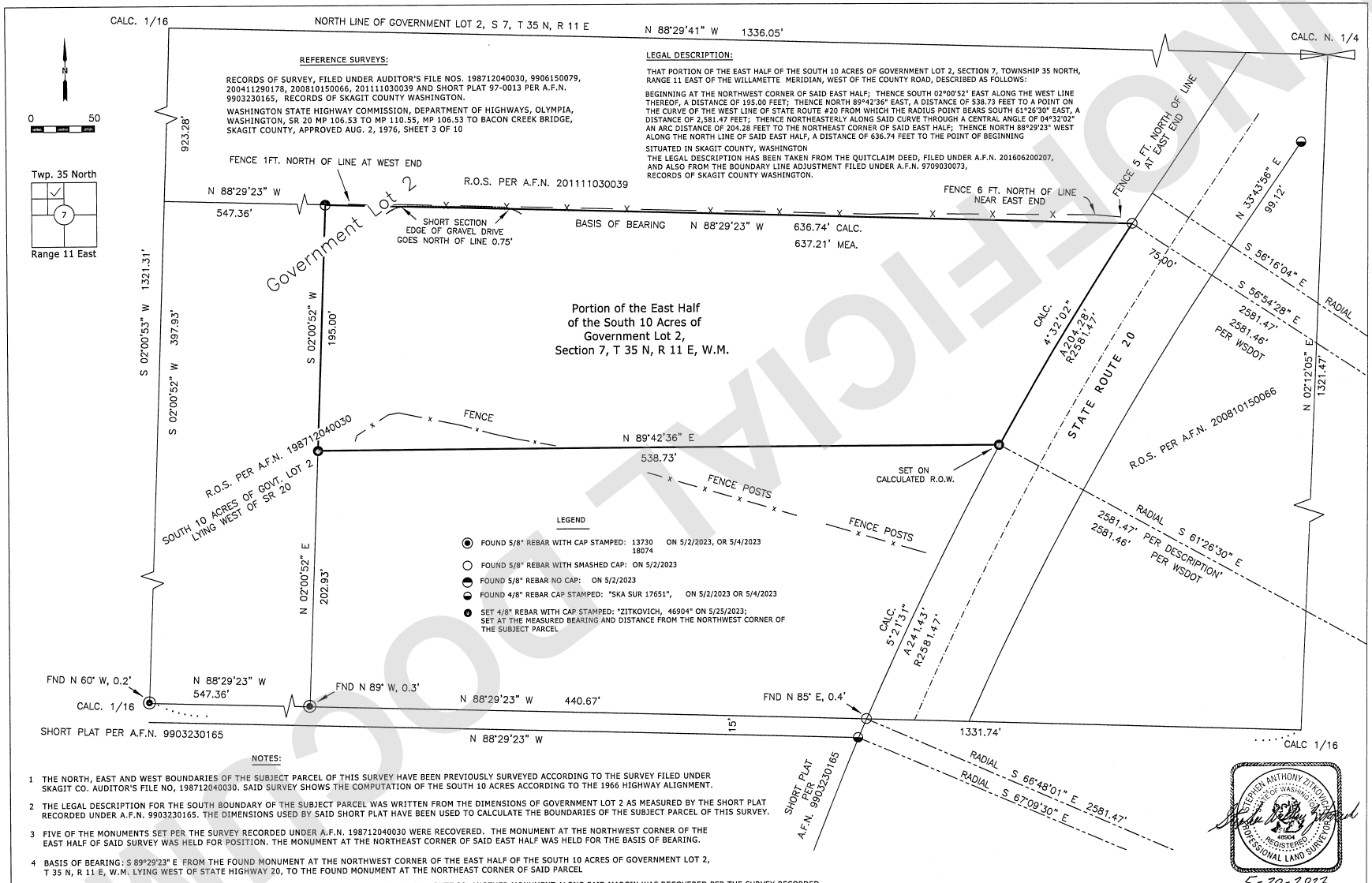

REFERENCE SURVEYS:

RECORDS OF SURVEY, FILED UNDER AUDITOR'S FILE NOS. 198712040030, 9906150079, 200411290178, 200810150066, 201111030039 AND SHORT PLAT 97-0013 PER A.F.N. 9903230165, RECORDS OF SKAGIT COUNTY WASHINGTON.

WASHINGTON STATE HIGHWAY COMMISSION, DEPARTMENT OF HIGHWAYS, OLYMPIA, WASHINGTON, SR 20 MP 106.53 TO MP 110.55, MP 106.53 TO BACON CREEK BRIDGE, SKAGIT COUNTY, APPROVED AUG. 2, 1976, SHEET 3 OF 10

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, WEST OF THE COUNTY ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 02°00'52" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 195.00 FEET; THENCE NORTH 89°42'36" EAST, A DISTANCE OF 538.73 FEET TO A POINT ON THE CURVE OF THE WEST LINE OF STATE ROUTE #20 FROM WHICH THE RADIUS POINT BEARS SOUTH 61°26'30" EAST, A DISTANCE OF 2,581.47 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°32'02" AN ARC DISTANCE OF 204.28 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF; THENCE NORTH 88°29'23" WEST ALONG THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 636.74 FEET TO THE POINT OF BEGINNING

SITUATED IN SKAGIT COUNTY, WASHINGTON

THE LEGAL DESCRIPTION HAS BEEN TAKEN FROM THE QUITCLAIM DEED, FILED UNDER A.F.N. 201606200207, AND ALSO FROM THE BOUNDARY LINE ADJUSTMENT FILED UNDER A.F.N. 9709030073, RECORDS OF SKAGIT COUNTY WASHINGTON.

