

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF DECEMBER 2022 AT 1:45 MINUTES PAST NOON, CLERK OF SUPERIOR COURT, WASHINGTON COUNTY, WASHINGTON

RECORDS OF SKAGIT COUNTY, WASHINGTON

AUDITOR *[Signature]* DEPUTY AUDITOR

LEGAL DESCRIPTION

PARCEL A:

Lot 12, of the "PLAT OF THE POINT AT VISTA SAN JUAN, DIVISION NO. 1", recorded under Auditor's File # 202212140035, Volume 14 of Plats, pages 32, 33 and 34, records of Skagit County, Washington.

EXCEPT that portion of said Lot 12 described as follows:

Beginning at the Southeast corner of said Lot 12; distance North 49°35' West along the Southerly line of said Lot 12 a distance of 78.15 feet; Thence South 79°47'58" East, a distance of 75.37 feet to the Easterly line of said Lot 12; Thence South 20°41'08" West a distance of 38.52 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southwest Quarter Section 35, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Lot 12 of the Plat of the Pointe at Vista San Juan, Division No. 1; Thence North 58°00'17" West along the Northerly line of said Lot 12 a distance of 43.82 feet; Thence South 63°39'12" West along the Northwesterly line of said Lot 12 a distance of 101.02 feet; Thence South 46°00'53" West along the Westerly line of said Lot 12, a distance of 101.02 feet; Thence North 57°21'31" West, a distance of 26.45 feet; Thence North 80°03'12" West, a distance of 40.45 feet; Thence North 0°55'06" West, a distance of 101.20 feet; Thence North 79°09'16" East, a distance of 63.64 feet; Thence South 65°03'08" East, a distance of 127.22 feet; Thence South 57°07'48" East, a distance of 41.60 feet; Thence South 31°59'43" West, a distance of 40.00 feet to the point of beginning.

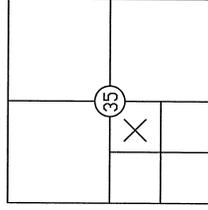
Situated in Skagit County, Washington.

PARCEL C:

