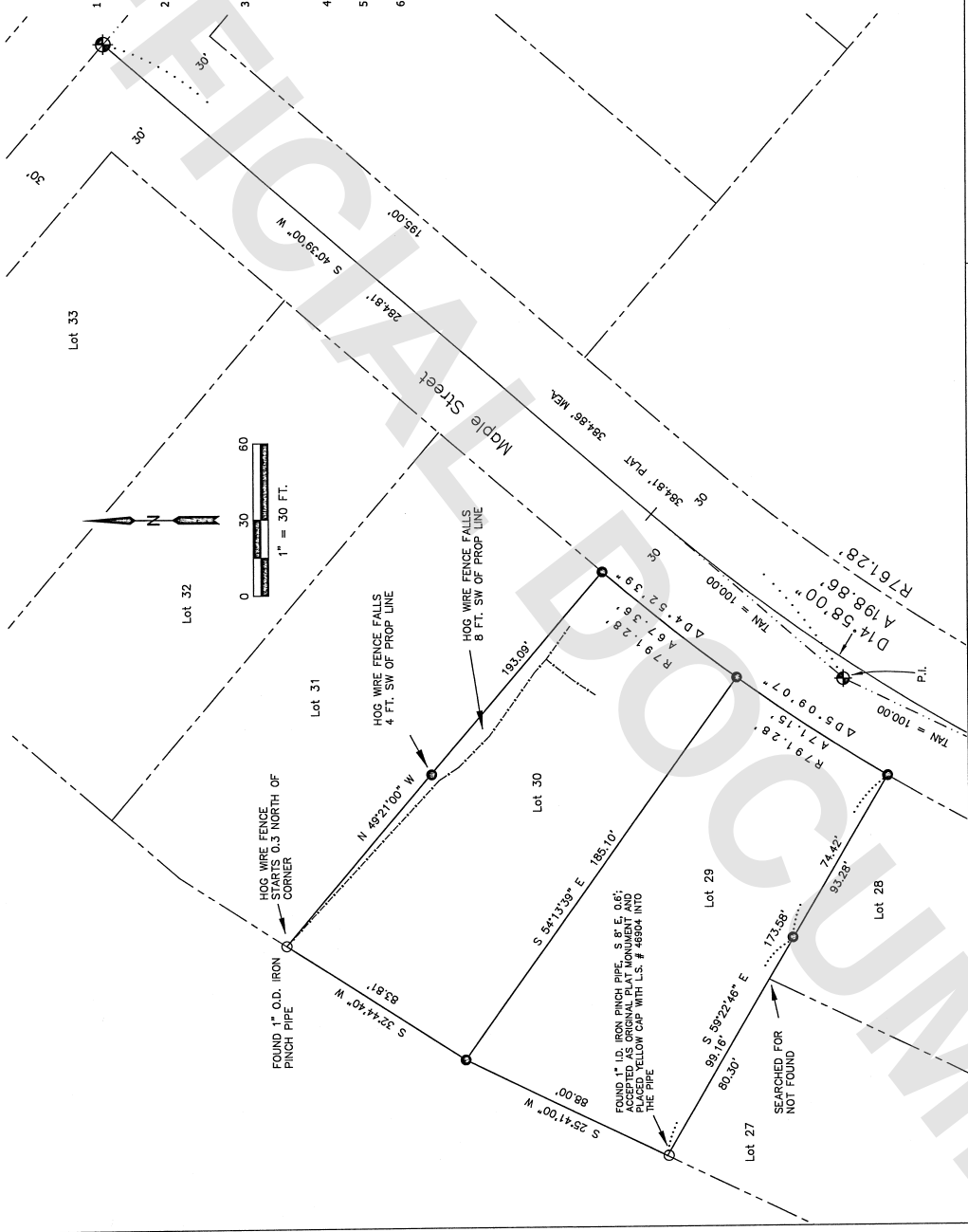


202509250073
SKAGIT COUNTY Auditor
8/25/2025 02:31 PM Pages: 1 of 1 Fees: \$423.50

RECORD OF SURVEY

In the SE 1/4 of the NE 1/4, and in the NE 1/4 of the SE 1/4 of Section 12, Township 35 N., Range 7 E., W.M.

