

# RECORD OF SURVEY

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 21 DAY OF MARCH 2024  
AT 11:07 AM IN BOOK — OF SURVEYS ON PAGE —  
AT THE REQUEST OF JEPSON AND ASSOCIATES  
COUNTY AUDITOR Stefan Launer BY DEPUTY Christy Quail  
AUDITOR'S FILE NO. 202403210034

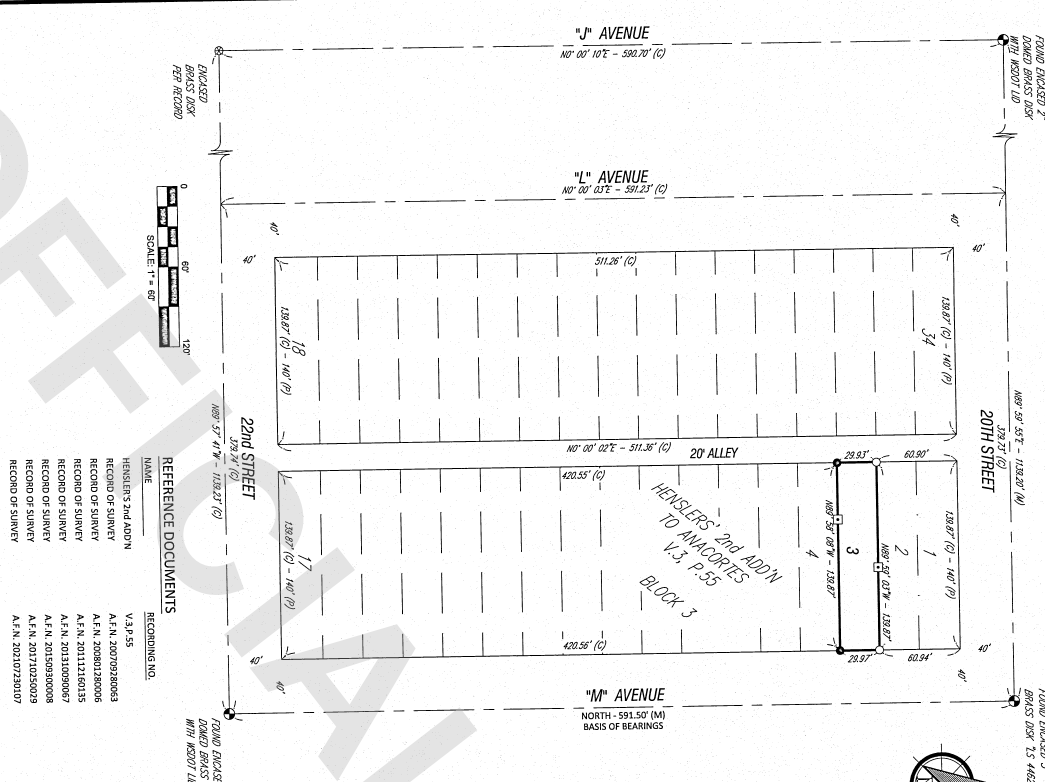
**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRUCE HENDERSON IN MARCH OF 2024  
SURVEYOR Stefan Launer DATE 3/19/24 CERTIFICATE NO. 41035



**JEPSON & ASSOCIATES**  
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
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PHONE: (206) 467-7553  
EMAIL: CHRIS@JEPSONSURVING.COM

PTN. NE1/4 SE1/4, SECTION 24, TOWNSHIP 35 N., RANGE 1 E., W.M.  
CITY OF ANACORTES, SNAKIT COUNTY, WASHINGTON

CLIENT: BRUCE HENDERSON  
DATE: 03/08/2024  
DWG. NO.: 24023-BASE  
JOB NO.: 24029 F.B. NO.: 2W-27  
DRAWN BY: CBN SHEET:  
CHECKED BY: SL 1 of 1



**LEGAL DESCRIPTION**  
(PER STATUTORY WARRANTY DEED AS NO. 201902280013)  
LOT 3, BLOCK 3, "HENSLEY'S SECOND ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SNAKIT COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SNAKIT, STATE OF WASHINGTON.

**SURVEYOR'S NOTES:**

- THE BASES OF BEARINGS IS TAKEN ALONG THE MONUMENTED CENTERLINE OF "M" AVENUE AS SHOWN HEREON, BEARINGS BEING NORTH (ASSUMED).
- THIS BOUNDARY SURVEY WAS PERFORMED IN MARCH, 2024. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- PROCEEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 35A-100-090.
- ANGULAR AND LINEAR MEASUREMENTS WERE COLLECTED USING CONVENTIONAL SURVEYING TECHNIQUES.
- THE PURPOSE OF THIS SURVEY WAS TO RECORD OR MONUMENT THE CORNERS OF THE DESCRIBED PARCEL, AND TO DETERMINE ANY OCCUPANCY INDICATORS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE INSURANCE POLICY AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
- PER RCW 35A.09.090, THIS SURVEY PROVIDES PHYSICAL EVIDENCE OF ENCROACHMENT OR OVERLAP BY OCCUPATION OR IMPROVEMENT, WHICH MAY BE USED TO RESOLVE ANY DISPUTES OR LITIGATION.

**OCCUPATION NOTES**

- (A) SW COR. SHED 0.5 S. OF DEED LINE
- (B) SE COR. SHED 0.5 S. OF DEED LINE
- (C) WOODEN FENCE 0.8 N. OF DEED LINE
- (D) N. SIDE SHED 2.4 S. OF DEED LINE
- (E) ANGLE POINT OF 3" WOODEN FENCE 0.6 S. OF DEED LINE
- (F) NW COR. HOUSE 1.1 S. OF DEED LINE
- (G) S. SIDE HOUSE 0.3 N. OF DEED LINE
- (H) SHARED CONCRETE PATH
- (I) WOODEN FENCE 1.3 S. OF DEED LINE

**LEGEND:**

- FOUND BRASS DISK
- FOUND REMAINING DISK (NOTED)
- SET 1/2" IRON CH (PLS #41035)
- SET IRON TACK
- CALCULATED POINT (NOT FOUND OR SET)
- FENCE
- BUILDING LINE
- CONCRETE
- (M) MEASURED
- (C) CALCULATED
- (P) PLAT

TWP. 35 N., RGE. 1 E., W.M.  
CITY OF ANACORTES  
SNAKIT COUNTY, WASHINGTON

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NE  
SE