

DETAIL OF PARCEL

LEGEND ON PAGE 2, CONTROL OF GOVERNMENT LOT 1, S. 26, T. 35 N., R. 9 E. SHOWN ON PAGE 2

DESCRIPTION OF THE PARCEL SURVEYED:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MEANDER CORNER OF THE SECTION LINE BETWEEN SECTIONS 25 AND 56, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE A DISTANCE OF 306.5 FEET TO AN IRON PEG SITUATED IN THE NORTH SIDE OF THE COUNTY ROAD;
 THENCE ALONG THE NORTH BOUNDARY OF THE COUNTY ROAD SOUTH 88 AND 3/4° WEST A DISTANCE OF 582.7 FEET TO THE SOUTHWEST CORNER OF THE TRACT TO BE DESCRIBED AND THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 27° WEST A DISTANCE OF 110 FEET;
 THENCE NORTH 27° WEST A DISTANCE OF 110 FEET;
 THENCE SOUTH 27° EAST A DISTANCE OF 110 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED ON THE NORTH BOUNDARY OF THE COUNTY ROAD;
 THENCE SOUTHWESTERLY ALONG SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING.
 SITUATED IN SKEGIT COUNTY, WASHINGTON.
 DESCRIPTION TAKEN FROM THE STATUTORY WARRANTY DEED FILED UNDER SKEGIT COUNTY AUDITOR'S FILE NO. 8906260168.

- 1 BASE OF BEARINGS IN 09 00 00° E ALONG THE MONUMENTED EAST LINE OF SECTION 26, FROM THE FOUND MEANDER CORNER TO THE PIPE SET BY A.L. STRONG IN 1915 (REPLACED UNDER A.F.N. 961120100). THE SURVEY FILED UNDER A.F.N. 820729016 REPORTS THAT FRANK GILKEY RECOVERED THIS MONUMENT IN 1951, HAROLD RADER SUBSEQUENTLY RECOVERED IT IN 1959 AND JOHN LEONARD IN 1982.
- 2 FIVE SURVEY MONUMENTS WERE FOUND ON THE SECTION LINE NORTH OF THE MEANDER CORNER. I USED THE PIPE SET BY A.L. STRONG (REPLACED BY MICHAEL MOWRER WITH A REBAR & CAP) AS IT HAS BEEN USED AS A BASIS IF BEARING FOR THE SURVEYS OF ADJOINING AND ADJACENT PARCELS RECORDED UNDER SKEGIT COUNTY AUDITOR'S FILE NUMBERS 820729016, 950506012, 961120100, 961140069.
- 3 I FOUND MONUMENTS SET BY MICHAEL MOWRER PER THE RECORD OF SURVEY RECORDED UNDER SKEGIT COUNTY AUDITOR'S FILE NUMBER 961120100 AT THREE OF THE FOUR CORNERS. I ACCEPTED THEM AS PARCEL CORNERS. I HAVE SHOWN MY MEASURED DISTANCES FOR THE PURPOSES OF RETRACEMENT AND RECOVERY.
- 4 PER THE W.A.C. 332-130-050 I HAVE SHOWN THE MONUMENTED BOUNDARY OF THE SURVEY RECORDED UNDER A.F.N. 201606010004.
- 5 THE DEED FOR THE COUNTY ROAD SOUTH OF THIS PROPERTY CONVEYS A 60 FOOT WIDE RIGHT OF WAY INCLUDING THE EXISTING PAVED ROAD AND THE DEEDED LINES OF THE PARCEL. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. IT DOES NOT GUARANTEE THE ACCURACY OF THE DISTANCES OR BEARINGS. COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCEL SHOWN.
- 6 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TC89 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. 332-130-090.
- 7 THIS IS A BOUNDARY SURVEY ONLY; NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.

