

# LEGEND

- FOUND CONCRETE MONUMENT IN CASE
- SET 1/2" REBAR/CAP #50711
- FOUND 1/2" REBAR/CAP AS NOTED
- SET LINE STAKE/SET MAG NAIL W/LS WASHER
- MEASURED DIMENSION
- CALCULATED DIMENSION PER REFERENCE
- ROD IRON FENCE
- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- FOUND IRON PIPE

## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83-2011, EPOCH 2018 COORDINATES, NORTH 87°51'04" WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TWP. 34N., R4E., W.M., AS SHOWN HEREON.

(BEING ROTATED 0°46'52" CLOCKWISE FROM (SP),

## REFERENCES

- (SP) SHORT PLAT RECORDED UNDER AF#7911190061
- (R1) RECORD OF SURVEY RECORDED UNDER REC.# 198710210024
- (D) DEED OF TRUST RECORDED UNDER REC.# 202109200011
- ALL RECORDS OF SKAGIT COUNTY, WA.

## NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM 85 TOTAL STATION & CARLSON BRK GPS UNIT.
2. ALL MEASUREMENTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) UTILIZING REAL TIME KINEMATIC (RTK) SOLUTIONS, DERIVED FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN). MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO CONTROL POINTS UTILIZING A GEOMAX ZOOM 85 TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. ALL (GPS) MEASUREMENTS HAVE BEEN CONVERTED TO GROUND DISTANCES USING A SCALE FACTOR OF 0.999972949. THIS SURVEY MEETS OR EXCEEDS STANDARDS SET BY WAC 352-39-080 (080/080).
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT INTEND TO SHOW ALL EASEMENTS OF RECORD, OR ANY OTHER EASEMENTS.
4. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED BY THIS DRAWING.
5. THIS BOUNDARY SURVEY WAS PERFORMED BY ME OR MY CONSTITUENTS DURING JULY, 2024 AS SHOWN HEREON AND IS ONLY REPRESENTATIVE OF OUR FINDINGS DURING THAT TIME FRAME. ALL MONUMENTS/MARKERS SHOWN HEREON WERE VISITED DURING THE COURSE OF MY SURVEY, UNLESS OTHERWISE NOTED.
6. IT IS EXPRESSLY FOR THE USE OF OUR CLIENT, DAN & MICHELLE PIDDUCK. IF FUTURE BOUNDARY DISPUTES ARISE A RESURVEY IS REQUIRED.

## LEGAL DESCRIPTIONS - TPN, P29751 & P29753

PARCEL A: TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 95-79, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS AT PAGE 212, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