- LEGEND
- SET 1/2" REBAR WITH CAP STAMPED: ZITKOVICH LS 46904, ON AUGUST 12, 2025
 - FOUND SURVEY MONUMENT AS NOTED, HELD FOR PLAT MONUMENT, ON AUGUST 11, 2025
 - ◆ FOUND CONCRETE MONUMENT WITH LEAD PLUG AND RUSTED TACK, 8-1.0 FEET DEEP, ON AUGUST 11, 2025



Notes:

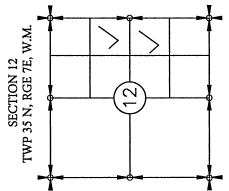
- 1 BASIS OF BEARING: N 40°39'00" E BETWEEN THE FOUND MONUMENT AT THE PT ON MAPLE STREET TO FOUND MONUMENT AT THE INTERSECTION OF NORTH SHORE DRIVE AND MAPLE STREET, PER THE PLAT OF CAPE HORN ON THE SKAGIT DIV. NO. 2.
- 2 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FIELD REPORT. IT DOES NOT REPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
- 3 THIS SURVEY HAS DEPICTED FENCES AND OTHER OCCUPANCIAL INDICATORS IN ACCORDANCE WITH W.A.C. 332-130-090. THESE FIELD NOTES REPRESENT THE SURVEYOR'S OBSERVATIONS. TITLE LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE HAS NOT BEEN RESOLVED BY THIS SURVEY.
- 4 THIS IS BOUNDARY SURVEY ONLY. NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
- 5 UNLESS OTHERWISE NOTED ALL MONUMENTS WERE FOUND WITHIN 0.1 OF RECORDED DISTANCES
- 6 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCRP 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-130-090.

LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK F, "CAPE HORN ON THE SKAGIT DIVISION NO. 2," AS PER PLAT RECORDED IN VOLUME 9 OF PLAT 17, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS THE STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 202106110126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SECTION MAP



Surveyor's Certificate

This map correctly represents a survey made by me or under my direction, and I am a duly licensed surveyor in the State of Washington, according to the provisions of the laws of the State of Washington, and I am not aware of any fraud or mistake in the foregoing plat or map, and I am not aware of any fraud or mistake in the recording act as the request of Jimmy Anderson in August, 2025.

Stephen Anthony Zitkovich
Stephen Anthony Zitkovich
Certificate Number 46904



Auditor's Certificate

Filed for record this 15 day of September, 2025 at 2:51 AM PM in Book of at the request of Zitkovich Land Surveying, PLLC

Jimmy Anderson
Jimmy Anderson
Deputy
Skagit County Auditor

CHECKED BY: SAZ, SEPTEMBER 23, 2025
SCALE: 1"=30'

Survey of Lots 29 and 30, Block F, of Cape Horn on the Skagit, Div. No. 2

In Govt. Lots 6 & 7, in the SE 1/4 of the NE 1/4, and also in the NE 1/4 of the SE 1/4 of Sec. 12, T. 35 N., R. 7 E., W.M.
Skagit County, Washington

for Jimmy Anderson

ZITKOVICH LAND SURVEYING, PLLC
44906 CONCRETE ROAD
CONCRETE, WA 98237
(360) 391-3494

CHECKED BY: SAZ, SEPTEMBER 23, 2025
SCALE: 1"=30'

Auditor's Certificate

Filed for record this 15 day of September, 2025 at 2:51 AM PM in Book of at the request of Zitkovich Land Surveying, PLLC

Jimmy Anderson
Jimmy Anderson
Deputy
Skagit County Auditor