TABLE SHOWING THE DISTANCES AT RIGHT ANGLES TO THE MONUMENTED LINE OF THE SUBJECT PROPERTY OUTSIDE THE MONUMENTED LINE OF THE SUBJECT PROPERTY

SYMBOL	DISTANCE	OBJECT
A	0.9'	EAVE
B	0.8'	BUILDING
C	1.6'	EAVE
D	1.3'	BUILDING
E	4.0'	EAVE
F	2.7'	EAVE
G	1.8'	ROCK RETAINING WALL
H	15.3'	FENCE
J	22.3'	ROCK RETAINING WALL
K	14.1'	BUILDING

Auditor's Certificate
 Filed for record this 14 day of March, 2024
 under Auditor's File No. 202403220048
 at the request of Zitkovich Land Surveying, PLLC

Stephen Anthony Zitkovich
 Stephen Anthony Zitkovich
 Skegit County Auditor
 Deputy

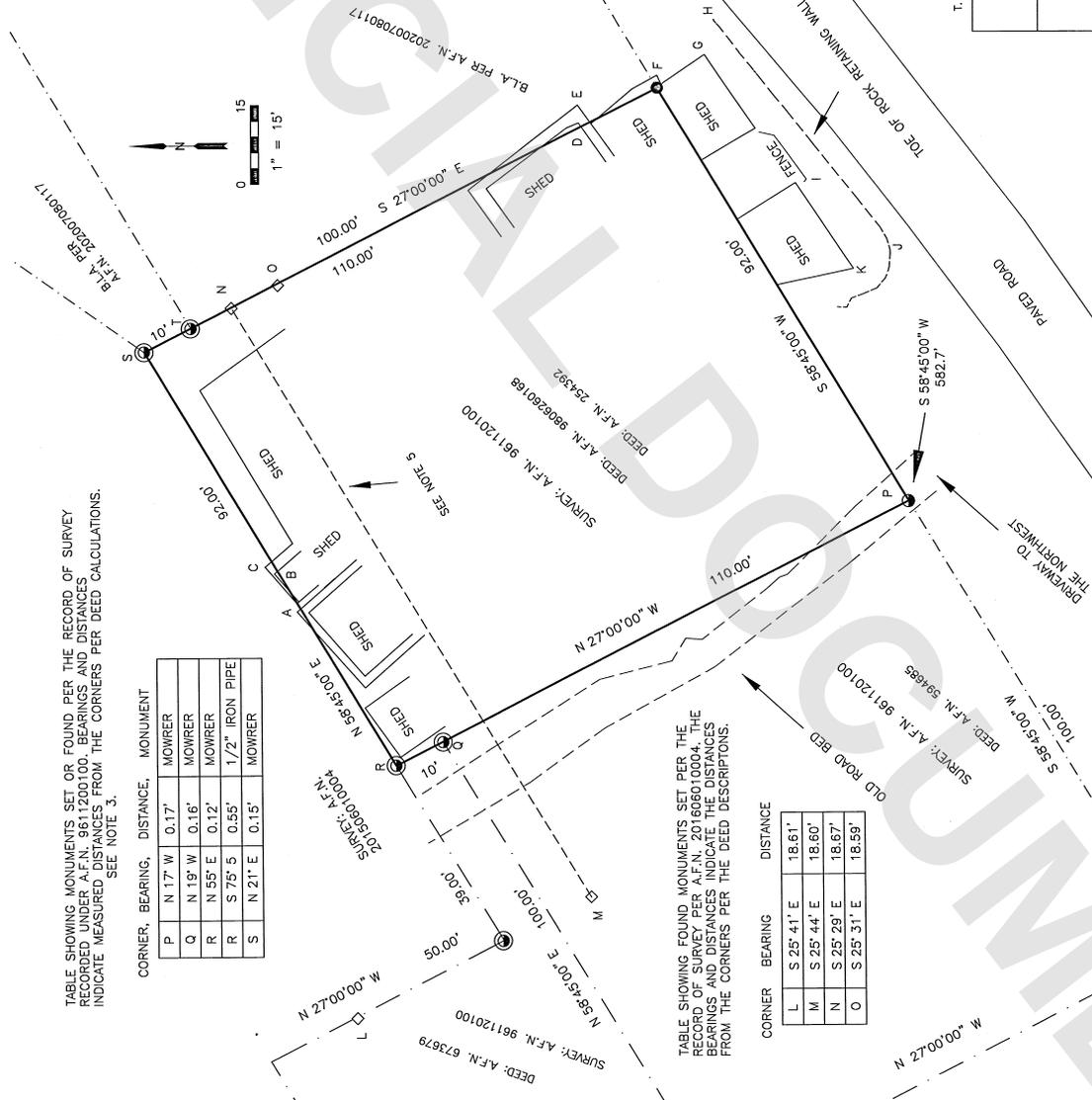


TABLE SHOWING MONUMENTS SET OR FOUND PER THE RECORD OF SURVEY RECORDED UNDER A.F.N. 9611200100. BEARINGS AND DISTANCES INDICATE MEASURED DISTANCES FROM THE CORNERS PER DEED CALCULATIONS. SEE NOTE 3.

