

**TOPOGRAPHIC SURVEY IN A PORTION OF THE ULRICH FREUND DONATION LAND CLAIM  
IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST W.M.  
ISLAND COUNTY, WASHINGTON**

**SURVEY NOTES**

- BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS, SOUTH 88° 13' 38" EAST ALONG THE SOUTH LINE OF THE ULRICH FREUND DONATION LAND CLAIM AS SHOWN HEREON.
- VERTICAL DATUM: NAVD88
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- EASEMENTS DEPICTED HEREON WERE PROVIDED BY CHICAGO TITLE COMMITMENT NO. 245472820, DATED SEPTEMBER 22, 2025.
- ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS AND BY UTILITY LOCATE PAINT MARKS PROVIDED BY CLEARMARK AT TIME OF THE SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.

**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED #4364059)  
 THAT PORTION OF THE ULRICH FREUND DONATION LAND CLAIM IN SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT A DISTANCE OF 342.12 FEET EAST OF THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 0°24' EAST A DISTANCE OF 137 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HARRY FAKKEMA AND ANNA FAKKEMA, HUSBAND AND WIFE, BY DEED RECORDED IN VOLUME 59 OF DEEDS, PAGE 87, UNDER AUDITOR'S FILE NO. 60678, BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
 THENCE CONTINUING NORTH 0°24' EAST A DISTANCE OF 441.25 FEET;  
 THENCE SOUTH 19°45' EAST A DISTANCE OF 153.45 FEET;  
 THENCE SOUTH 25°34' EAST A DISTANCE OF 316 FEET TO THE NORTHEAST CORNER OF THE ABOVE MENTIONED FAKKEMA TRACT;  
 THENCE WEST ALONG THE NORTH LINE OF SAID FAKKEMA TRACT TO THE TRUE POINT OF BEGINNING.

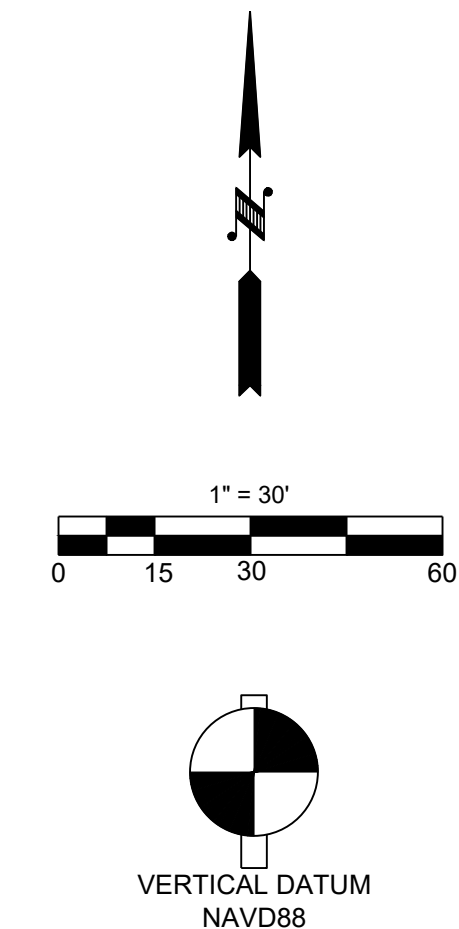
SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON

**REVISIONS**

**HARMSEN ENGINEERS SURVEYORS**  
 (360) 336-9199  
 (360) 826-2726  
 FAX: (360) 982-2637  
 603 SOUTH FIRST STREET  
 P.O. BOX 1759  
 MOUNT VERNON, WA 98273

