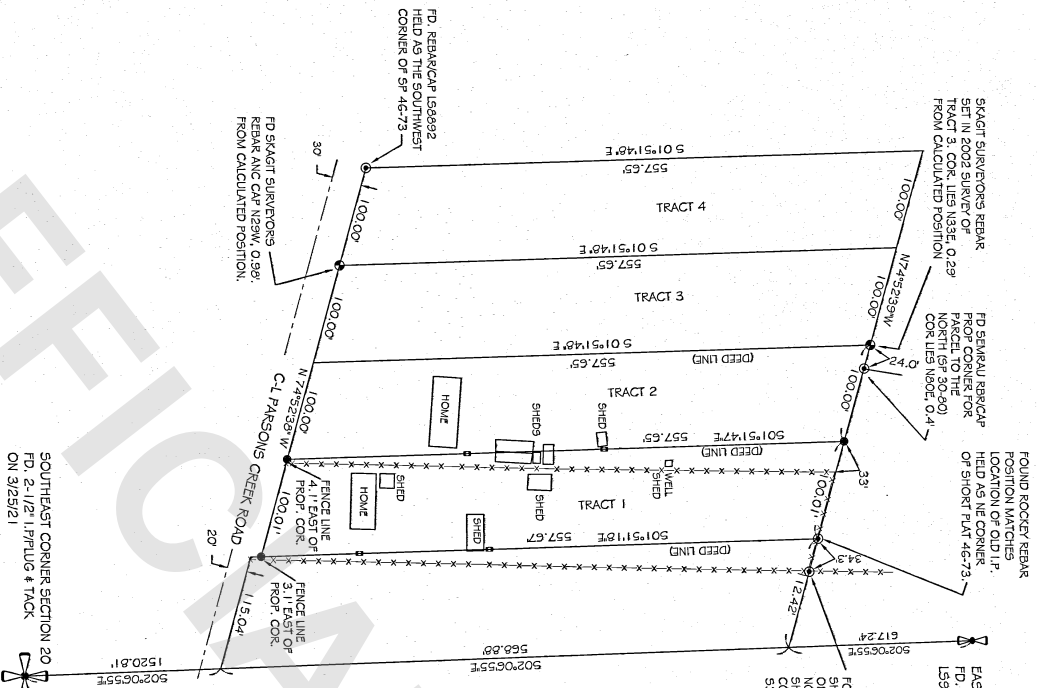
LEGEND:

- DENOTES 1/2" REBAR/PLASTIC CAP LB 26303 SET BY THIS SURVEY.
- DENOTES FOUND CORNERS SET PREVIOUSLY SEE SURVEY FOR DETAILS.
- SET PAINTED WOOD HUB ON DEED LINE, 4" STATE ALONGSIDE.

PETERSEN LAND SURVEYING



SCALE 1" = 80'
DRAWN BY: E.P.
SURVEY BY: F.P., S.W.
DATE: 03/22/2021
SHEET 1 OF 1



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION ON THE NORTH LINE OF THE EXISTING COUNTY ROAD, THENCE SOUTH 3° 14' 43" EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 616.7 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN TRACT SOLD TO DALE R. YOUNG ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969 AS AUDITORS FILE NO. 730916; THENCE NORTH 75° 15' WEST ALONG THE NORTHERLY LINE OF SAID YOUNG TRACT, 114.49 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 3° 14' 43" EAST ALONG THE WEST LINE OF SAID YOUNG TRACT A DISTANCE OF 553.62 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE C.C. ROAD;
THENCE NORTH 75° 15' WEST, ALONG THE NORTHERLY LINE OF SAID C.C. ROAD, A DISTANCE OF 100 FEET;
THENCE NORTH 3° 14' 43" WEST, PARALLEL WITH THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 553.62 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT CERTAIN TRACT TO LARRY R. HASTINGS, ET UX BY DEED RECORDED MARCH 16, 1973, AS AUDITORS FILE NO. 782021; THENCE SOUTH 75° 95' EAST ALONG SAID NORTHERLY LINE 100 FEET TO THE TRUE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND IS SHOWN AS TRACT 1 OF SHORT PLAT NO. 46-73, AS APPROVED OCTOBER 3, 1973, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYORS NOTES:

THE DEED LINES VARY FROM THE FENCED LINES SIGNIFICANTLY. THE EASTERLY MOST FENCE LINE DEPICTED WAS BUILT TO A REBAR. THE OTHER FENCE LINES WERE SET BY THE SOUTHWEST CORNER OF LOT 1 OF SHORT PLAT 30-40. THIS CORNER LIES 34 FEET SOUTHEAST OF THE TRUE CALCULATED CORNER CALLED AS AN IRON PIPE IN SAID SHORT PLAT. THIS ERROR APPEARS TO HAVE BEEN REPERCUATED WESTWARD WITH OTHER FENCING LINES AFFECTED.

SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN FEB. 2021 USING A NIKON NIP-522 3 SECOND TOTAL STATION, WITH RESULTING CLOSURES EXCEEDING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-090.

BASIS OF BEARINGS: 502-06-55E BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, RESERVATIONS, ENCUMBRANCES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, UTILITIES, ZONING OR OTHER LAND USE REGULATIONS THAT 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.

THIS SURVEY RELIED UPON PREVIOUS SURVEYS: SEMRAU SHORT PLAT 30-40 RECORDED UNDER AUDITORS FILE NUMBER 8007100002; SKAGIT SURVEYORS R.O.S. RECORDED UNDER AUDITORS FILE NUMBER 20020160156; SEDRO AND JUDY SHORT PLAT NO. 46-73 AS APPROVED ON OCTOBER 3, 1973 AND LEONARD SHORT PLAT 42-038 RECORDED UNDER AUDITORS FILE NUMBER 921118001. THIS SURVEY FIELD THE ROCKY REBAR FOUND AT THE NORTHEAST CORNER OF SHORT PLAT 46-73 AND THE REBAR AND LEONARD SHORT PLAT FOUND AT THE SOUTHWEST CORNER OF SHORT PLAT 46-73. ALL CALLED FOR DEVIATIONS FROM CALCULATED POSITIONS ARE BASED UPON THESE CONTROLLING CORNERS.