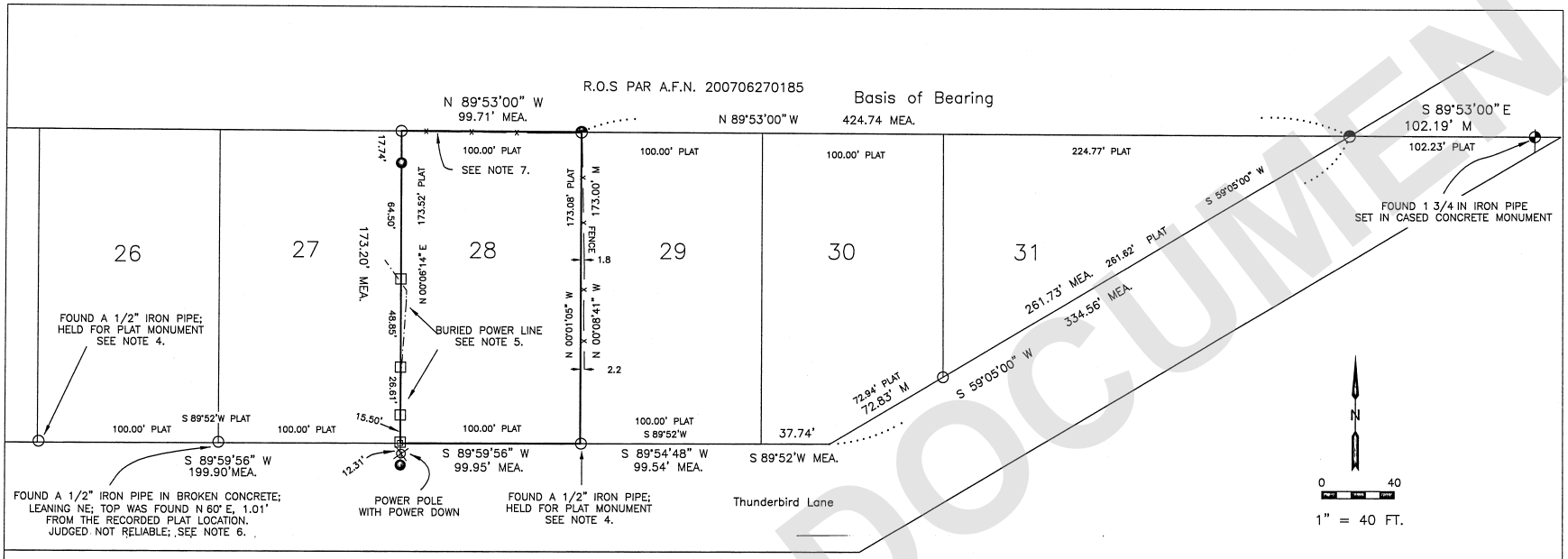


R.O.S PAR A.F.N. 199910140011

NOTES

1 BASIS OF BEARING: N 89°53' 00" W, ALONG THE NORTH BOUNDARY OF BLOCK ONE, LOTS 22-31, PLAT OF THUNDERBIRD LANE BETWEEN THE FOUND MONUMENT AT THE NORTHEAST CORNER LOT 31 TO THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 28 AS SHOWN HEREON.

2 SKAGIT SURVEYORS HAS EXTENSIVELY MONUMENTED THIS NORTH BOUNDARY PER THE RECORD OF SURVEY FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200706270185.

3 THREE ORIGINAL PLAT MONUMENTS WERE FOUND AT THE CORNERS OF LOT 28.

4 THE SOUTHWEST CORNER OF LOT 28 WAS CALCULATED BY SINGLE PROPORTION BETWEEN THE TWO NEAREST RELIABLE MONUMENTS, NAMELY THOSE LYING AT THE SOUTHWEST CORNERS OF LOTS 29 AND 26. SAID CALCULATED CORNER FALLS UPON A BURIED POWER LINE. A WHITE 2x2 STAKE MARKED LS 46904 WAS SET AT THE CORNER. A REFERENCE MONUMENT WAS SET 12.31 FEET SOUTH OF SAID CORNER ON THE WEST LINE OF LOT 28 EXTENDED.

5 AN UNDERGROUND POWER LINE LIES IMMEDIATELY BENEATH THE PROPERTY LINE. WOODEN HUBS AND LATHS WHERE SET UPON THE LINE AND MARKED: LS 46904.

6 A DISPLACED MONUMENT WAS FOUND AT THE SOUTHWEST CORNER OF LOT 27. IT HAD BEEN SET IN CONCRETE BUT HAS BEEN KNOCKED OVER.

7 THIS FENCE WAS BUILT BY THE ADJOINER TO THE NORTH AND MEANDERS BACK AND FORTH FROM JUST UPON THE MONUMENTED PROPERTY LINE TO 0.5' SOUTH OF THE MONUMENTED PROPERTY LINE.

8 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.

9 THIS IS BOUNDARY SURVEY ONLY, NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.

10 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.

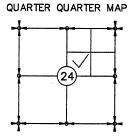
11 THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGEND

- ○ FOUND 1/2" IRON PIPE, HELD FOR PLAT MONUMENT, ON 12/31/2024
- ● ON WEST PROPERTY LINE, SET REBAR AND CAP STAMPED: ZITKOVICH, LS 46904, ON 1/8/2025
- ▣ SET WHITE 2 X 2 STAKE ON PROPERTY CORNER, MARKED: LS 46904; THIS SECTION OF THE PROPERTY LINE LIES OVER AN UNDERGROUND POWER LINE, ON 1/8/2025
- □ SET WOOD HUB ON PROPERTY LINE, WITH LATH MARKED: LS 46904; THIS SECTION OF THE PROPERTY LINE LIES OVER AN UNDERGROUND POWER LINE, ON 1/8/2025
- ◓ FOUND IRON PIPE WITH PLASTIC CAP INSCRIBED: SKA SURV 17651, ON 12/31/2024
- ⊕ FOUND 1 3/4" IRON PIPE SET IN MONUMENT CASE, ON 12/31/2025

MEA. = MEASURED

QUARTER QUARTER MAP



SECTION 24
TWP 35 N, RGE 8 E
W.M.

LEGAL DESCRIPTION

LOT 28, BLOCK 1 THUNDERBIRD LANE, RECORDED IN VOLUME 8 OF PLATS PAGES 76 AND 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE SOURCE OF THE LEGAL DESCRIPTION IS THE QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 202406280084, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Terry Clifford in December 2024.

Stephen Anthony Zitkovich

Certificate Number 46904

3/10/2025
STEPHEN ANTHONY ZITKOVICH
STATE OF WASHINGTON
46904
REGISTERED PROFESSIONAL LAND SURVEYOR

Survey of Lot 28, Block 1, of the plat of Thunderbird Lane

In the Southwest 1/4 the Northeast 1/4 of Section 24, Twp. 35 N., Rge. 8 E., W.M., Skagit County, Washington

For Terry and Linda Clifford

Zitkovich Land Surveying, PLLC
PO Box 432
Concrete, WA 98237
(360) 391-3494

Drawn by: SAZ, March 10, 2025

Scale: 1"=40"

Auditor's Certificate

Filed for record this 10 day of March, 2025
at 4:11 AM/(PM) in volume__ of surveys on page__
under Auditor's File No. 202503100068
at the request of Zitkovich Land Surveying, PLLC

Sandra Perkins
Skagit County Auditor

Judy Zarach
Deputy

202503100068
03/10/2025 04:11 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT