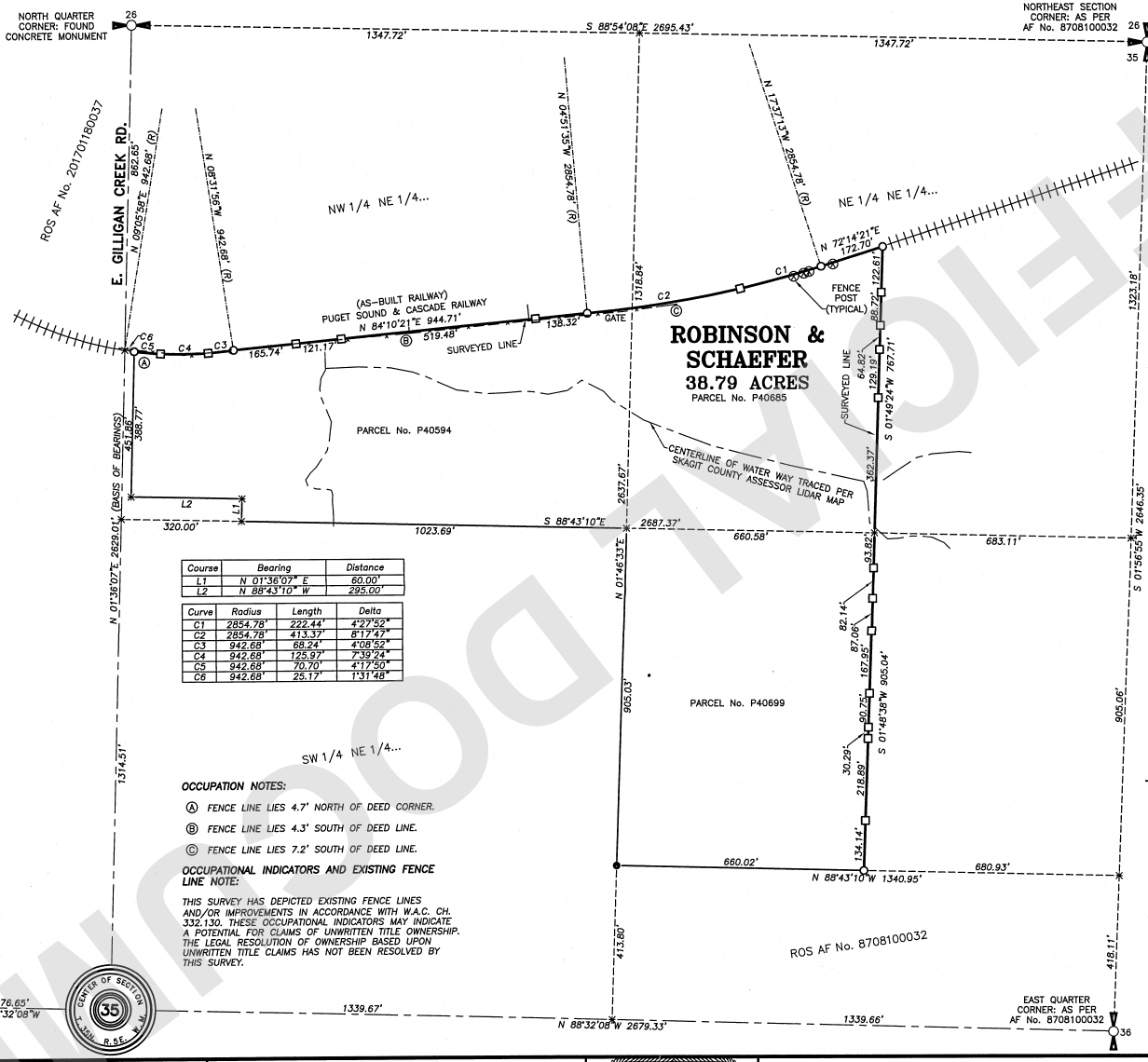
SURVEY IN SECTION 35, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M.



Course	Bearing	Distance
L1	N 01°36'07" E	60.00'
L2	N 88°43'10" W	295.00'

Curve	Radius	Length	Delta
C1	2854.78'	222.44'	4°27'52"
C2	2854.78'	413.37'	8°17'47"
C3	942.68'	68.24'	4°08'52"
C4	942.68'	125.97'	7°39'24"
C5	942.68'	70.70'	4°17'50"
C6	942.68'	25.17'	1°31'48"

OCCUPATION NOTES:

Ⓐ FENCE LINE LIES 4.7' NORTH OF DEED CORNER.

