

202607310016

07/31/2026 09:31 AM Pages: 1 of 1 Fees: \$423.50
Survey County Auditor

LEGEND

- WEST 1/4 SECTION MONUMENT
- SET 1/2 REBARCAP #50711 (4/18/2026)
- 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 AF #7907100001
- (D) STATUTORY WARRANTY DEED RECORDED UNDER AF #2020029270246
- (R1) RECORD OF SURVEY RECORDED UNDER AF #20260600008
- ALL RECORDS OF SKAGIT COUNTY, WA.

NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM 95 TOTAL STATION & CARLSON BRX7 GPS UNIT.
- PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING THE KINEMATIC (KIN) SOLUTIONS, DERIVED FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S (WSDOT) REAL TIME KINEMATIC (RTK) SOLUTIONS. THE MONUMENT POSITIONS WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO CONTROL POINTS UTILIZING A GEOMAX ZOOM 95 TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. ALL (GPS) MEASUREMENTS HAVE A BEEN CONVERTED TO GROUND DISTANCE. THIS SURVEY MEETS OR EXCEEDS STANDARDS SET BY WAC 332-130-090 / 090 / 090.
- 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.
- NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED BY THIS DRAWING.
- THIS DRAWING PORTAYS DEEDED LOCATION OF THE PROPERTY LINES. THE MONUMENTS SHOWN ARE NOT TO BE CONSIDERED AS EVIDENCE OF THE PROPERTY LINES DURING APRIL 2026 AS SHOWN HEREON AND IS ONLY REPRESENTATIVE OF OUR FINDINGS DURING THAT TIME FRAME. ALL MONUMENTS MARKERS SHOWN HEREON WERE VISITED DURING THE COURSE OF THE SURVEY.
- AN ADDITIONAL PORTION SURVEY OF THE EASTERN PORTION OF THE 4 EASTERLY BOUNDARY CORNERS WERE STAKED.
- PERFORMED DURING APRIL 2026 BY ALL LAND SURVEYING WHERE THE 4 EASTERLY BOUNDARY CORNERS WERE STAKED.
- 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, 1979, RECORDED JULY 10, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 137, UNDER AUDITOR'S FILE NO. 7907100001, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. ALSO BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. WHICH LIES EASTERNLY OF THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 13 OF SAID SHORT PLAT EXCEPT THE SOUTHEAST CORNER AS CONVEYED TO CHARLES W. ADAMS, CUNAWAY & SONS, UNDER AUDITOR'S FILE NO. 20060600044, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. UNDER AUDITOR'S FILE NO. 592026, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THAT PORTION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. OF THE STATE HIGHWAY NO. 20 AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 592026, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

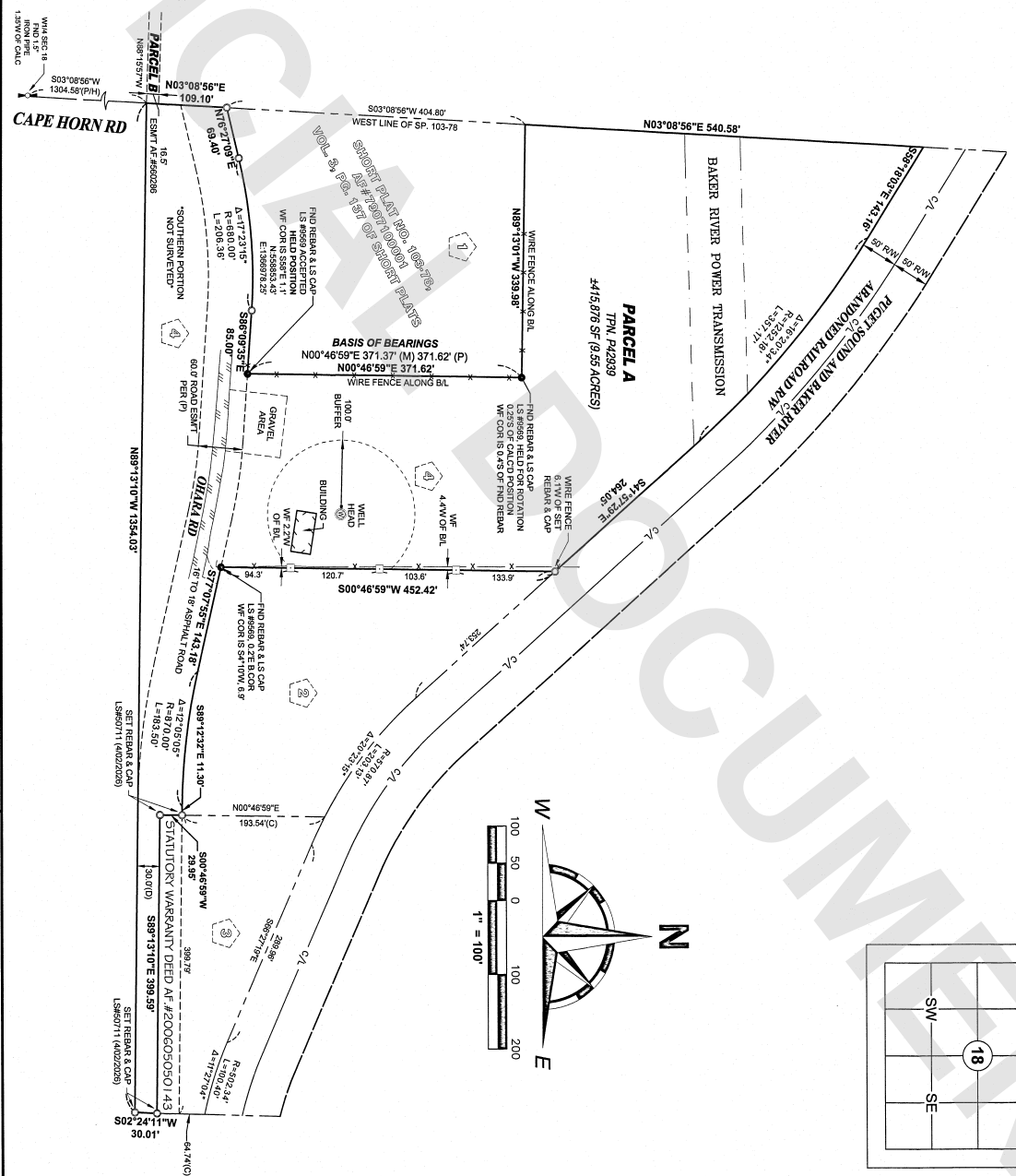
SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORPING ACT AT THE REQUEST OF MATT DEL MAGRO IN APRIL, 2026.

Certificate No. 59711, JOE W. WILLIS, JR.

RECORD OF SURVEY

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



RECORD OF SURVEY

FOR MATT DEL MAGRO

36071 OHARA ROAD
SEDRON-MOULLEY, WA 98264
TPN, P42939

ALL Land RESIDENTIAL CONSTRUCTION SUBDIVISIONS LAND PLANNING

1901 Union Rd, Suite 200, WA 98289
www.alllandsurveying.com
DATE: 05-12-2026
JOB NO. 25068
CHK. BY: JWW

AUDITOR'S CERTIFICATE:

AUDITOR'S FILE NO. 202607310016
FILED ON RECORD THIS 31 DAY OF JULY, 2026
AT THE REQUEST OF JOE W. WILLIS, JR.

County Auditor
DEAN J. BULLA
SHEET 1 OF 1