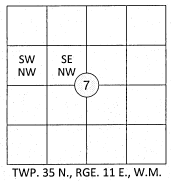
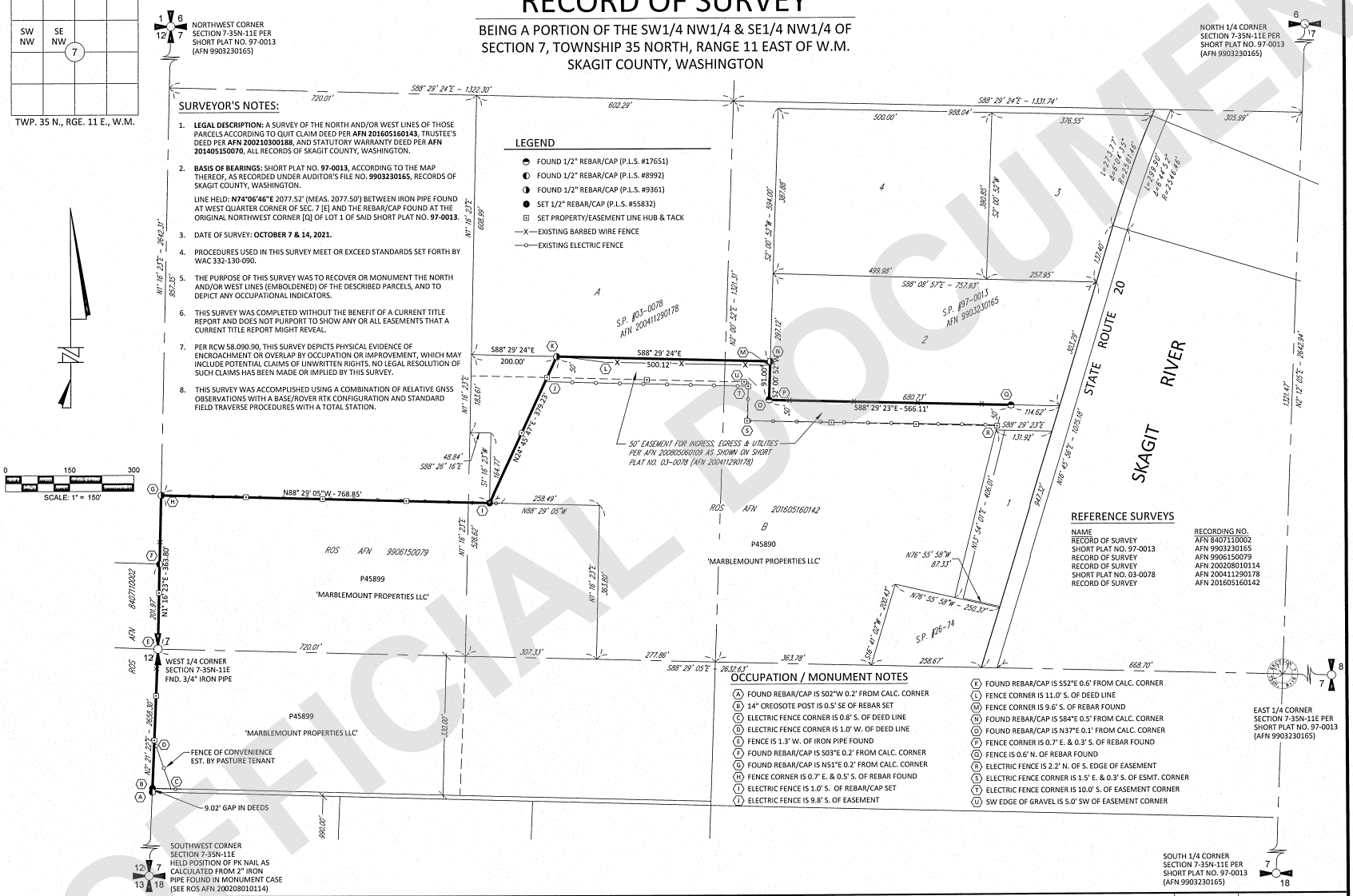
RECORD OF SURVEY

BEING A PORTION OF THE SW1/4 NW1/4 & SE1/4 NW1/4 OF
SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST OF W.M.
SKAGIT COUNTY, WASHINGTON



TWP. 35 N., RGE. 11 E., W.M.



SURVEYOR'S NOTES:

1. **LEGAL DESCRIPTION:** A SURVEY OF THE NORTH AND/OR WEST LINES OF THOSE PARCELS ACCORDING TO QUIT CLAIM DEED PER **AFN 201605160143**, TRUSTEE'S DEED PER **AFN 200210300188**, AND STATUTORY WARRANTY DEED PER **AFN 201405150070**, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. **BASIS OF BEARINGS:** SHORT PLAT NO. **97-0013**, ACCORDING TO THE MAP THEREOF, AS RECORDED UNDER AUDITOR'S FILE NO. **9903230165**, RECORDS OF SKAGIT COUNTY, WASHINGTON.