Ⓑ FENCE LINE LIES 4.3' SOUTH OF DEED LINE.

Ⓒ FENCE LINE LIES 7.2' SOUTH OF DEED LINE.

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

LAND DESCRIPTION:

BEGINNING AT A POINT 852 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., WHICH IS THE CENTER OF THE RIGHT-OF-WAY OF THE FORMER PUGET SOUND AND CASCADE RAILWAY; THENCE SOUTH 389 FEET; THENCE EAST 325 FEET; THENCE SOUTH 60 FEET; THENCE EAST 1043 FEET; WHICH IS THE CENTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 905 FEET; THENCE EAST 660 FEET; THENCE NORTH 1689 FEET; WHICH POINT IS THE CENTER OF THE RIGHT-OF-WAY OF SAID RAILROAD; THENCE SOUTH 69°57' WEST 175 FEET ALONG THE CENTER OF THE RAILROAD RIGHT-OF-WAY; THENCE ALONG A 2 DEGREE CURVE TO THE RIGHT FOR 635.8 FEET; THENCE SOUTH 82°40' WEST 981.2 FEET; THENCE ALONG A 6 DEGREE CURVE TO THE RIGHT 274 FEET; TO THE POINT OF THE BEGINNING; LESS 25 FEET TO THE WESTERN-MOST SIDE FOR ROAD; ALL THE BEARING EXCEPT THOSE TAKEN FOR THE RAILROAD RIGHT-OF-WAY ARE MAGNETIC, DECLINATION 24 DEGREES EAST; THE CALCULATED AREA IS 40 ACRES, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYOR'S NOTES:

1. "○" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.

2. "●" DENOTES REBAR AND CAP MARKED "LS.21423" FOUND BY THIS SURVEY.

3. "□" DENOTES HUB AND LATH SET FOR POINTS ON LINE BY THIS SURVEY.

4. "✳" DENOTES CALCULATED POINT ONLY.

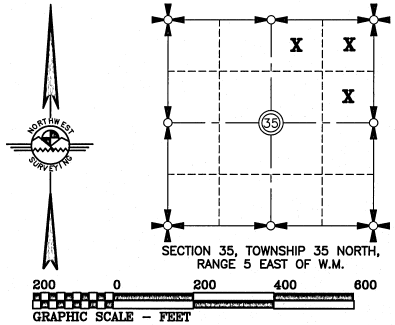
5. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN MAY OF 2024. ACCURACY EXCEEDS 1:10000.

6. THIS SURVEY TIED INTO THE WEST QUARTER CORNER, THE NORTH QUARTER CORNER AND DEED CORNERS AS SHOWN AND RELIED UPON RECORD OF SURVEY FILED UNDER AF No. 8708100032 FOR BASIS OF BEARINGS AND SECTION SUBDIVISION.

7. 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.

RAILROAD NOTE:

THERE ARE CALCULATIONS FOR THE CENTERLINE OF THE PUGET SOUND AND CASCADE RAILWAY. THIS SURVEYOR HELD THE AS-BUILT CENTERLINE FOR THE BEST AVAILABLE EVIDENCE OF THE OLD RAILROAD. AND HELD THE RADIAL DISTANCES OF THE CURVES.



SCALE: 1 INCH = 200 FEET

BASIS OF BEARINGS = RECORD OF SURVEY FILED UNDER AF No. 8708100032 (LINE HELD W LINE OF THE NE 1/4 = N 01°36'07"E)

AUDITOR'S CERTIFICATE:

AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

SKAGIT 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 JERRY SCHAEFER IN FEBRUARY OF 2024.

06-25-24 DATE — CERTIFICATE No. 50982

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED PROFESSIONAL LAND SURVEYOR — 06-25-24

PORTION OF THE NW4 NE4, NE4 NE4 & SE4 NE4 SEC. 35, TOWNSHIP 35 NORTH, RANGE 5 EAST OF W.M, SKAGIT COUNTY, WASHINGTON

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM

RECORD OF SURVEY FOR TERESA ROBINSON & PAULA SCHAEFER

DRAWN BY:	DATE:	JOB No.:
CHRIS	06/25/2024	24-081
REVIEWED BY: JEROMY	DIR: 35-05\353505 CRD: 353505.CRD	SHEET: 1 OF 1

202407020022
07/02/2024 11:35 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor
UNOFFICIAL DOCUMENT