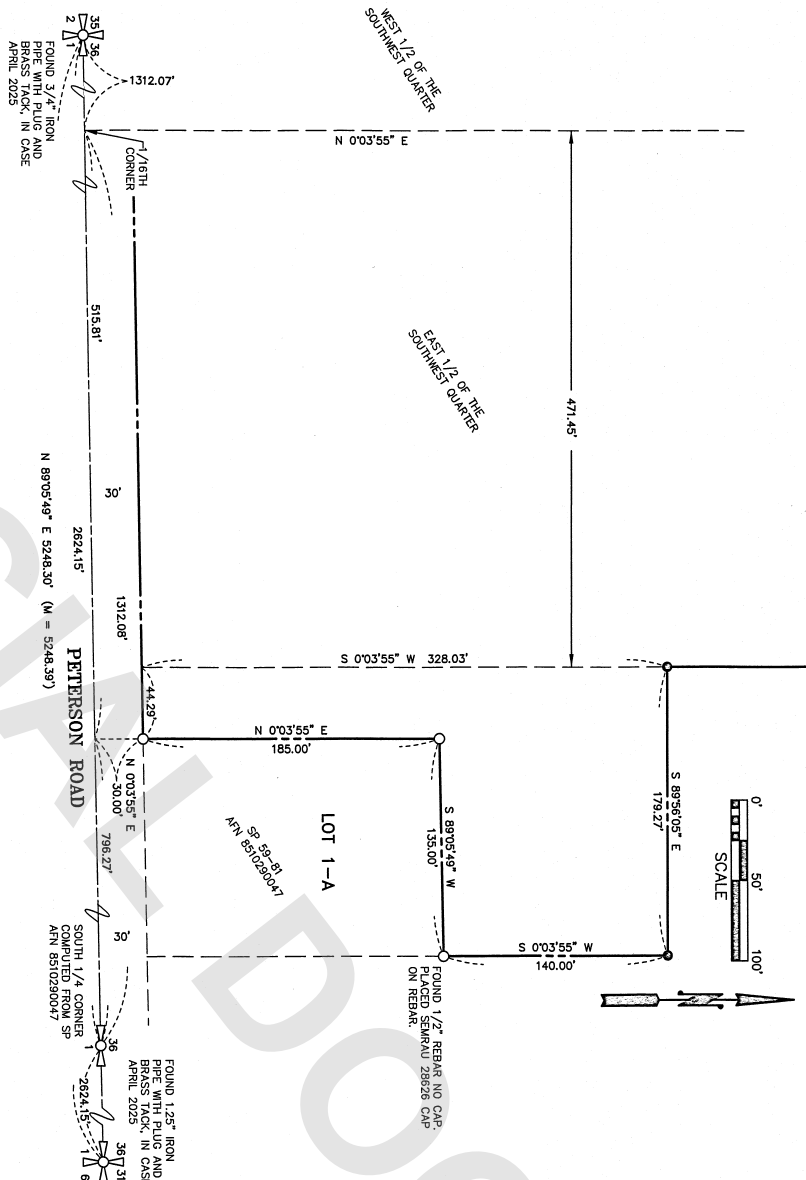
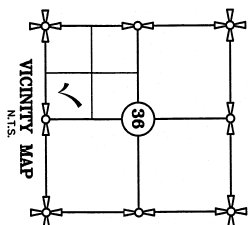


**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JON ANASTAD IN MARCH, 2025.  
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEARAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE, SUITE 209  
MOUNT VERNON, VA 98273  
PHONE 360-424-9586  
DATE: 5/14/2025



**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 14 DAY OF May 2025 AT 1:50 PM, UNDER AUDITOR'S FILE # 202505140029, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.  
Seagit County Auditor  
Deputy Auditor

**LEGAL DESCRIPTION**

THE WEST 47.145 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE W.M. SKAGIT COUNTY WASHINGTON, TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 36 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1-A, SKAGIT COUNTY SHORT PLAT NUMBER REVISED 59-81, ACCORDING TO THE MAP THEREOF FILED IN BOOK 7 OF SHORT PLATS AT PAGE 47, IN THE AUDITOR'S OFFICE OF SAID COUNTY AND STATE;  
THENCE NORTH 00°3'55" EAST ALONG THE WEST LINE OF SAID LOT 1-A, FOR A DISTANCE OF 185.00 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE NORTH 89°05'49" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE NORTH 00°3'55" EAST ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 1-A FOR A DISTANCE OF 140.00 FEET;  
THENCE NORTH 89°05'05" EAST, AT RIGHT ANGLES, FOR A DISTANCE OF 179.28 FEET TO THE EAST LINE OF SAID WEST 47.145 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36;  
THENCE SOUTH 00°3'55" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 328.03 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY MARGIN OF PETERSON ROAD, THENCE NORTH 89°05'49" EAST, ALONG SAID NORTH RIGHT-OF-WAY MARGIN, FOR A DISTANCE OF 44.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE CERTAIN TRACTS OF LAND CONVEYED TO JON TORLEY ANASTAD AND SUSAN ANNE ANASTAD, HUSBAND AND WIFE, BY INSTRUMENT DATED MARCH 15, 1982, AND FEBRUARY 1986, AND RECORDED UNDER AUDITOR'S FILE NUMBERS 8203190048 AND 8602180046, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**NOTES**

1. THE DESCRIPTION FOR THIS SURVEY IS FROM SPECIAL WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 201507010037, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARING: THE SOUTH LINE OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE W.M. SKAGIT COUNTY WASHINGTON, BEARING: N 89°05'49" E.
3. ALL DISTANCES ARE IN FEET.
4. INSTRUMENTATION: LEICA WSD0 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS NOT SHOWN THE LITIGATION OF UNWRITTEN OWNERSHIP. UNWRITTEN OWNERSHIP IS A LEGAL DETERMINATION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**KEY**

- REBAR SET WITH YELLOW CAP - SEMRAU 28626
- FOUND 1/2" REBAR MARKED "LEONARD LS 8992", UNLESS OTHERWISE NOTED.

SHEET 1 OF 1

SURVEY OF THE			
A PORTION OF THE			
EAST 1/2 OF THE SOUTHWEST QUARTER OF			
SECTION 36, T. 35 N., R. 3 E., W.M.			
SKAGIT COUNTY, WASHINGTON			
FOR: JON ANASTAD			
PG. 341	PG. 104-106	SEARAU ENGINEERING & SURVEYING	SCALE: 1" = 50'
MERIDIAN:	ASSUMED	MOUNT VERNON, VA 98273	JOB NO. 6454