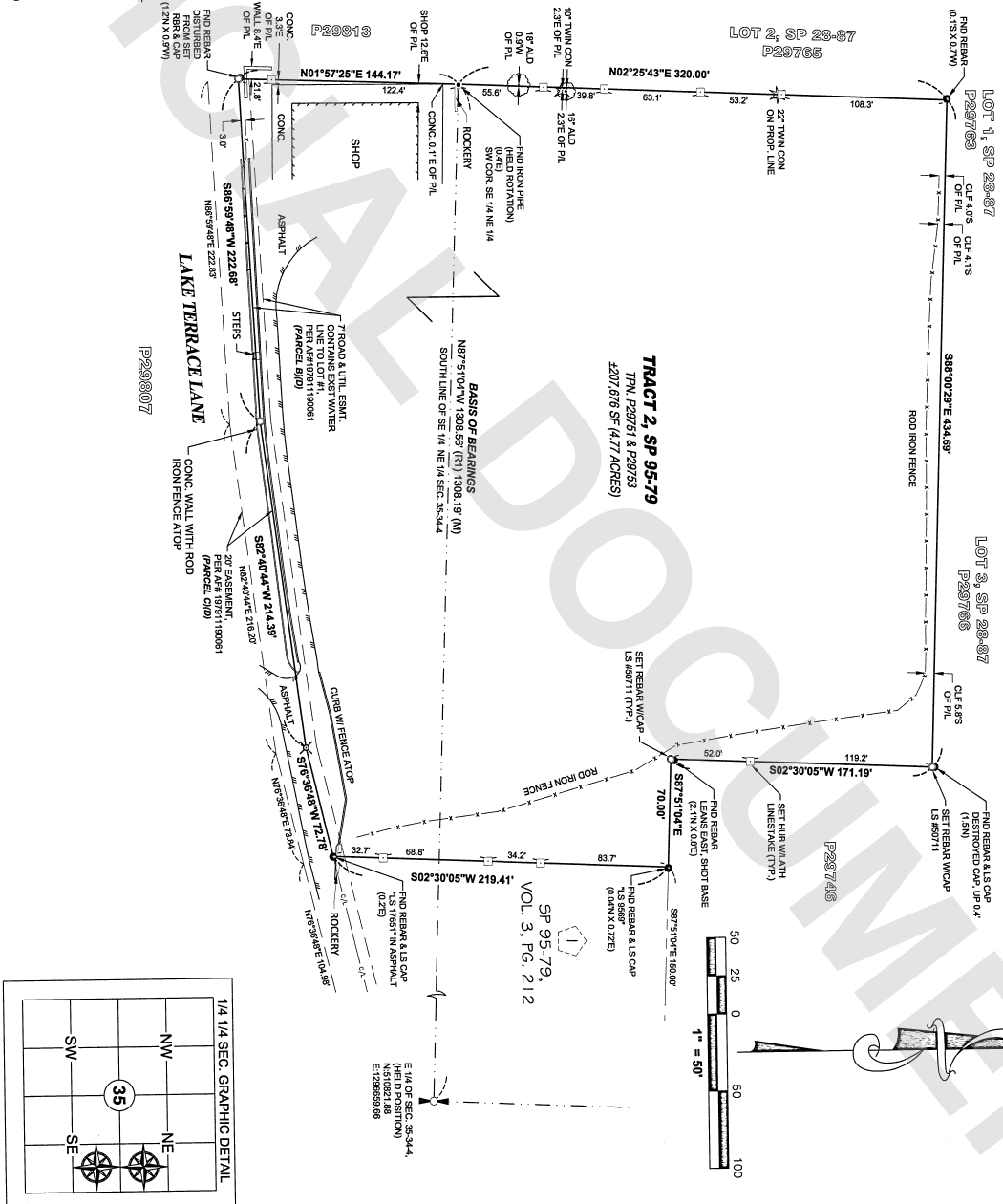
PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THE SOUTHERLY 7 FEET OF PARCEL A, SHORT PLAT NO. 95-79, AUDITORS FILE NO. 202501130025, BEING A PORTION OF PLATS AT PAGE 212, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

PARCEL C: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THAT CERTAIN 20 FOOT EASEMENT LYING SOUTH OF SHORT PLAT NO. 95-79, AUDITORS FILE NO. 7911190061, IN VOLUME 3 OF SHORT PLATS, PAGE 212, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

(PER DEED OF TRUST, AUDITORS FILE # 202109200011) (...) = FORSHORTENING)

# RECORD OF SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 35, TWP. 34N., R4E., W.M., & A PTN. OF THE NE 1/4 OF THE SE 1/4 OF SEC. 35, TWP. 34N., R4E., W.M.



## SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF DAN PIDDUCK IN JULY, 2024.

Certificate No. 50711 JOE W. WILLIS, JR.

## RECORD OF SURVEY

FOR

DAN & MICHELLE PIDDUCK

22833 LAKE TERRACE LANE  
MOUNT VERNON, WA 98274  
TPNS: P29751 & P29753

## ALL Land Surveying, LLC.

Professional Land Surveyors

1901 Vernon Rd, Unit A  
Lake Stevens, WA 98258  
P.O. Box 440 Lake Stevens, WA 98258  
Phone (360) 568-4031 Email: info@alllandsurveying.com



DWN. BY: INV

DATE: 08-05-2024

JOB NO. 24109

## AUDITORS CERTIFICATE:

AUDITORS FILE NO. 202501130025  
FILED FOR RECORD THIS 13 DAY OF JANUARY 2025  
AT THE REQUEST OF JOE W. WILLIS, JR.  
COUNTY AUDITOR

CHK. BY: JWW SCALE: 1"=50' SHEET 1 OF 1