CORNER	BEARING	DISTANCE	MONUMENT
P	N 17° W	0.17'	MOWRER
Q	N 19° W	0.16'	MOWRER
R	N 55° E	0.12'	MOWRER
S	S 75° E	0.55'	1/2" IRON PIPE
	N 21° E	0.15'	MOWRER

TABLE SHOWING FOUND MONUMENTS SET PER THE RECORD OF SURVEY PER A.F.N. 201606010004. THE BEARINGS AND DISTANCES INDICATE THE DISTANCES FROM THE CORNERS PER THE DEED DESCRIPTIONS.

CORNER	BEARING	DISTANCE
L	S 25° 41' E	18.61'
M	S 25° 44' E	18.60'
N	S 25° 29' E	18.67'
O	S 25° 31' E	18.99'



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Act at the request of Milton Kip Huppuch in February 2024.
Stephen Anthony Zitkovich
 Stephen Anthony Zitkovich
 Certificate Number 46904

RECORD OF SURVEY
 IN GOVT. LOT 1,
 IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
 OF SECTION 26, TWP. 35 N., RGE. 9 E., W.M.,
 SKEGIT COUNTY, WASHINGTON
 Owner: Milton Kip Huppuch

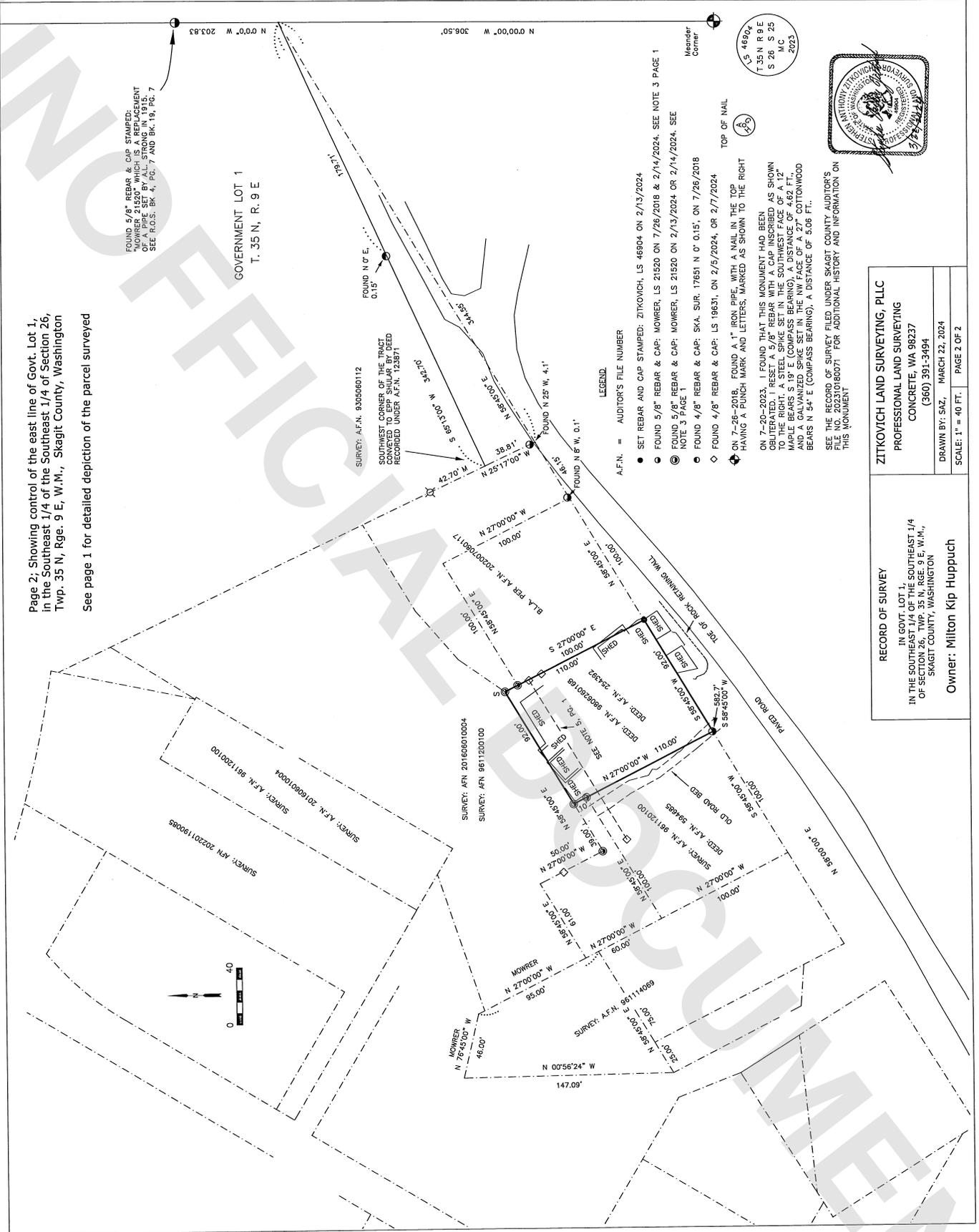
ZITKOVICH LAND SURVEYING, PLLC
 PROFESSIONAL LAND SURVEYING
 CONCRETE, WA 98237
 (360) 391-3494
 DRAWN BY: SAZ, MARCH 22, 2024
 SCALE: 1" = 15 FT. PAGE 1 OF 2



