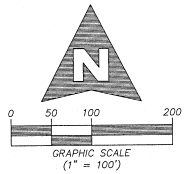

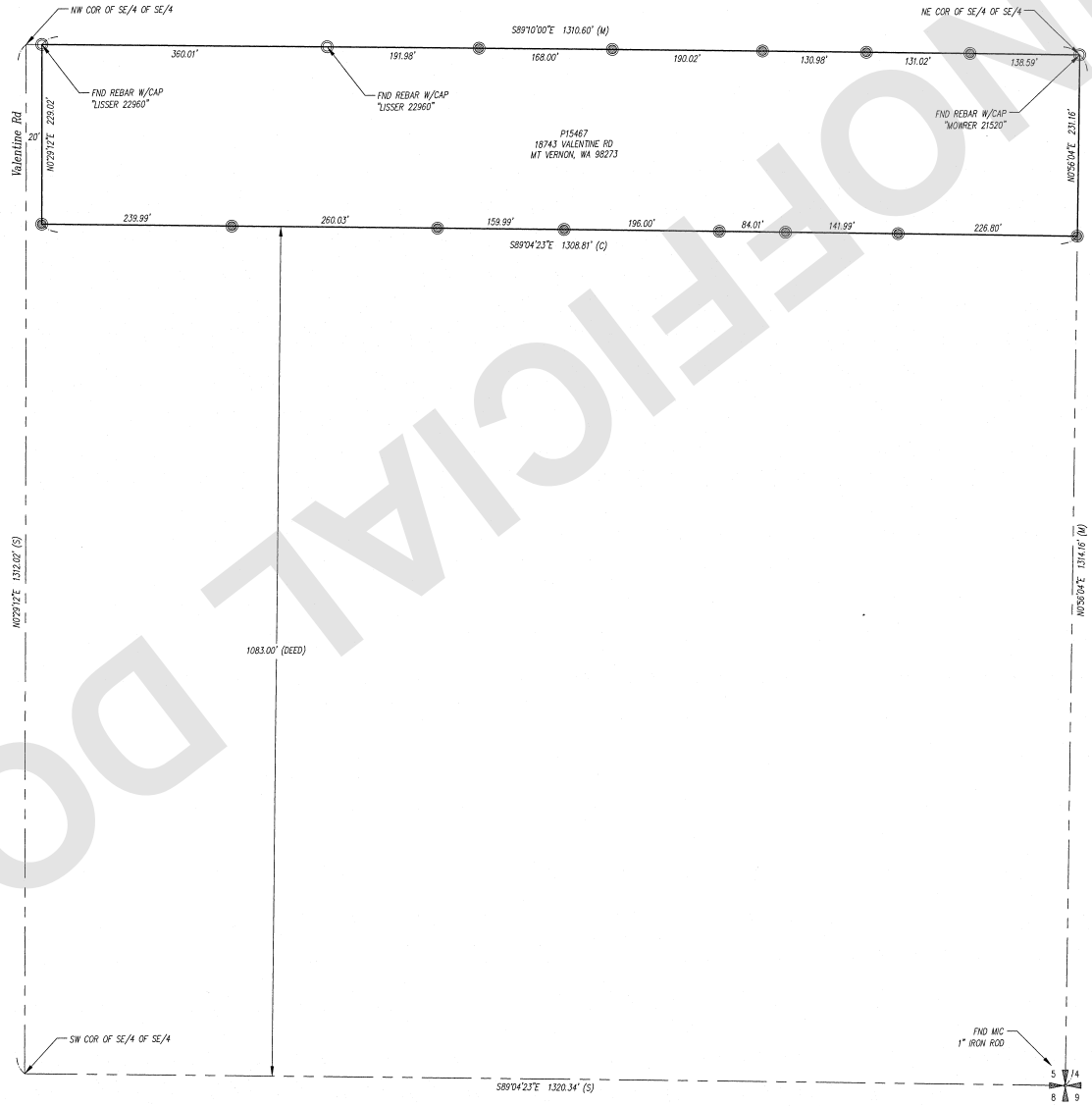

LEGEND

- SET 1/2" x 24" REBAR W/CAP "LS 21032299"
- FND SURVEY MARKER, AS NOTED
- (C) CALCULATED
- (M) MEASURED
- (S) ROS AF#202301090043

LEGAL DESCRIPTION

(DERIVED FROM DEED OF TRUST PER AF#202305310042)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LYING EASTERLY OF THE VALENTINE COUNTY ROAD;
EXCEPT THE SOUTH 1,083 FEET THEREOF;
EXCEPT DRAINAGE DITCH RIGHT OF WAY.

BASIS OF BEARING

HELD A BEARING OF SOUTH 89°04'23" EAST ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M. PER RECORD OF SURVEY RECORDED UNDER AF#202301090043.

NOTES

(1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
(2) BOUNDARIES ESTABLISHED HEREON REPRESENT CALCULATED DEED LOCATIONS. OCCUPATIONAL INDICATORS VARYING FROM DEED LOCATIONS MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
(3) DISTANCES ARE IN FEET AND DECIMALS THEREOF AND REPRESENT CALCULATED OR MEASURED GROUND DISTANCES.
(4) THE INFORMATION SHOWN HEREON REPRESENTS THE RESULTS OF A SURVEY COMPLETED BY ME ON 07/17/23, AND CAN ONLY BE CONSIDERED AS DEPICTING THE GENERAL SITE CONDITIONS AT THAT TIME. INDIVIDUAL DATES OF TIES TO FOUND SURVEY MARKERS ARE AS SHOWN.
(5) INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM90 2" TOTAL STATION AND TOPCON GR3 GPS. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE AND GPS OCCUPATIONS MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE AND PHYSICALLY FIND AND/OR SET THE PROPERTY CORNERS AND PROPERTY LINES OF THE SUBJECT PROPERTY.

DISTANCES BETWEEN FOUND CONTROLLING MONUMENTS MEASURED CLOSE TO RECORD DIMENSIONS, SUBSEQUENTLY SAID FOUND MONUMENTS WERE HELD. THE SOUTH LINE WAS CALCULATED BY HOLDING DEED.

202307310056
07/31/2023 11:55 AM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor

AF# 202307310056

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF July, 2023 AT 11:55 AM IN BOOK / OF / AT PAGE(S) / AT THE REQUEST OF BENCHMARK SURVEYING, LLC.

COUNTY AUDITOR — DEPUTY AUDITOR

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 LINCOLN BOOMARS IN JULY, 2023.

TIM LIBS, PLS #21032299

TIM LIBS — STATE OF WASHINGTON — 21032299 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/23

RECORD OF SURVEY
For
Lincoln Boomars

PTN SE 1/4 SE 1/4, SEC 5, TWN 33 N, RGE 3 E, W.M.

Benchmark Surveying, LLC
11915 44TH DRIVE SE
EVERETT, WA 98208
p.425.610.9848

DATE:	JOB:	SHEET:	DRAWN:	CHECKED:
07/17/23	23-040	1 OF 1	TRL	TRL

UNOFFICIAL DOCUMENT