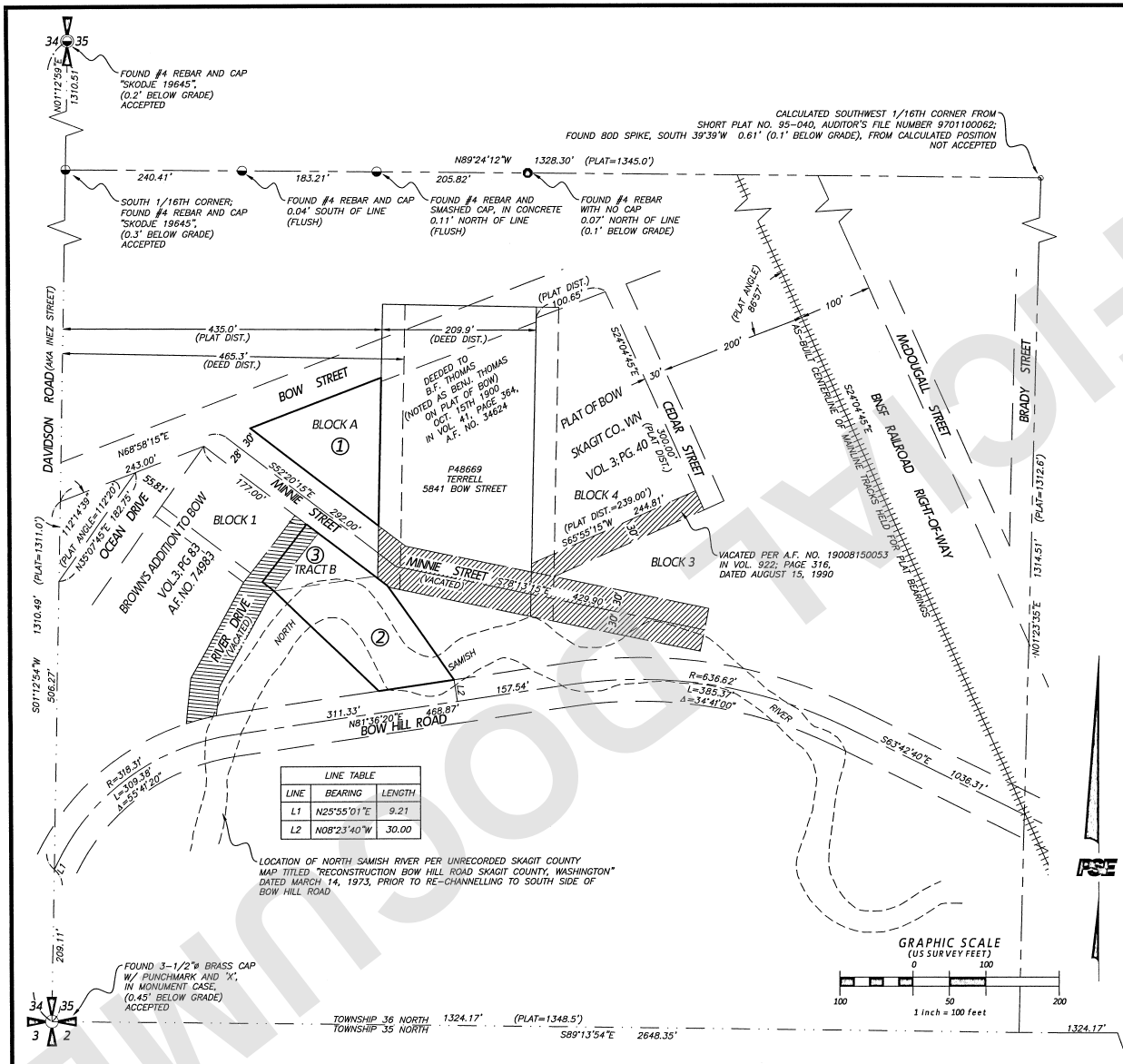
RECORD OF SURVEY

SITUATE IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON



LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°55'01"E	9.21
L2	N08°23'40"W	30.00

SURVEY NOTES:

1) DATA FOR THIS SURVEY HAS BEEN GATHERED BY FIELD OBSERVATIONS UTILIZING ELECTRONIC DATA COLLECTION IN JULY OF 2024.