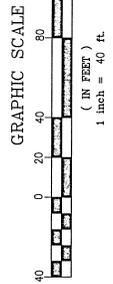
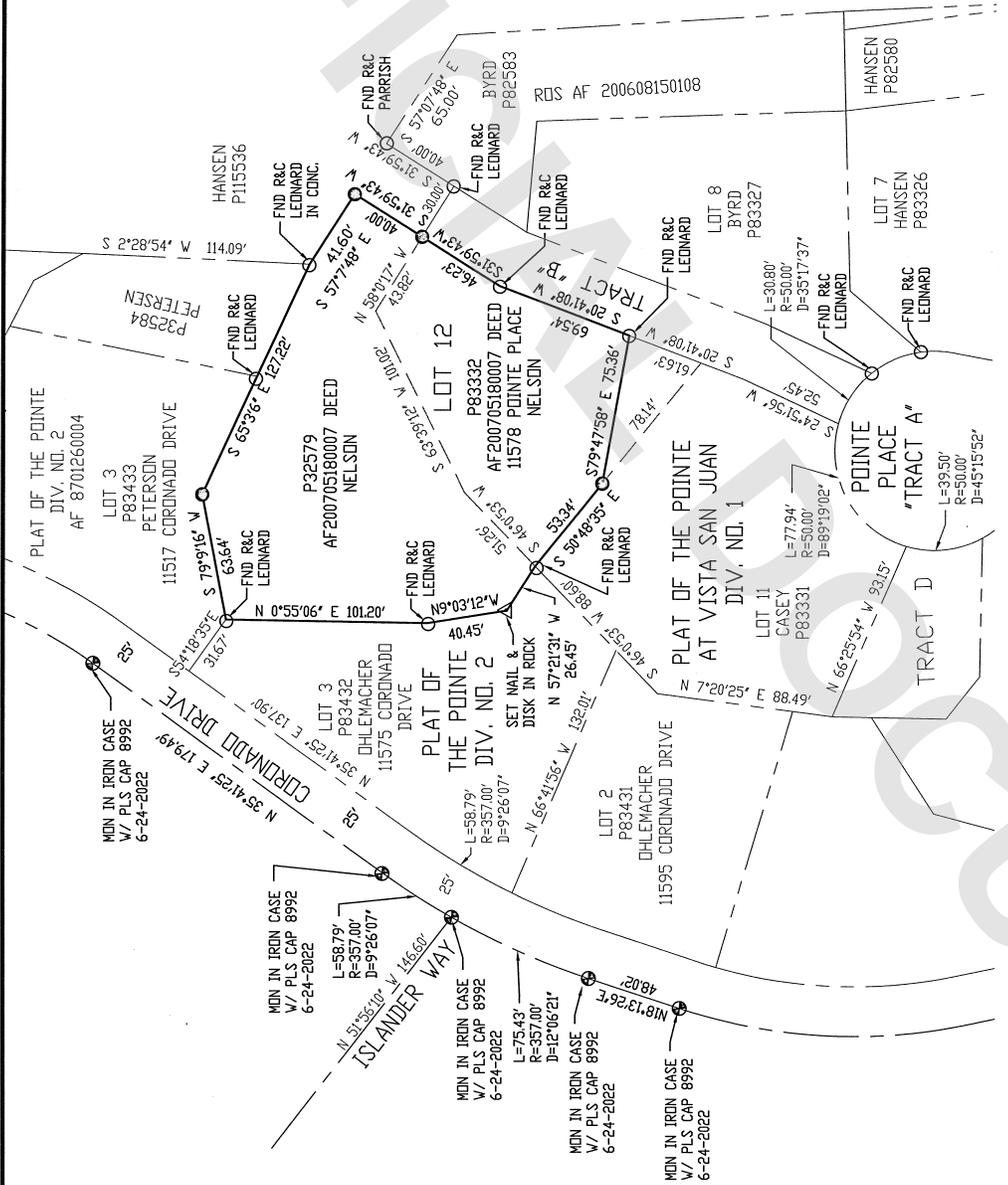
An undivided one-third interest in the following described tract:

Tract B, "PLAT OF THE POINT AT VISTA SAN JUAN DIV. NO. 1", according to the plat thereof, recorded in Volume 14 of Plats, pages 32 through 34, records of Skagit County, Washington.

Situated in Skagit County, Washington



SHEET 1 OF 1



- NOTES-**
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISION, COVENANTS OR CONDITIONS AFFECTING THE SURVEYED PROPERTY. THE SURVEY IS QUANTIFIED UNDER AUDITOR'S FILE #200705180007, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 2. SET RE-BAR AND YELLOW CAP P.L.S. #27807 AND WHITE 2"x2" WITNESS STAKE.
 3. SET BK NAIL IN ROCK WITH ALLUM. DISK PLS #27807.
 4. FOUND IRON BARS AND WHITE CAP AS NOTED.
 5. FOUND IRON BARS AND WHITE CAP AS NOTED.
 6. INSTRUMENT USED: Geomax 2" Robotic total Station.
 7. MONUMENTS TIED ON 6-24-2022.
 8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
 10. BASIS OF BEARINGS: PLAT OF "THE POINT AT VISTA SAN JUAN", Division No. 1, recorded under Auditor file number 870260004.

SURVEYORS CERTIFICATE

THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR BY AN ASSISTANT OF THE SURVEYOR IN THE COUNTY OF SKAGIT COUNTY, WASHINGTON, IN FEBRUARY 2022.

DALE K. HERRIGSTAD, P.L.S. *[Signature]*
 License No. 2791
 Date DECEMBER 10, 2022

RECORD OF SURVEY FOR: Pete Nelson
 1578 Pointe Place
 Anacortes, WA 98221

A PORTION OF THE NE 1/4 OF THE SW 1/4, SECTION 35,
 TOWNSHIP 35 N., R1G. 1 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWN BY: DKH
 CHECK BY: DKH
 DATE: 10-31-2022
 SCALE: 1"=40'
 JOB: 2022-23

