LEGAL DESCRIPTION:

A STRIP OF LAND 75 FEET IN WIDTH LYING 37.5 FEET ON EITHER SIDE OF A CENTER LINE LOCATED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 CORNER BETWEEN SECTION 10 AND SECTION 15 OF TOWNSHIP 35N., RANGE 5E., W.M., PROCEED NORTH ALONG THE CENTERLINE OF SECTION 10 A DISTANCE OF 732.9 FEET; THENCE SOUTH 70 DEGREES, 19 MINUTES WEST A DISTANCE OF 176.8 FEET TO THE TRUE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THE CENTERLINE OF THE SAID STRIP RUNS NORTH 30 DEGREES WEST A DISTANCE OF 400 FEET; THENCE NORTH 51 DEGREES WEST A DISTANCE OF 342.1 FEET MORE OR LESS TO IT'S POINT OF INTERSECTION WITH THE NORTH LINE OF THE SE1/4 OF THE SW1/4, SECTION 10, TOWNSHIP 35N., RANGE 5E., W.M., EXTENDING AND SHORTENING THE SIDE LINES OF SAID STRIP TO BEGIN AT POINTS WHICH LIE NORTH 19 DEGREES, 41 MINUTES WEST A DISTANCE OF 230 FEET FROM THE CENTERLINE OF STATE HIGHWAY NO. 20 AND TO TERMINATE AT SAID NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SECTION 10.

SURVEY NOTES:

SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN 2023 USING A NIKON NPL-522 3 SECOND TOTAL STATION IN CONJUNCTION WITH A TDS RECON DATA COLLECTOR WITH RESULTING CLOSURES EXCEEDING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-090.

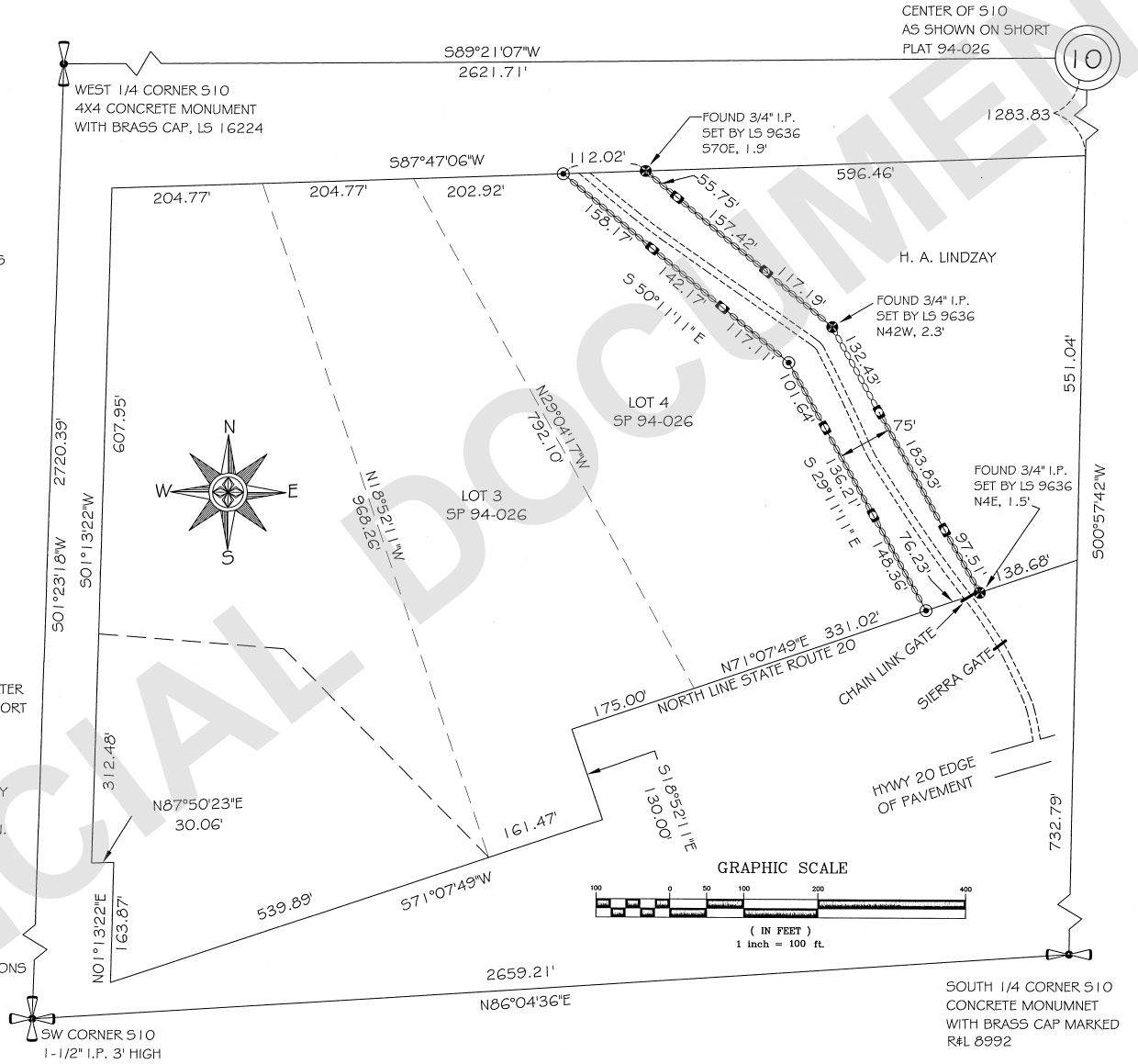
THIS SURVEY USED CONTROL AND RELIED ON PREVIOUS SURVEY BY SKAGIT SURVEYOR'S SHORT PLAT 94-026 RECORDED UNDER AUDITOR'S FILE NUMBE 9501230004.

BASIS OF BEARINGS: N02-52-51E BETWEEN THE SOUTH QUARTER AND THE NORTH QUARTER CORNER OF SECTION 10 AS PER SHORT PLAT 94-026 RECORDED UNDER AUDITOR'S FILE NUMBER 9501230004.

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 IDENTIFY AND MARK THE BOUNDARIES OF SIERRA PACIFIC RIGHT OF WAY AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED AUGUST 24, 1970 UNDER A.F.#742736.

THIS SURVEY CHOSE NOT TO ACCEPT THE CORNERS THAT VADAI (LS 9636, R.O.S. A.F.#835042) SET ON THE EAST SIDE OF THE RIGHT OF WAY. SKAGIT SURVEYOR'S R.O.S. CALCULATIONS OF THE RIGHT OF WAY BOUNDARIES WAS FOUND TO HAVE STRONGER SUPPORT AND BETTER ACCURACY.



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 SIERRA PACIFIC INDUSTRIES.

FREDERIC P. PETERSEN CERT.# 26303

Frederic P. Petersen 8/8/23

FREDERIC P. PETERSEN — STATE OF WASHINGTON — 26303 — REGISTERED PROFESSIONAL LAND SURVEYOR — 8-8-23

AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 8 DAY OF August, 2023 AT 2:58 IN BOOK — OF SURVEYS ON PAGE — AT THE REQUEST OF FREDERIC P. PETERSEN, PLS.

COUNTY AUDITOR

DEPUTY

AUDITOR'S FILE NO.: 202308080073

SURVEY IN THE SE1/4 SW1/4
SEC. 10, T35N., R5E., W.M.

LEGEND:

- DENOTES ACCEPTED GLO CONTROLLING CORNER POSITION.
- DENOTES PROPERTY CORNER SET BY THIS SURVEY 5/8" REBAR/CAP, LS #26303.
- DENOTES REBAR/CAP SET BY LS# 17651 AS PER SHORT PLAT 94-026, A.F.# 9501230004.
- DENOTES FENCE POST SET ON PROPERTY LINE.
- DENOTES PROPERTY LINE MARKED BY THIS SURVEY

PETERSEN LAND SURVEYING

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

SCALE	1"= 100'
DRAWN BY:	F.P.
SURVEY BY:	F.P., M.L.
DATE:	6/20/2023
SHEET	1 OF 1

202308080073
08/08/2023 02:58 PM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor

UNOFFICIAL DOCUMENT