2) EQUIPMENT USED: THEOMAT 00'01.5"
EDM: +/- 2 PPM, +/- 3 MM
CARLSON GPS

3) HORIZONTAL DATUM AND BASIS OF BEARINGS: NAD 83/91, WASHINGTON STATE PLANE, NORTH ZONE, GROUND.

4) **OCCUPATIONAL INDICATOR NOTE:**
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-13, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS & ENCROACHMENTS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.

5) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR EXCEPTIONS TO TITLE OF RECORD.

6) FIELD SURVEY CLOSURES EXCEED PRECISION CLASS URBAN STANDARDS FOR RELATIVE ACCURACY FOUND IN WAC 332-130-090.

LEGAL DESCRIPTION:

P48727 AND P71284

(PER STATUTORY WARRANTY DEED, A.F. NO. 202010090024)

(1) PARCEL A:

TRACT "B", "BROWN'S ADDITION TO BOW", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON IN VOLUME 3 OF PLATS, PAGE 83, ALONG WITH ONE HALF OF THE VACATED RIVER DRIVE ROAD ADJACENT TO THE ABOVE DESCRIBED PROPERTY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

(2) PARCEL C:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, "WILLAMETTE MERIDIAN", THENCE NORTH 0°13'26" WEST, 209.11 FEET TO A POINT ON THE CENTERLINE OF THE BOW HILL ROAD; THENCE NORTH 24°28'40" EAST ALONG SAID CENTERLINE 9.21 FEET TO THE P.C. OF A 18° CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE 309.38 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 80°10'00" EAST, 311.33 FEET; THENCE NORTH 9°50'00" WEST, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE BOW HILL ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 33°33'50" WEST, 157.85 FEET TO POINT ON THE SOUTH LINE OF VACATED MINNIE STREET AS SHOWN ON THE PLAT OF BOW, WASHINGTON; THENCE FOLLOWING THE SOUTH LINE OF SAID STREET NORTH 53°54'40" WEST, 20.96 FEET TO THE SOUTHEAST CORNER OF LOT "B" AS SHOWN ON THE PLAT OF BROWN'S ADDITION TO BOW; THENCE SOUTH 80°25'20" WEST ALONG THE SOUTH LINE OF SAID LOT "B", 139.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE SOUTH 45°19'23" EAST, 196.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BOW HILL ROAD; THENCE NORTH 80°10'00" EAST, 103.56 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

P71275

(PER STATUTORY WARRANTY DEED, A.F. NO. 202309070065)

(3) ALL OF BLOCK "A", "PLAT OF BOW, SKAGIT CO. WN." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PROPERTY OWNERSHIP:

(1) = 5859 BOW STREET; P71275; STRAYER, DAHLI; 18,115 SF (.42 AC)

(2) = NO STREET ADDRESS; P48727; BOW CHURCH LLC; 19,554 SF (.45 AC)

(3) = 5879 BOW STREET; P71284; BOW CHURCH LLC; 6,875 SF (.16 AC)

AUDITOR'S CERTIFICATE
Filed for record this 30 day of Jan., 2025 at 1:07 PM in book / of surveys at page / at the request of PACIFIC SURVEYING AND ENGINEERING SERVICES INC.
Sandra Perkins Tera Diedrich
County Auditor
AUDITOR'S FILE NO.: 202501300067

DATA	
DRAWN:	TJM
CHECKED:	PKB
DATE:	1/28/2025
DWG:	2024177_svX_ROS.dwg
SCALE:	1" = 100'
JOB#:	2024177
FIELD BOOK:	530 SERIES
SHEET 1 OF 2	

RECORD OF SURVEY
DAHLI STRAYER
609 SW 1500TH STREET #66303
BURIEN, WA 98166

PACIFIC SURVEYING & ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

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 DAHLI STRAYER in JULY 2024.
1-28-25
Certificate No.: 35147 Date

PETER K. BRANDS STATE OF WASHINGTON 35147 REGISTERED PROFESSIONAL LAND SURVEYOR 1-28-25

202501300067
01/30/2025 01:07 PM
SKAGIT COUNTY, WASHINGTON
Pages: 1 of 2 Fees: $428.50

