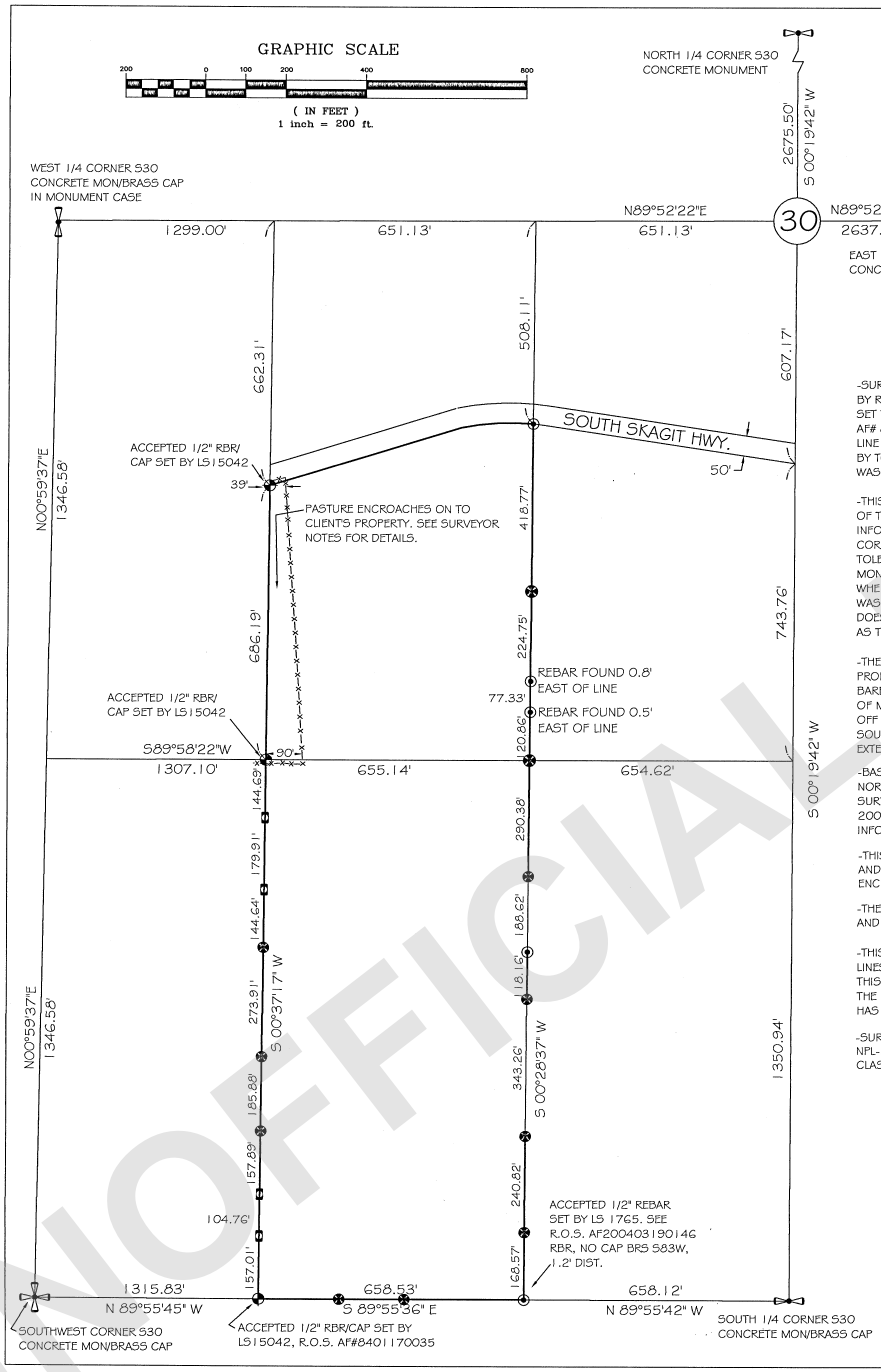


## LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE COUNTY ROAD COMMONLY KNOWN AS THE SOUTH SKAGIT HIGHWAY, ALL IN SECTION 30, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

## SURVEYOR'S NOTES:

-SURVEY HISTORY: TWO PREVIOUS SURVEYS TOUCH UPON THIS PARCEL: A 1984 SURVEY BY RONALD TORRENCE (LS# 15042) ESTABLISHED ALL 4 CORNERS OF THE PROPERTY AND SET THE SW1/6TH OF SECTION 30. SUBDIVISION DETAIL IS NOT FULLY SHOWN (R.O.S. UNDER AF# 8401170035). A 2004 SURVEY BY JOHN ABENROTH (LS3 17651) SURVEYED THE EAST LINE OF THE CLIENT'S PROPERTY FOR THE NEIGHBOR TO THE EAST. HE NOTED THE CORNERS SET BY TORRENCE ON SAID EAST LINE BUT DID NOT ACCEPT THEM. THE FULL SECTION SUBDIVISION WAS SHOWN ON THE FACE OF THE SURVEY (R.O.S. RECORDED UNDER AF# 200403190 16).