   LINE HELD: **N74°06'46"E** 2077.52' (MEAS. 2077.50') BETWEEN IRON PIPE FOUND AT WEST QUARTER CORNER OF SEC. 7 [E] AND THE REBAR/CAP FOUND AT THE ORIGINAL NORTHWEST CORNER [Q] OF LOT 1 OF SAID SHORT PLAT NO. **97-0013**.
3. DATE OF SURVEY: **OCTOBER 7 & 14, 2021.**
4. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
5. THE PURPOSE OF THIS SURVEY WAS TO RECOVER OR MONUMENT THE NORTH AND/OR WEST LINES (EMBOLDENED) OF THE DESCRIBED PARCELS, AND TO DEPICT ANY OCCUPATIONAL INDICATORS.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
7. PER RCW 58.090.90, THIS SURVEY DEPICTS PHYSICAL EVIDENCE OF ENCROACHMENT OR OVERLAP BY OCCUPATION OR IMPROVEMENT, WHICH MAY INCLUDE POTENTIAL CLAIMS OF UNWRITTEN RIGHTS. NO LEGAL RESOLUTION OF SUCH CLAIMS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
8. THIS SURVEY WAS ACCOMPLISHED USING A COMBINATION OF RELATIVE GNSS OBSERVATIONS WITH A BASE/ROVER RTK CONFIGURATION AND STANDARD FIELD TRAVERSE PROCEDURES WITH A TOTAL STATION.

LEGEND

- FOUND 1/2" REBAR/CAP (P.L.S. #17651)
- FOUND 1/2" REBAR/CAP (P.L.S. #8992)
- FOUND 1/2" REBAR/CAP (P.L.S. #9361)
- SET 1/2" REBAR/CAP (P.L.S. #55832)
- SET PROPERTY/EASEMENT LINE HUB & TACK
- —X— EXISTING BARBED WIRE FENCE
- —o— EXISTING ELECTRIC FENCE

REFERENCE SURVEYS

NAME	RECORDING NO.
RECORD OF SURVEY	AFN 8407110002
SHORT PLAT NO. 97-0013	AFN 9903230165
RECORD OF SURVEY	AFN 9906150079
RECORD OF SURVEY	AFN 200208010114
SHORT PLAT NO. 03-0078	AFN 200411290178
RECORD OF SURVEY	AFN 201605160142

OCCUPATION / MONUMENT NOTES

- (A) FOUND REBAR/CAP IS S02°W 0.2' FROM CALC. CORNER
- (B) 14" CREOSOTE POST IS 0.5' SE OF REBAR SET
- (C) ELECTRIC FENCE CORNER IS 0.8' S. OF DEED LINE
- (D) ELECTRIC FENCE CORNER IS 1.0' W. OF DEED LINE
- (E) FENCE IS 1.3' W. OF IRON PIPE FOUND
- (F) FOUND REBAR/CAP IS S03°E 0.2' FROM CALC. CORNER
- (G) FOUND REBAR/CAP IS N51°E 0.2' FROM CALC. CORNER
- (H) FENCE CORNER IS 0.7' E. & 0.5' S. OF REBAR FOUND
- (I) ELECTRIC FENCE IS 1.0' S. OF REBAR/CAP SET
- (J) ELECTRIC FENCE IS 9.8' S. OF EASEMENT
- (K) FOUND REBAR/CAP IS S52°E 0.6' FROM CALC. CORNER
- (L) FENCE CORNER IS 11.0' S. OF DEED LINE
- (M) FENCE CORNER IS 9.6' S. OF REBAR FOUND
- (N) FOUND REBAR/CAP IS S84°E 0.5' FROM CALC. CORNER
- (O) FOUND REBAR/CAP IS N37°E 0.1' FROM CALC. CORNER
- (P) FENCE CORNER IS 0.7' E. & 0.3' S. OF REBAR FOUND
- (Q) FENCE IS 0.6' N. OF REBAR FOUND
- (R) ELECTRIC FENCE IS 2.2' N. OF S. EDGE OF EASEMENT
- (S) ELECTRIC FENCE CORNER IS 1.5' E. & 0.3' S. OF ESMT. CORNER
- (T) ELECTRIC FENCE CORNER IS 10.0' S. OF EASEMENT CORNER
- (U) SW EDGE OF GRAVEL IS 5.0' SW OF EASEMENT CORNER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF December 2023

AT 3:01 p M. IN BOOK — OF SURVEYS ON PAGE —

AT THE REQUEST OF JEPSON AND ASSOCIATES.

COUNTY AUDITOR Sandra Perkins BY DEPUTY Lucy Zavala

AUDITOR'S FILE NO. 202312080048

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 STEVE METZLER IN MAY 2021.

12/8/23

CHRISTOPHER MICHAEL JEPSON — CERTIFICATE NO. 55832

CHRISTOPHER MICHAEL JEPSON — STATE OF WASHINGTON — 55832 — REGISTERED PROFESSIONAL LAND SURVEYOR — 12/8/23

PTN. SW1/4 NW1/4 & SE1/4 NW1/4, SEC. 7, TWP. 35 N., RGE. 11 E., W.M.
SKAGIT COUNTY, WASHINGTON

JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	STEVE METZLER		
DATE:	10/31/2023		
DWG. NO.:	21088-ROS.DWG		
JOB NO: 21088		F.B. NO.	DGB-10 MAP-12
DRAWN BY:	SMF	SHEET:	1 of 1
CHECKED BY:	CMJ		

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12/08/2023 03:01 PM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor
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