UNOFFICIAL DOCUMENT

RECORD OF SURVEY

SITUATE IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON

SURVEY NARRATIVE:

THE "PLAT OF BOW", AUDITOR'S FILE NUMBER 49124, RECORDED AUGUST 13, 1904, IS SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36, RANGE 3 EAST W. M. BASED ON THE FOUND SECTION MONUMENTATION AND THE CALCULATED POSITION OF THE SOUTHWEST SIXTEENTH CORNER THE MEASURED DISTANCES ARE SHORTER THAN THE PLATTED DISTANCES. THE DEFICIENCY IN THE DISTANCES WEST OF THE RAILROAD ARE ABSORBED BY THE LOTS ON THE MOST WESTERLY SIDE OF THE PLAT. THE PLATTED STREETS CENTERLINES OR BLOCK CORNERS WERE NOT MONUMENTED. THE ONLY MONUMENT USED TO REPRODUCE THE CENTERLINES, BLOCKS AND LOTS IS THE AS-BUILT CENTERLINE OF THE EXISTING RAILROAD TRACKS. THE PLATTED ANGLE OF THE CENTERLINE OF "BOW STREET" WAS HELD AND PROJECTED SOUTHWESTERLY TO INTERSECT THE WEST SECTION LINE. THIS CENTERLINE WAS OFFSET 30 FEET TO RECREATE THE SOUTHERLY MARGIN OF BOW STREET AT THE PLATTED DISTANCE NORTH OF THE SECTION CORNER PER "BROWNS ADDITION TO BOW".

THE "BENJ. THOMAS" PARCEL WAS CREATED BY DEED, AUDITORS FILE NUMBER 22411, JULY 30, 1894, CONVEYED TO ALBERT WORLINE BY WILLIAM AND JENNIE BROWN, THE SAME OWNERS OF THE "PLAT OF BOW". PRIOR TO THE PLAT. ALBERT WORLINE CONVEYED THE PARCEL TO B. J. THOMAS ON OCTOBER 15, 1900, AUDITOR'S FILE NUMBER 34624. THE DEED DIMENSIONS FROM THE SECTION LINE DO NOT AGREE WITH THE DIMENSIONS SHOWN ON THE "PLAT OF BOW". THE PLATTED DISTANCE WAS HELD ALONG THE SOUTHERLY MARGIN OF "BOW STREET" FROM CEDAR STREET AND THE NORTH SOUTH LINES ARE PARALLEL TO THE WEST SECTION LINE PER THE DEED. THE DEED DISTANCE, 209.88' WAS HELD BETWEEN THE NORTH-SOUTH LINES. LOT "A" "PLAT OF BOW" IS THE REMAINDER PARCEL.