-THIS SURVEY ACCPTED THE CORNERS THAT JOHN ABENROTH ESTABLISHED ON THE EAST LINE OF THE PROPERTY. THOSE CORNERS HAD SUPPORT FROM THE FULL SECTION SUBDIVISON INFORMATION DISPLAYED ON ABENROTH'S R.O.S.. USING HIS SUBDIVISON I FOUND THAT THE CORNERS THAT TORRENCE SET ON THE WEST LINE OF THE CLIENT'S PROPERTY WERE WITHIN TOLERANCE OF A CLASS 3 RURAL SURVEY REQUIREMENTS, SO I ACCEPTED THOSE MONUMENTS AS THEY SAT. NOTE THAT EACH SURVEY HAD THEIR OWN INTERPRETATION OF WHERE SOUTH LINE OF THE COUNTY RIGHT OF WAY EXISTS, (AS BUILT) WHICH MEANT THERE WAS DISAGREEMENT ON THE NORTHERN TERMINUS OF THE EAST AND WEST LINES. THIS SURVEY DOES NOT ATTEMPT TO RESOLVE THAT ISSUE. THIS SURVEY SIMPLY SHOWS THE MONUMENTS AS THEY WERE FOUND.

-THERE IS A PASTURE THAT ENCROACHES UPON THE NORTHWEST PORTION OF THE CLIENT'S PROPERTY. THE PASTURE IS BOUNDED ON THE NORTH, SOUTH AND EAST SIDES BY A 3 STRING BARBED WIRE FENCE. THE FENCE IS IN VARIOUS STAGES OF DISREPAIR, COMPOSED MAINLY OF METAL POSTS AND OCCASIONAL WOOD POSTS. MOST OF THE BARBED WIRE HAS FALLEN OFF THE POSTS AND LIES ON THE GROUND. NO POSTS WERE FOUND IN THE VICINITY OF THE SOUTHEAST CORNER OF THE ENCROACHMENT. IT'S POSITION WAS APPROXIMATED USING THE EXTENTION OF THE SOUTH AND EAST FENCE LINES TO THE IMPLIED POINT OF INTERSECTION.

-BASIS OF BEARINGS: S 00°28'37" W BETWEEN THE FOUND ABENROTH REBARS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE CLIENT'S PROPERTY AS SHOWN IN SKAGIT SURVEYORS AND ENGINEERS RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200403190146. THIS SURVEY RELIED ON THIS RECORD OF SURVEY FOR SUBDIVISION INFORMATION.

-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.

-THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE CORNERS OF THE CLIENT'S PROPERTY AND TO ESTABLISH POINTS ON LINE BETWEEN SAID CORNERS.

-THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINE) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREA FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

-SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN AUGUST 2022 USING A NIKON NPL-522 3 SECOND TOTAL STATION, WITH RESULTING CLOSURES EXCEEDING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-090.

# SURVEY IN THE SOUTHWEST QUARTER OF SECTION 30 T35N., R6E., W.M.

RECORD OF SURVEY FOR:
KATHLEEN GARNER

N
W E
S

## SURVEYOR'S 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 KATHLEEN GARNER.

Frederic P. Petersen 9-15-22

FREDERIC P. PETERSEN CERT.# 26303

FREDERIC P. PETERSEN
STATE OF WASHINGTON
26303
REGISTERED
PROFESSIONAL LAND SURVEYOR
9-15-22

## AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 16 DAY OF Sept, 2022 AT 12:28pm IN BOOK ___ OF SURVEYS ON PAGE ___ AT THE REQUEST OF FREDERIC P. PETERSEN, PLS.

COUNTY AUDITOR

DEPUTY

AUDITOR'S FILE NO.: 202209160064

## LEGEND:

- DENOTES CONTROLLING GLO CORNER
- DENOTES 5/8" REBAR/PLASTIC CAP LS 26303 SET BY THIS SURVEY.
- DENOTES REBAR/PLASTIC CAP SET BY SKAGIT SURVEYORS LS#17651
- DENOTES REBAR/PLASTIC CAP SET BY RONALD TORRENCE LS#15042
- DENOTES 4' WOOD STAKE SET ON LINE

PETERSEN LAND SURVEYING
14724 CHANNEL DRIVE
LA CONNER, WA. 98257
PHONE: 360-333-9493

| | |
|---|---|
| SCALE 1"= 200' | |
| DRAWN BY: F.P. | |
| SURVEY BY: F.P., M.L. | |
| DATE: 08/29/2022 | |
| SHEET 1 OF 1 | |

202209160064
09/16/2022 12:28 PM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT