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07/17/2026 08:30 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

SURVEY IN SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

AUDITOR'S CERTIFICATE:

AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

SKAGIT COUNTY AUDITOR _____

DEPUTY _____

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 FRANCINE ST. LAURENT, SNOW CREEK PLANNING IN JUNE OF 2026.

02-07-26
DATE

JEROMY M. DEMEYER
CERTIFICATE No. 50982

07-07-26

LAND DESCRIPTION:

PARCEL "A":

THE NORTH 100 FEET OF THE SOUTH 468 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING BETWEEN THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY ON THE WEST AND THE PACIFIC HIGHWAY RIGHT-OF-WAY ALSO KNOWN AS OLD HIGHWAY 99 SOUTH ON THE EAST.

PARCEL "B":

THE SOUTH 218 FEET OF THE NORTH 318 FEET OF THAT PORTION OF THE SOUTH 468 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY AND LYING WEST OF THE PACIFIC HIGHWAY RIGHT-OF-WAY KNOWN AS OLD HIGHWAY 99 SOUTH.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

ALL SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYORS NOTES:

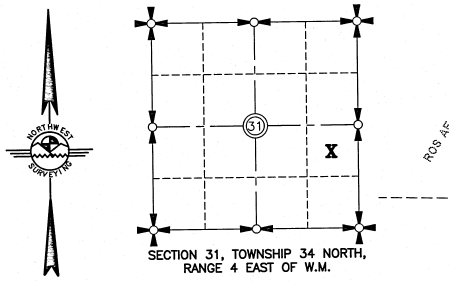
1. "○" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
2. "●" DENOTES REBAR AND CAP MARKED "LISSER LS.22960" FOUND BY THIS SURVEY.
3. "⊗" DENOTES BARE REBAR FOUND BY THIS SURVEY.
4. "□" DENOTES HUB AND LATH SET FOR POINTS ON LINE BY THIS SURVEY.
5. "✳" DENOTES CALCULATED POSITION ONLY.
6. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN JUNE OF 2026 ACCURACY EXCEEDS 1:10000.
7. THIS SURVEY TIED INTO THE EAST QUARTER CORNER OF SECTION 31 AND DEED CORNERS AS SHOWN AND RELIED UPON RECORD OF SURVEY FILED UNDER AF No. 202603120073 FOR BASIS OF BEARINGS AND SECTION SUBDIVISION.
8. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A PLAT CERTIFICATE FROM CHICAGO TITLE INSURANCE COMPANY NUMBERED 620062391, DATED MAY 22, 2026.

OCCUPATION NOTES:

Ⓐ SOUTHEAST BUILDING CORNER LIES 1.1' NORTH OF DEED LINE.
Ⓑ SOUTHWEST BUILDING CORNER LIES 1.5' NORTH OF DEED LINE.
Ⓒ CHAIN LINK FENCE CORNER LIES 2.4' SOUTH OF DEED LINE.
Ⓓ CHAIN LINK FENCE LIES 3.8' WEST AND 4.9' SOUTH OF DEED CORNER.
Ⓔ CHAIN LINK FENCE LIES 2.6' WEST OF DEED CORNER.
Ⓕ CHAIN LINK FENCE CORNER LIES ON DEED CORNER.
Ⓖ CHAIN LINK FENCE INTERSECTION LIES ON DEED LINE.
Ⓗ EAST END OF CHAIN LINK FENCE LIES 0.3' SOUTH OF DEED LINE.

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.



SCALE: 1 INCH = 50 FEET

BASIS OF BEARINGS & SECTION SUBDIVISION = RECORD OF SURVEY FILED UNDER AF No. 202603120073

(LINE HELD = EAST LINE OF THE SOUTHEAST QUARTER = S 01°27'54"W)

EAST QUARTER CORNER: FOUND CASED BRASS DISC

PEDERSON LANE

30'

1327.76'

50'

N 88°58'29"W 388.11'

BUILDING

154.40'

NORTH LINE OF THE SOUTH 468' ...

233.71'

100.22'

100.00'

PARCEL "A"
39,108 SF

N 88°58'29"W 394.05'

PARCEL "B"
2.00 ACRES

218.49'

N 04°51'38"E 469.05'

218.00'

CENTERLINE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY

N 04°51'38"E

0.46'

SOUTH LINE OF THE NORTH 318' OF THE SOUTH 468' ...

406.53'

N 88°58'29"W 406.99'

WITNESS CORNER: SET REBAR AND CAP ON LINE 0.46' EAST AT BASE OF FENCE.

50'

30'

150.34'

ROS AF No. 9307070046

ROS AF No. 202505070031

150.00'

415.89'

N 88°58'29"W 445.90'

30.00'

1327.76'

OLD HIGHWAY 99 SOUTH ROAD

S 01°27'54"W 2655.52' (BASIS OF BEARINGS)

SOUTHEAST SECTION CORNER: PER AF No.202603120073

31 32 6 5

NORTHWEST SURVEYING & GPS, INC.
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Brett W. De Vries, L.S. No.49276
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PH.(360) 354-1950
NWSURVEY.COM

PORTION OF THE NE 1/4 SE 1/4, SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M, SKAGIT COUNTY, WASHINGTON

RECORD OF SURVEY
FOR
PHILIP & COLLEEN LONG

DRAWN BY: DYLAN	DATE: 07/07/2026
REVIEWED BY: JEROMY	JOB No.: 26-220
CRD: 313404.CRD	SHEET: 1 OF 1
DIR: 34-04\313404	

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