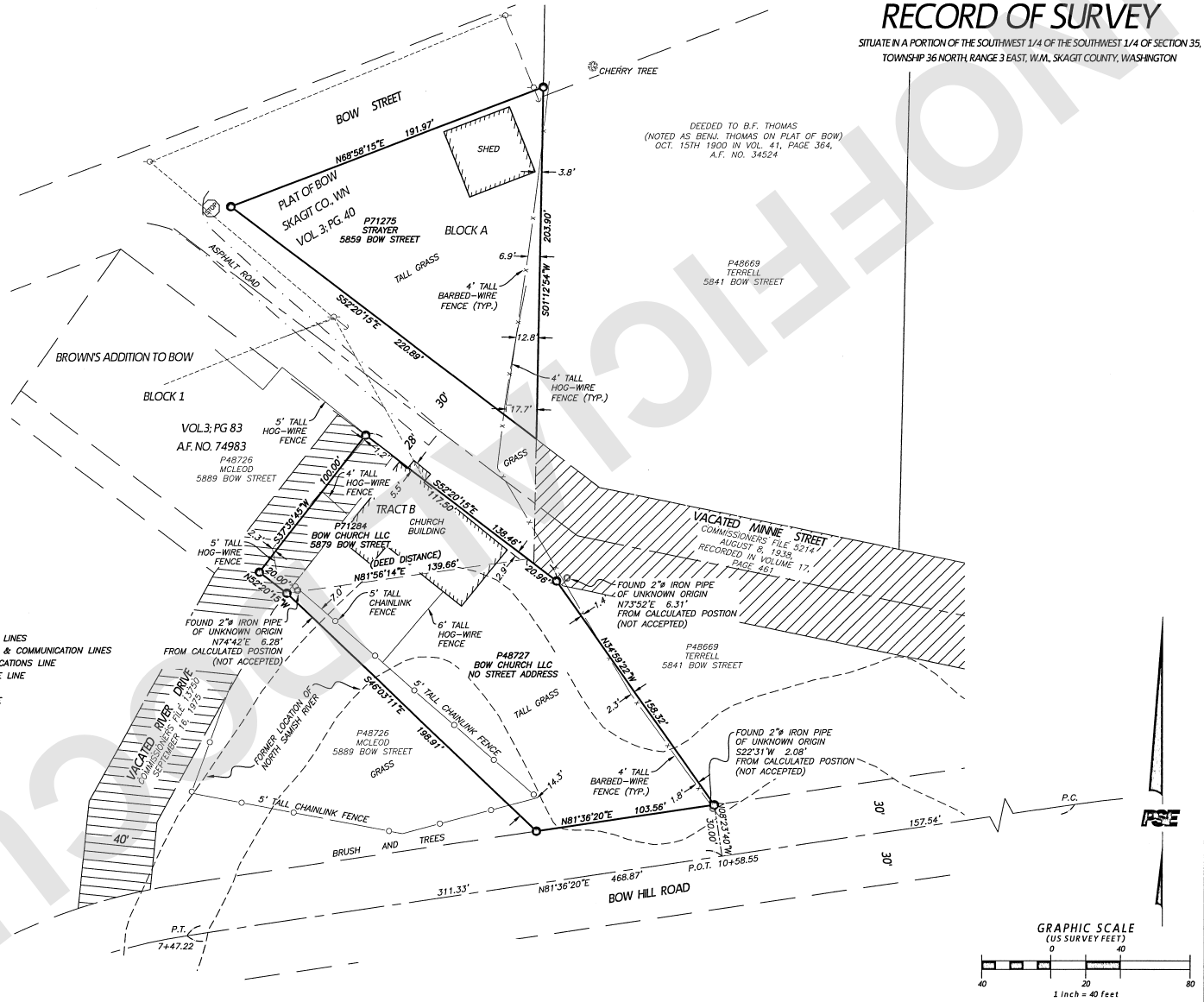
THE "BROWNS ADDITION TO BOW" AUDITOR'S FILE NUMBER 74983, AUGUST 16, 1909 IS PLATTED WITH THE SAME DIMENSIONS AS THE "PLAT OF BOW", ALL OF THE EXCESS OR DEFICIENCY OF "BROWN'S ADDITION TO BOW" IS PLACED ON THE SOUTHEASTERLY EDGE OF THE PLAT, EASTERLY OF "RIVER DRIVE". THE PLATTED DISTANCE FROM THE SECTION LINE AND THE PLATTED ANGLE FROM THE PLAT WERE USED TO CREATE THE CENTERLINE OF "MINNIE STREET". THE CENTERLINE OF "RIVER DRIVE" WAS RECREATED PERPENDICULAR TO "MINNIE STREET" AT PLAT DISTANCE ALONG THE MINNIE STREET ROADWAY MARGIN.

EXISTING SYMBOL LEGEND:

- STOP = EXISTING STOP SIGN
- = EXISTING POWER POLE
- = EXISTING GROUND GUY
- = EXISTING FRUIT TREE

EXISTING LINE LEGEND:

- = EXISTING EDGE OF ASPHALT
- = EXISTING OVERHEAD ELECTRIC LINES
- = EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
- = EXISTING OVERHEAD COMMUNICATIONS LINE
- = EXISTING OVERHEAD GUY WIRE LINE
- = EXISTING CHAINLINK FENCE
- = EXISTING BARBED WIRE FENCE



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PETER K. BRANDS
STATE OF WASHINGTON
35147
REGISTERED PROFESSIONAL LAND SURVEYOR
1-28-25

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