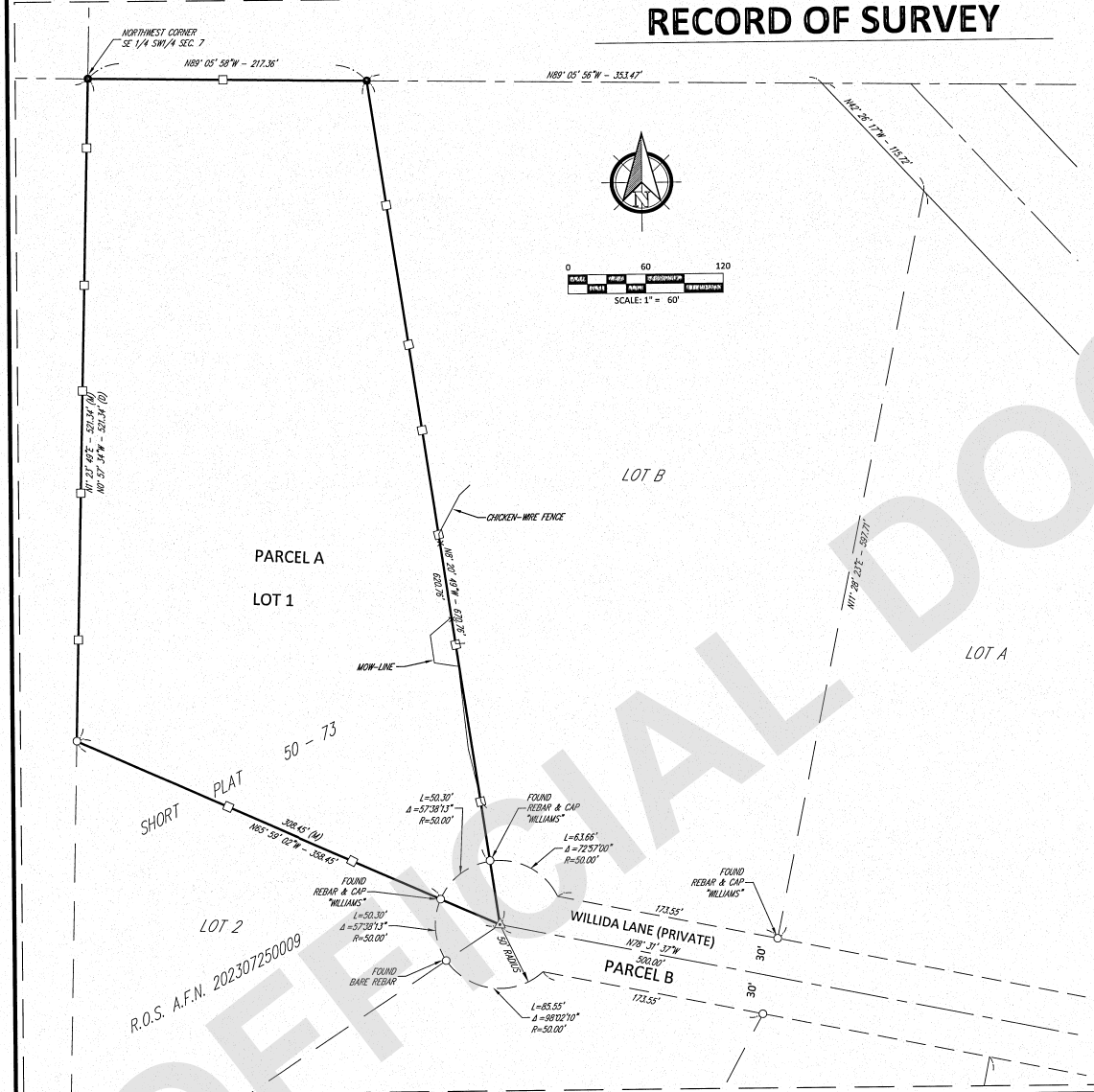
RECORD OF SURVEY



LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED A.F.N. 202407300181)

PARCEL A:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN;
THENCE NORTH 88°32'40" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 217.36 FEET;
THENCE SOUTH 10°42'12" EAST FOR A DISTANCE OF 670.76 FEET;
THENCE NORTH 68°20'25" WEST FOR A DISTANCE OF 358.45 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTH 0°57'34" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 521.34 FEET TO THE **TRUE POINT OF BEGINNING**.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT AS DELINEATED IN THE DOCUMENT RECORDED ON OCTOBER 9, 1973, UNDER AUDITOR'S FILE No. 791826. ALSO SHOWN ON THE RECORD OF SURVEY RECORDED ON DECEMBER 12, 1973, UNDER AUDITOR'S FILE No. 794429, SAID EASEMENT IS KNOWN AS WILLIDA LANE.

SITUATED IN SKAGIT COUNTY, WASHINGTON

SURVEYOR'S NOTES:

1. THE **BASIS OF BEARINGS** AND COORDINATES FOR THIS SURVEY IS NAD83(11) WASHINGTON STATE PLANE, NORTH ZONE, U.S. SURVEY FOOT DATUM DERIVED FROM GNSS OBSERVATIONS.
2. THIS BOUNDARY SURVEY WAS PERFORMED IN MARCH 2025. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
4. CONTROL AND TOPOGRAPHIC DATA WAS OBSERVED USING CARLSON BRX7+ GNSS RECEIVERS.
5. THE PURPOSE OF THIS SURVEY WAS TO RECOVER OR MONUMENT THE CORNERS OF THE DESCRIBED PARCEL, AND TO DEPICT ANY OCCUPATIONAL INDICATORS.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT SUBDIVISION GUARANTEE AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, RESTRICTIONS, OR JUDGMENTS THAT A CURRENT SUBDIVISION GUARANTEE MIGHT REVEAL.

LEGEND:

- ○ FOUND REBAR (AS NOTED)
- ● SET 1/2" REBAR/CAP (PLS #55832)
- □ SET HUB
- ◇ WETLAND FLAG
- –X– FENCE
- (D) DEED DIMENSION
- [M] MEASURED DIMENSION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF April 2025
AT 1:41 pm. IN BOOK ____ OF SURVEYS ON PAGE ____
AT THE REQUEST OF JEPSON AND ASSOCIATES.
COUNTY AUDITOR ____ BY DEPUTY ____
AUDITOR'S FILE NO. ____

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 JOVIAN NORDGREN IN MARCH 2025

4-17-25

STEFAN LAUFER — CERTIFICATE NO. 41035

CHRISTOPHER MICHAEL JEPSON — STATE OF WASHINGTON — 55832 — REGISTERED PROFESSIONAL LAND SURVEYOR — 4-17-25

PTN. SE1/4 SW1/4, SECTION 7, TOWNSHIP 35 N., RANGE 5 E., W.M.
SKAGIT COUNTY, WASHINGTON

JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 FAX: (360) 647-8939
EMAIL: CHRIS@JEPSONSURVEYING.COM

CLIENT:	NORDGREN, JOVIAN		
DATE:	4/17/2025		
DWG. NO.:	25028-Base.dwg		
JOB NO:	25028	F.B. NO.	ZW
DRAWN BY:	SL	SHEET:	1 of 1
CHECKED BY:	CMJ		

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04/24/2025 01:41 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor
UNOFFICIAL DOCUMENT