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02/22/2024 02:30 PM Page 1 of 2 Pans 5428 50

Page 2; Showing control of the east line of Govt. Lot 1, in the Southeast 1/4 of the Southeast 1/4 of Section 26, Twp. 35 N, Rge. 9 E, W.M., Skagit County, Washington
See page 1 for detailed depiction of the parcel surveyed



FOUND 5/8" REBAR & CAP STAMPED: "MOWRER 21520" WHICH IS A REPLACEMENT FOR THE 5/8" REBAR & CAP SET BY A.F.N. 930566012. SEE R.O.S. BK. 4, PG. 7 AND BK. 18, PG. 7

GOVERNMENT LOT 1
T. 35 N, R. 9 E

SURVEY A.F.N. 930566012
SOUTHWEST CORNER OF THE TRACT CONVEYED TO EPP SHULAR BY DEED RECORDED UNDER A.F.N. 1233871

LEGEND
A.F.N. = AUDITOR'S FILE NUMBER

- SET REBAR AND CAP STAMPED: ZITKOVICH, LS 46804 ON 2/13/2024
- FOUND 5/8" REBAR & CAP: MOWRER, LS 21520 ON 7/26/2018 & 2/14/2024. SEE NOTE 3 PAGE 1
- FOUND 5/8" REBAR & CAP: MOWRER, LS 21520 ON 2/13/2024 OR 2/14/2024. SEE NOTE 3 PAGE 1
- FOUND 4/8" REBAR & CAP: SKA, SUR. 17651 N 0° 0'15", ON 7/26/2018
- FOUND 4/8" REBAR & CAP: SKA, SUR. 17651 N 0° 0'15", ON 2/5/2024, OR 2/7/2024
- FOUND 4/8" REBAR & CAP: SKA, SUR. 17651 N 0° 0'15", ON 7/26/2018
- FOUND 4/8" REBAR & CAP: SKA, SUR. 17651 N 0° 0'15", ON 2/5/2024, OR 2/7/2024

ON 7-26-2023, I FOUND THAT THIS MONUMENT HAD BEEN OBLITERATED. I RESET A 5/8" REBAR AND CAP AS SHOWN ON THE PLAN. THE REBAR WAS SET IN THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO EPP SHULAR BY DEED RECORDED UNDER A.F.N. 1233871. THE REBAR BEARS S 18° E (COMPASS BEARING), A DISTANCE OF 4.62 FT., AND A GALVANIZED SPIKE SET IN THE NW FACE OF A 27" COTTONWOOD BEARS N 54° E (COMPASS BEARING), A DISTANCE OF 5.06 FT.

SEE THE RECORDS OF SURVEY FILED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 202310180071 FOR ADDITIONAL HISTORY AND INFORMATION ON THIS MONUMENT



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IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 26, TWP. 35 N, RGE. 9 E, W.M.,
SKAGIT COUNTY, WASHINGTON

Owner: Milton Kip Huppuch

DRAWN BY: SAZ, MARCH 22, 2024
SCALE: 1" = 40 FT. PAGE 2 OF 2