LEGEND

- FOUND 5/8" REBAR WITH CAP STAMPED: 13730 18074 ON 5/2/2023, OR 5/4/2023
- FOUND 5/8" REBAR WITH SMASHED CAP: ON 5/2/2023
- FOUND 5/8" REBAR NO CAP: ON 5/2/2023
- FOUND 4/8" REBAR CAP STAMPED: "SKA SUR 17651", ON 5/2/2023 OR 5/4/2023
- SET 4/8" REBAR WITH CAP STAMPED: "ZITKOVICH, 46904" ON 5/25/2023; SET AT THE MEASURED BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF THE SUBJECT PARCEL

NOTES:

1. THE NORTH, EAST AND WEST BOUNDARIES OF THE SUBJECT PARCEL OF THIS SURVEY HAVE BEEN PREVIOUSLY SURVEYED ACCORDING TO THE SURVEY FILED UNDER SKAGIT CO. AUDITOR'S FILE NO, 198712040030. SAID SURVEY SHOWS THE COMPUTATION OF THE SOUTH 10 ACRES ACCORDING TO THE 1966 HIGHWAY ALIGNMENT.
2. THE LEGAL DESCRIPTION FOR THE SOUTH BOUNDARY OF THE SUBJECT PARCEL WAS WRITTEN FROM THE DIMENSIONS OF GOVERNMENT LOT 2 AS MEASURED BY THE SHORT PLAT RECORDED UNDER A.F.N. 9903230165. THE DIMENSIONS USED BY SAID SHORT PLAT HAVE BEEN USED TO CALCULATE THE BOUNDARIES OF THE SUBJECT PARCEL OF THIS SURVEY.
3. FIVE OF THE MONUMENTS SET PER THE SURVEY RECORDED UNDER A.F.N. 198712040030 WERE RECOVERED. THE MONUMENT AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SURVEY WAS HELD FOR POSITION. THE MONUMENT AT THE NORTHEAST CORNER OF SAID EAST HALF WAS HELD FOR THE BASIS OF BEARING.
4. BASIS OF BEARING: S 89°29'23" E FROM THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 2, T 35 N, R 11 E, W.M. LYING WEST OF STATE HIGHWAY 20, TO THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID PARCEL
5. TWO MONUMENTS FROM SHORT PLAT 97-0013 WERE RECOVERED ALONG THE MARGIN OF STATE ROUTE 20, ANOTHER MONUMENT ALONG SAID MARGIN WAS RECOVERED PER THE SURVEY RECORDED UNDER 200810150066. ALL WERE FOUND WITHIN 0.01' OF THE RIGHT OF WAY CALCULATED BY HOLDING THE DISTANCE FROM THE MONUMENTED NORTHEAST CORNER OF THE EAST HALF OF THE SOUTH 10 ACRES OF GOVT. LOT 2 PER THE DIMENSIONS USED IN THE SURVEYS RECORDED UNDER A.F.NOS. 201111030039 AND SHORT PLAT 97-0013, AND ALSO USED BY THIS SURVEY.
6. TWO ADDITIONAL MONUMENTS WERE RECOVERED ALONG THE NORTH BOUNDARY OF SHORT PLAT 97-0013, THEY FELL WITHIN 0.1' OF RECORD FOR EASTING
7. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. 332-130-090.
8. THIS IS A BOUNDARY SURVEY ONLY. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, OR CONDITIONS WHICH MAY AFFECTS THE PARCEL SHOWN.

STEPHEN ANTHONY ZITKOVICH
STATE OF WASHINGTON
46904
REGISTERED
PROFESSIONAL LAND SURVEYOR

5-30-2023

SURVEYOR'S 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 Lucas Qualls in May, 2022

Stephen Anthony Zitkovich 5-30-2023
Stephen Anthony Zitkovich Date
Certificate Number 46904

ZITKOVICH LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360) 391-3494

SCALE : 1" = 50 FT.

DRAWN BY: SAZ, May 30, 2023

Record of Survey
In Government Lot 2
In the NE 1/4 of the NW 1/4 of Section 7,
Township 35 North, Range 11 East, W.M.

for Candace M. Lee, Baily Hollis & Lucas Qualls

Auditor's Certificate

Filed for record this 30 day of May, 2023
at 1:39 AM/PM in volume 1 of surveys on page 1
under Auditor's File No. 202305300304
at the request of Zitkovich Land Surveying, PLLC

Sandra Perkins
Skagit County Auditor

Terra Diedrich
Deputy

202305300304
05/30/2023 02:39 PM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT