

SURVEY DESCRIPTION

PARCEL "A" AUDITOR'S FILE NO. 9502010046 AND 9405280185

LOTS 1 THROUGH 4, INCLUSIVE, SHORT PLAT NO. 2-87, APPROVED FEBRUARY 13, 1987, RECORDED FEBRUARY 17, 1987 IN BOOK 7 OF SHORT PLATS, COUNTY OF SKEGITT, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, 14N.

EXCEPTING THEREFROM THE SOUTH 187.00 FEET OF LOTS 1, 2 AND 3, EXCEPTING FROM THE ABOVE, PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9405280185, THE FOLLOWING DESCRIBED DESCRIPTION:

LOT 4, SKEGITT COUNTY SHORT PLAT NO. 2-87, APPROVED FEBRUARY 13, 1987, AND RECORDED FEBRUARY 17, 1987, IN VOLUME 7 OF SHORT PLATS, COUNTY OF SKEGITT, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, 14N.

PARCEL "B" AUDITOR'S FILE NO. 9703050028

THE SOUTH 187.00 FEET OF LOT 3, SKEGITT COUNTY SHORT PLAT NO. 2-87, APPROVED FEBRUARY 13, 1987, AND RECORDED FEBRUARY 17, 1987, IN VOLUME 7 OF SHORT PLATS, COUNTY OF SKEGITT, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, 14N.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, 3, LENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKEGITT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUGER 20122614.
INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKEGITT COUNTY AUDITOR'S FILE NUMBERS 9502010046, 9405280185, AND 9703050028.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKEGITT COUNTY SHORT PLAT NO. 2-87 RECORDED UNDER AUDITOR'S FILE NO. 200303260100, AND RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBER 202103050046, ALL IN RECORDS OF SKEGITT COUNTY AUDITOR.
- INSTRUMENTATION, TRIVALE 5-5 TOTAL STATION
- SURVEY PROCEDURE, STANDARD FIELD TRAVERSE
- MERIDIAN, ASSUMED PER SHORT PLAT NO. 2-87
- BASIS OF BEARING, LINE BETWEEN THE WEST 1/4 CORNER TO SW CORNER OF LOT 3 SP 2-87 AS SHOWN (FIELD PER SHORT PLAT) BEARING = NORTH 86°24'26" EAST
- THIS SURVEY WAS PREPARED AT THE REQUEST OF JOHNNIE M. LEDIN AND CAROL A. LEDIN, HEREIN AND HEREON THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT REPORT TO REFLECT ALL OF THE FOLLOWING, BUILDING SETBACK LINES, RESTRICTIONS, EASEMENTS, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (CLEARING AREA, SHED) AS PER IAC CHAPTER 392.020. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS OCCUPATION SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF DISCREPANCY BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYORS 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 JOHNNIE M. LEDIN AND CAROL A. LEDIN, HUSBAND AND WIFE, IN MAY 2025.

KEVIN G. LUGGER, P.L.S., CERTIFICATE NO. 20123164
1500 1/2 S. 3RD AVENUE, SUITE 100
320 MILWAUKEE
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
E-MAIL KEVIN@LUGGER.COM

DATE 5-22-25



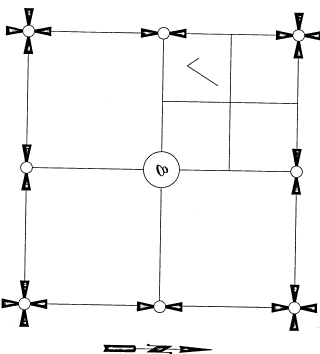
5-22-25

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUGGER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 22 DAY OF MAY 2025 AT SKEGITT COUNTY, WASHINGTON. FILE NO. 202505220055

SKEGITT COUNTY AUDITOR

DEPUTY



SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, 14N.

VICINITY MAP

SHEET 1 OF 2

DATE: 5/22/25

SURVEY IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 8, T. 35 N., R. 6 E., 14N.
SKEGITT COUNTY, WASHINGTON
FOR: JOHNNIE AND CAROL LEDIN

FB: 591 Pg: 63 LUGGER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
MERIDIAN: ASSUMED SCALE: 1" = 100'
DWG: 25-061 RDS