**LEGEND & ABBREVIATIONS**

- SET 1/2" REBAR WITH "HARMSEN 53688" CAP THIS SURVEY
  - ⊕ FOUND 3" ALUMINUM DISK WITH PUNCH MARK STAMPED: "FAKKEMA & KINGMA LS 8947", AS SHOWN ON THE PLAT OF SCENIC VISTA DIV. 1, UNLESS OTHERWISE DESCRIBED
  - ⊕ TEMPORARY VERTICAL BENCHMARK
  - FOUND REBAR WITH CAP AS DESCRIBED
  - ⊙ FOUND IRON PIPE AS DESCRIBED
  - ▲ CALCULATED POSITION
  - (C) DENOTES CALCULATED BEARING AND DISTANCE
  - (M) DENOTES MEASURED BEARING AND DISTANCE
  - (D) DENOTES DISTANCE DESCRIBED IN THAT DEED RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NO. 4364059
  - (SP) DENOTES RECORD DISTANCE AS DEPICTED ON SHORT PLAT 97-2 RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NO. 98012391
  - AFN AUDITOR'S FILE NUMBER
  - DLC DONATION LAND CLAIM
  - SP SHORT PLAT
- |                            |                               |
|----------------------------|-------------------------------|
| ■ POWER METER              | — W — WATER LINE              |
| ○ POWER POLE               | — OP — OVERHEAD POWER         |
| ⊕ POLE ANCHOR              | — G — GAS LINE                |
| ⊕ TELEPHONE PEDESTAL       | — A — ADJOINER                |
| ⊕ SANITARY SEWER MANHOLE   | — E — EDGE OF VEGETATION LINE |
| ⊕ STORM TYPE 2 CATCH BASIN | — E — EASEMENT                |
| ⊕ AREA DRAIN               | — UT — UNDERGROUND TELEPHONE  |
| ⊕ WATER METER              | — X — 5.5' HOGWIRE FENCE      |
| ⊕ WATER VALVE              | — P — PROPERTY LINE           |
| ⊕ FIRE HYDRANT             | — R — RIGHT-OF-WAY LINE       |
| ⊕ IRRIGATION/VALVE BOX     | — C — RIGHT-OF-WAY CENTERLINE |
| ⊕ STREET SIGN              | — A — ASPHALT HATCH           |
| ⊕ GAS CARSONITE POST       | — C — CONCRETE HATCH          |
| ⊕ ALDER                    | — G — GRAVEL HATCH            |
| ⊕ CONIFER                  |                               |
| ⊕ DECIDUOUS                |                               |
| ⊕ FIR                      |                               |
| ⊕ MAPLE                    |                               |



**TEMPORARY VERTICAL BENCHMARKS**

- TBM 1 SET 1/2" REBAR & CAP 2.4' SOUTH OF EDGE CONCRETE AT BOTTOM STEP CONCRETE STAIRS ON GRASS LINE  
 ELEVATION = 85.90' (NAVD1988)
- TBM 2 SET MAG 1.0' WEST OF EAST EDGE OF PAVEMENT PETES LANE  
 ELEVATION = 75.80' (NAVD1988)

**R13210-472-4190**  
 CITY OF OAK HARBOR  
 (LOT 2 SP AFN 98012391)

**R13210-362-3870**  
 2499 SW PETE'S LN

MONUMENT AT CENTERLINE OF SW FREUND ST PER PLAT

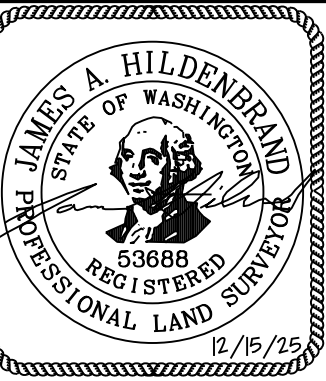
SW CORNER FREUND DLC CALCULATED BY TIES TO PLAT MONUMENTS AS SHOWN

FOUND CONCRETE MONUMENT WITH LEAD PLUG WITH TACK AND "LS 11941" WASHER

FOUND 1/2" REBAR WITH "FAKKEMA & KINGMA LS 11941" CAP WITH TACK, W 0.12' OF CALCULATED LINE, ACCEPTED AS LINE POINT

FOUND 1/2" REBAR WITH "FAKKEMA & KINGMA LS 11941" CAP ON CALCULATED LINE

FOUND 1/2" REBAR WITH 2" ALUMINUM DISK WITH PUNCH MARK STAMPED: "RP FAKKEMA LS 8947", ACCEPTED AND HELD AS CORNER



**JOHN MAEDA**  
 TOPOGRAPHIC SURVEY  
 2431 SW PETE'S LN

DWN. BY: ARC  
 CHK. BY: JAH  
 DATE: 20251212  
 JOB #: 25HRM0322  
 SCALE: 1"=30'

