

SW	25	SE
SW	25	SE



RECORD OF SURVEY

BEING A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST OF W.M. SKAGIT COUNTY, WASHINGTON

TWP. 35 N., RGE. 9 E., W.M.

LEGEND:

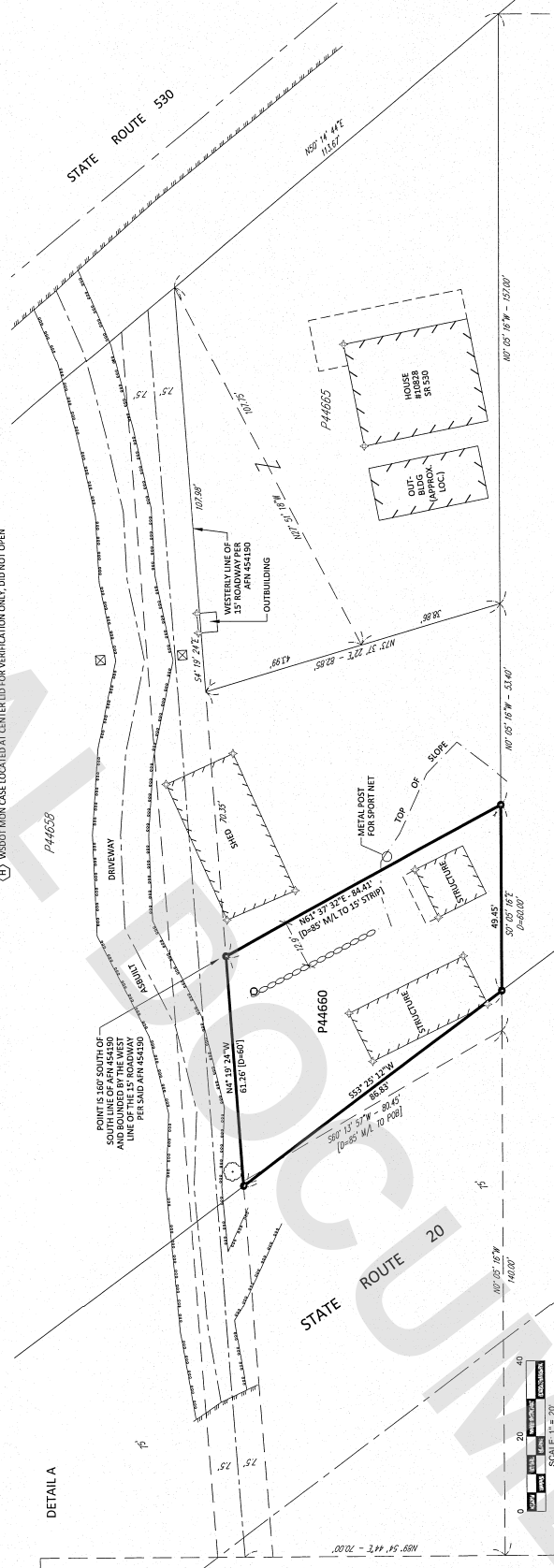
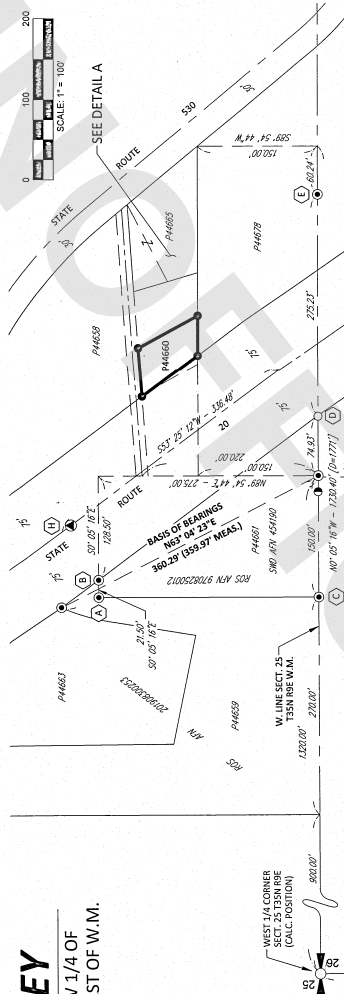
- FOUND WISDOT MON CASE
- FOUND REBAR/CAP (AS NOTED)
- FOUND 1/2" REBAR (NO CAP)
- FOUND 1-1/4" IRON PIPE W/PLUG
- FOUND ALUM. T BAR (T DIA. X 7.3" TALL)
- SET 1/2" REBAR/CAP (P.L.S. #55832)
- SURVEYED BUILDING CORNER
- GATE POST
- 5" CEDAR TREE
- ROCK WALL
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- EDGE OF GRASS DRIVEWAY (APPROX.)

