

LEGAL DESCRIPTION P135223

THE NORTH 352.46 FEET OF THE EAST 419.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 N., R1E., W.M.; EXCEPT THE EAST 64.00 FEET THEREOF; ALSO EXCEPT THE WEST 207.63 FEET OF THE NORTH 74.82 FEET THEREOF.

TOGETHER WITH A 15 FOOT WIDE DRIVEWAY ACCESS THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, T35N., R1E.; THENCE N01°32'36"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 2, 337.49 FEET; THENCE S88°36'50"E 30 FEET TO THE TRUE POINT OF BEGINNING AND THE START OF THE DRIVEWAY ACCESS; THENCE S88°36'50"E, 215.43' MORE OR LESS TO THE WEST LINE OF THE EAST 419 FEET OF THE SW1/4 SW1/4 SE1/4 SECTION 2 DESCRIBED ABOVE.

LEGAL DESCRIPTION P31203

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 N., R1E., W.M.;

EXCEPT THE NORTH 352.46 FEET OF THE EAST 419.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 N., R1E., W.M.; EXCEPT THE EAST 64.00 FEET THEREOF; ALSO EXCEPT THE WEST 207.63 FEET OF THE NORTH 74.82 FEET THEREOF.

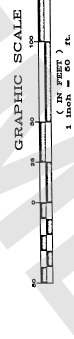
ALSO EXCEPT A 15 FOOT WIDE DRIVEWAY ACCESS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 2, T35N., R1E.; THENCE N01°32'36"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 2, 337.49 FEET; THENCE S88°36'50"E 30 FEET TO THE TRUE POINT OF BEGINNING AND THE START OF THE DRIVEWAY ACCESS; THENCE S88°36'50"E, 215.43' MORE OR LESS TO THE EAST 419 FEET OF THE SW1/4 SW1/4 SE1/4 SECTION 2 DESCRIBED ABOVE.

ALSO EXCEPT ROAD KNOWN AS WEST SHORE DRIVE.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE 20 FOOT RIGHT OF WAY EASEMENT ESTABLISHED BY INSTRUMENT FILED JUNE 5TH, 1981 UNDER AUDITOR'S FILE NUMBER 8106050011.

SURVEY NOTES:

- THIS SURVEY RELIED ON SKAGIT SURVEYOR'S RECORD OF SURVEY RECORDED FEB. 21ST, 2008 UNDER AUDITOR'S FILE NUMBER 200802210091 FOR SUBDIVISION DATA, DISTANCES AND BEARINGS SHOWN ON THIS SURVEY REFLECT OUR MEASUREMENTS TO THE EXISTING MONUMENTS FOUND AROUND THE PERIMETER OF PARCEL "A".
- BASIS OF BEARINGS: N01°32'36"E BETWEEN THE SOUTH 1/4 CORNER OF SECTION 2 AND THE CENTER OF SECTION 2 (MONUMENTS IN CASES FOUND IN THE CENTERLINE OF WEST SHORE DRIVE)
- SURVEY PROCEDURE: THIS SURVEY WAS PERFORMED IN JUNE 2025 USING A NIKON NPL-522 3 SECOND TOTAL STATION, WITH RESULTING CLOSURES EXCEEDING PRECISION CLASS RURAL STANDARDS OF WAC 332-130-090.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, RESERVATIONS, ENCUMBRANCES, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS THAT MAY AFFECT THE PARCELS SHOWN HEREON.
- THE PURPOSE OF THIS SURVEY WAS TO SURVEY THE PERIMETER OF THE CLIENT'S PARCEL AND DELINEATE A 2.59 ACRE BUILDABLE AREA AND DRIVEWAY ACCESS AS DEPICTED ON THIS SURVEY MAP.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DEAN WILSON. 8-12-25
FREDERIC P. PETERSEN, CERT # 26303



AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 12 DAY OF MAY, 2025 AT 10:41 AM IN BOOK 202508120029 OF SURVEYS ON PAGE 1 AT THE REQUEST OF FREDERIC P. PETERSEN, PLS.
Auditor's Signature
AUDITOR'S FILE NO: 202508120029

SURVEY IN THE SW 1/4 OF THE SE 1/4 OF SEC. 2, T35N., R1E. FOR DEAN AND ESTHER WILSON

LEGEND:
DENOTES ACCEPTED GLO CONTROLLING CORNER POSITION.
FD, SKAGIT SURVEYOR'S REBAR/CAP, SEE R.O.S. RECORDED UNDER A.F.# 200802210091
SET 5/6" REBARIAL CAP, L5# 26303

PETERSEN LAND SURVEYING

SCALE 1"= 50'
DRAWN BY: F.P.
SURVEY BY: F.P., M.L.
DATE: 8/12/2025
SHEET 1 OF 1

14724 CHANNE DRIVE
BELLINGHAM, WA 98225
PHONE: 360-333-9453

