

LEGEND

- WEST 1/4 SECTION MONUMENT
- SET 1/2 REBARCAP #50711
- FOUND 1/2 REBARCAP AS NOTED
- SET LINE STAKE
- MEASURED DIMENSION
- CALCULATED DIMENSION
- WIRE FENCE
- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT LINE
- ESMT

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, 2011, EPOCH 2018 COORDINATES, NORTH 00°46'59" EAST, ALONG THE WEST LINE OF LOT 4 OF SHORT PLAT SP 103-78, BETWEEN FOUND MONUMENTS, AS SHOWN HEREIN.

REFERENCES

- (P) SHORT PLAT SP 103-78 RECORDED UNDER AT #7907100001
- (D) STATUTORY WARRANTY DEED RECORDED UNDER AT #20206270246
- ALL RECORDS OF SKEGIT COUNTY, WA.

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM 66 TOTAL STATION & CARLSON BR7 69S UNIT.
2. PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332.130-090.
3. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING REAL-TIME KINEATIC (RTK) SOLUTIONS, DERIVED FROM THE WASHINGTON STATE SURVEY NETWORK (WSN). MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED WERE DERIVED FROM THE WSNT AND WERE TIED INTO CONTROL POINTS UTILIZING A GEOMAX ZOOM 66 TOTAL STATION. ALL MEASUREMENTS OF BOTH ANGLES AND DISTANCES, ALL (GPS) MEASUREMENTS HAVE BEEN CONVERTED TO GROUND DISTANCE. THIS SURVEY MEETS OR EXCEEDS STANDARDS SET BY WAC 332.130-090 / 080 / 090.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.
5. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED BY THIS DRAWING.
6. THIS DRAWING PORTRAITS DEEDED LOCATION OF THE PROPERTY LINES. DURING MONITOR SURVEY WAS PERFORMED BY ME OR MY CONSTITUENTS. OUR FINDINGS DURING THAT TIME WERE ONLY REPRESENTATIVE OF THE INFORMATION AVAILABLE AT THAT TIME AND DO NOT CONSTITUTE A GUARANTEE. IT IS EXPRESSLY FOR THE USE OF OUR CLIENT, MATT DEL MAGRO, IF FUTURE BOUNDARY DISPUTES ARISE A RE-SURVEY IS REQUIRED.

LEGAL DESCRIPTION - TPN, P42939

PARCEL A
LOT 4, SHORT PLAT NO. 103-78, APPROVED JULY 6, 1978, RECORDED JULY 18, 1978, IN VOLUME 3 OF SHORT PLATS, PAGE 137, UNDER AUDITOR'S FILE NO. 2007100001, RECORDS OF SKEGIT COUNTY WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. ALSO BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THAT PORTION WHICH LIES EASTERLY OF THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 3 OF SAID SHORT PLAT, EXCEPT THE SOUTH 30 FEET THEREOF AS CONVEYED TO CHARLES W. ADAMS, ON MAY 5, 2008, UNDER AUDITOR'S FILE NO. 2008100001, RECORDS OF SKEGIT COUNTY, WASHINGTON.

PARCEL B
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THAT PORTION OF THE SOUTH 16 1/2 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. LYING EASTERLY OF THE STATE HIGHWAY NO. 20 AS CONVEYED BY DEED RECORDED JANUARY 3, 1988, UNDER AUDITOR'S FILE NO. 802088, RECORDS OF SKEGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKEGIT, STATE OF WASHINGTON

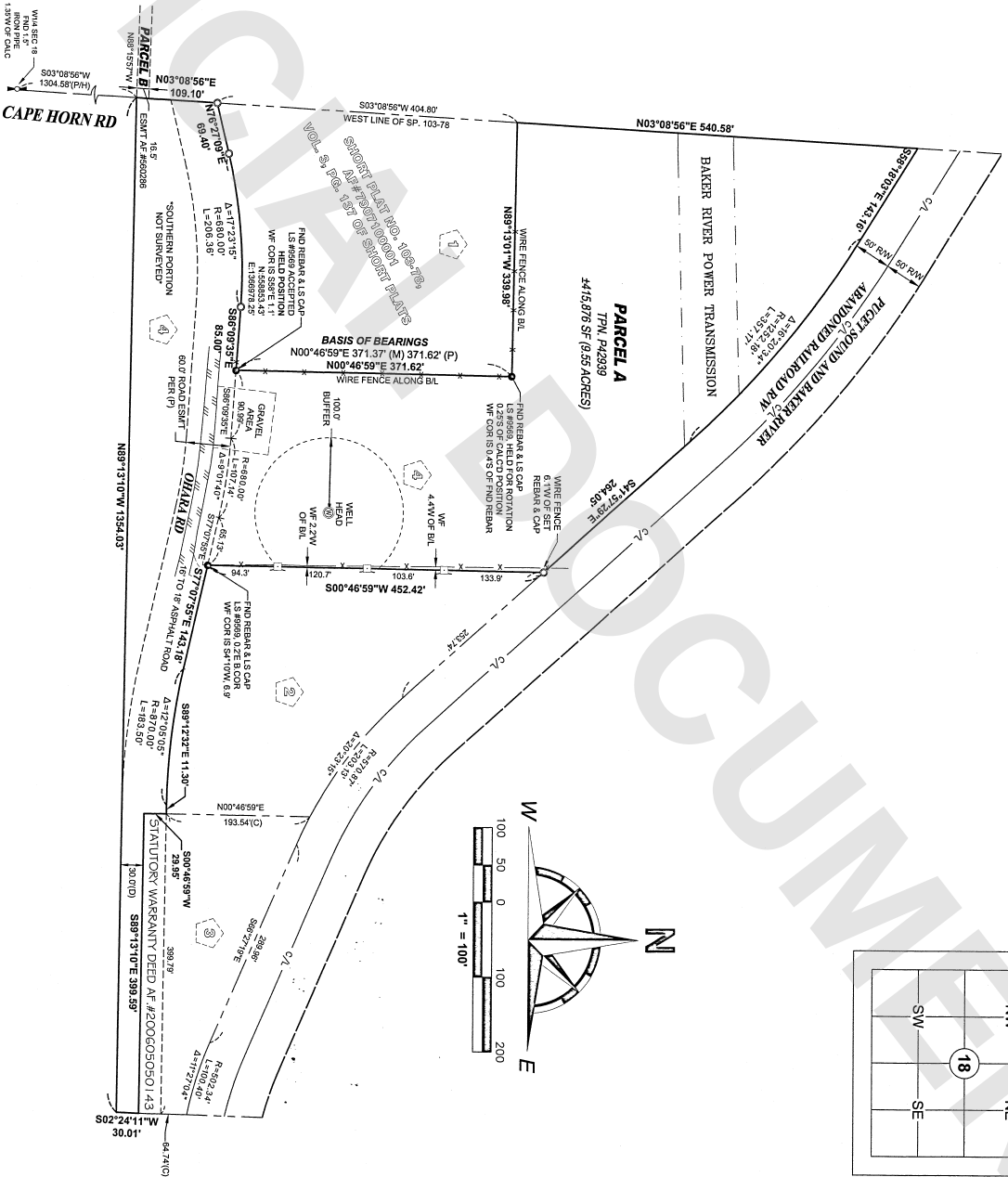
SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDBING ACT AT THE REQUEST OF MATT DEL MAGRO IN APRIL, 2025.

Certificate No. 50711
JOE W. WILLIS, JR.

RECORD OF SURVEY

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 18, TWP. 35N, R1E, W.M.



RECORD OF SURVEY

FOR
MATT DEL MAGRO

38071 OHARA ROAD
SEDO-WOOLLEY, WA 98284
TPN, P42939

ALL Land
Surveying
CONSTRUCTION
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LAND PLANNING

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www.alllandsurveying.com | (360) 558-4031 | info@alllandsurveying.com
DATE: 04-28-2025 JOB NO: 25088

AUDITORS CERTIFICATE:

AUDITORS FILE NO. 202505060008
FILED FOR RECORD THIS 6 DAY OF MAY, 2025
AT \$40.00 IN BOOK OF SURVEYS AT PAGE 1
AT THE REQUEST OF JOE W. WILLIS, JR.

CHK. BY: JMW SCALE: 1" = 100' SHEET 1 OF 1