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION: PER 2016 ALTA COMMITMENT TITLE ORDER NO. 2017561-1 EXHIBIT A, AS SHOWN ON PG. 5.
- BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED UNDER AUDITOR'S FILE NO. 201908000253. RECORDS OF SKAGIT COUNTY, WASHINGTON. LINE HELD: N89°04'23"E 360.29' (539.97' MEAS.) BETWEEN FOUND 1/2" REBAR/CAP (P.L.S. #23960) ON THE WEST LINE OF SECTION 25, AND FOUND 1/2" REBAR/CAP (P.L.S. #18224) 1' ABOVE GRADE AT THE SOUTH CORNER OF PARCEL P44659, AS SHOWN.
- DATE OF SURVEY: JANUARY 10 & 12 AND FEBRUARY 24, 2023
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY WAS TO RECOVER OR MONUMENT THE CORNERS OF THE DESCRIBED PARCEL, AND TO DEPICT ANY OCCUPATIONAL INDICATORS.
- PER ROW 38.000.00, THIS SURVEY DEPICTS PHYSICAL EVIDENCE OF ENCROACHMENT OR OVERLAP BY OCCUPATION OR IMPROVEMENT, WHICH MAY INCLUDE POTENTIAL CLAIMS OF ADVERSE POSSESSION, AND NO LEGAL RESOLUTION OF SUCH CLAIMS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- THIS SURVEY WAS ACCOMPLISHED USING STANDARD FIELD TRANSFER PROCEDURES WITH A TOTAL STATION. ALL MONUMENTS SHOWN WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCE LINES, UNLESS OTHERWISE NOTED.

OCCUPATION NOTES

- FOUND 1/2" REBAR/CAP (P.L.S. #23960) IS N89°04'23"E 0.1' OF CALC. CORNER
- FOUND 1/2" REBAR/CAP (P.L.S. #23960) IS ON CALC. CORNER
- FOUND 1/2" REBAR/CAP & TACK (P.L.S. #23960) IS N89°04'23"E 0.1' OF CALC. CORNER
- FOUND 1/2" REBAR (NO CAP) IS 1.2' N. OF CALC. CORNER
- FOUND 3/8" REBAR/CAP (P.L.S. #23520) IS ON CALC. SECTION LINE
- FOUND IRON PIPE IS 0.4' E OF CALC. SECTION LINE
- FOUND 1/2" REBAR/CAP (P.L.S. #17651 "SKA") IS ON CALC. SECTION LINE
- WISDOT MON CASE LOCATED AT CENTER LID FOR VERIFICATION ONLY, DID NOT OPEN



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF March 2023
AT 3:41 P.M. IN BOOK 1 OF SURVEYS ON PAGE 1
AT THE REQUEST OF JEPSON AND ASSOCIATES.
COUNTY AUDITOR *Paula Teague* BY DEPUTY *Mike Duvich*
AUDITOR'S FILE NO. 90308280180

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF GARY LOHMAN IN NOVEMBER 2022.
Christopher Michael Jepson
CHRISTOPHER MICHAEL JEPSON
CERTIFICATE NO. 55832
03/27/2023



JEPSON & ASSOCIATES
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PTN. SW 1/4 SW 1/4, SECTION 25, TOWNSHIP 35 N., RANGE 9 E., W.M.
SKAGIT COUNTY, WASHINGTON

CLIENT: GARY LOHMAN
DATE: 03/27/2023

DWG. NO.: 22140-R05-R1.DWG
JOB NO.: 22140 F.B. NO.: DGB22
DRAWN BY: SMF RRC
CHECKED BY: CMJ
SHEET: 1 of 1



SKAGIT COUNTY AUDITOR'S FILE NO. 90308280180
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