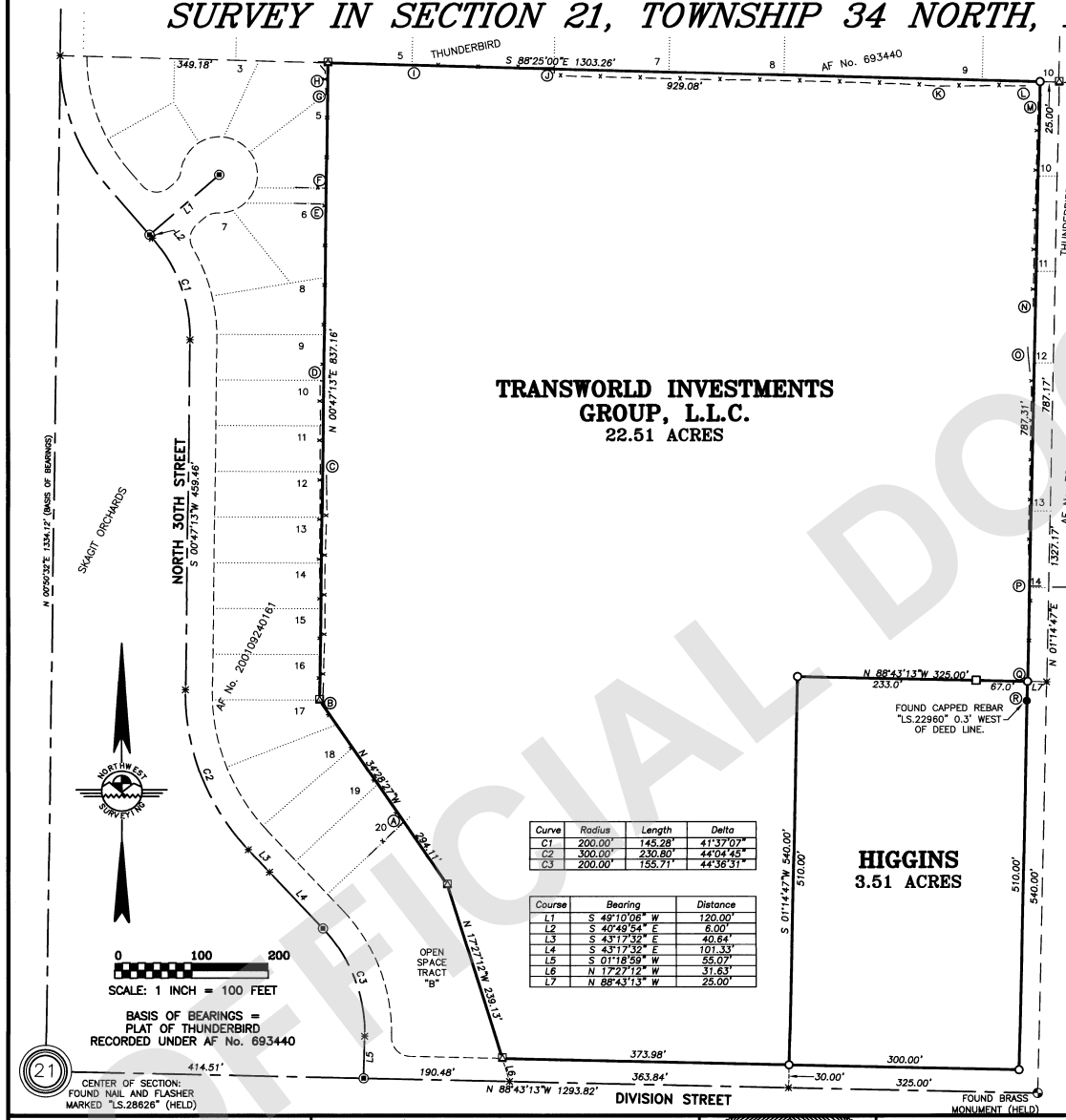
# SURVEY IN SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.




| Curve | Radius | Length | Delta |
|---|---|---|---|
| C1 | 200.00' | 145.28' | 41°37'07" |
| C2 | 300.00' | 230.80' | 44°04'45" |
| C3 | 200.00' | 155.71' | 44°36'31" |

| Course | Bearing | Distance |
|---|---|---|
| L1 | S 49°10'06" W | 120.00' |
| L2 | S 40°49'54" E | 6.00' |
| L3 | S 43°17'32" E | 40.64' |
| L4 | S 43°17'32" E | 101.33' |
| L5 | S 01°18'59" W | 55.07' |
| L6 | N 17°27'12" W | 31.63' |
| L7 | N 88°43'13" W | 25.00' |

**LAND DESCRIPTIONS:**

**HIGGINS:**

THE SOUTH 540 FEET OF THE EAST 325 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; EXCEPT THE SOUTH 30 FEET THEREOF FOR COUNTY ROAD; ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN EXCEPTION TRACT "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.; THENCE NORTH 88°28'56" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 01°14'53" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST 25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

**TRANSWORLD INVESTMENTS GROUP, LLC:**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.; EXCEPT THE WEST 350 FEET THEREOF; AND ALSO EXCEPT THE SOUTH 30 FEET THEREOF FOR DIVISION STREET; AND ALSO EXCEPT THE THREE FOLLOWING DESCRIBED TRACTS:

EXCEPTION TRACT "A": BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.; THENCE NORTH 88°28'56" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 01°14'53" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST 25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

EXCEPTION TRACT "B": THE SOUTH 540 FEET OF THE EAST 325 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; EXCEPT THE SOUTH 30 FEET THEREOF FOR COUNTY ROAD; ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN EXCEPTION TRACT "A" DESCRIBED HEREIN ABOVE.

EXCEPTION TRACT "C": COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°40'43" EAST A DISTANCE OF 20 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE WEST 20 FEET OF SAID SUBDIVISION; THENCE CONTINUE SOUTH 88°40'43" EAST A DISTANCE OF 20 RODS ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°50'31" EAST A DISTANCE OF 495.00 FEET PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 34°28'09" EAST A DISTANCE OF 294.11 FEET TO A POINT 170 FEET EAST AND 255 FEET NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 17°26'54" EAST A DISTANCE OF 270.82 FEET TO A POINT ON SAID SOUTH LINE THAT IS SOUTH 88°40'43" EAST A DISTANCE OF 255 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°40'43" WEST A DISTANCE OF 255.00 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 30 FEET THEREOF FOR COUNTY ROAD.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**SURVEYOR'S NOTES:**

1. "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
2. "⊠" DENOTES CAPPED REBAR MARKED "LS.9622" IN CONCRETE FOUND AND HELD BY THIS SURVEY.
3. "◉" DENOTES CASED CAPPED REBAR MARKED "LS.9622" FOUND BY THIS SURVEY.
4. "✱" DENOTES CALCULATED POINT ONLY.
5. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION AND CARLSON BRX5 GNSS RECEIVER BOTH WITH A CARLSON SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN OCTOBER OF 2018. ACCURACY EXCEEDS 1:10000
6. THIS SURVEY TIED INTO THE CENTER OF SECTION 21, STREET MONUMENTATION AND LOT CORNERS AS SHOWN AND RELIED UPON THE PLAT OF THUNDERBIRD FILED UNDER AF No. 693440 FOR BASIS OF BEARINGS.
7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

**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.

**OCCUPATION NOTES:**

- (A) CHAIN LINK FENCE CORNER LIES 0.8' SOUTHWEST OF DEED LINE.
- (B) SOUTH END WIRE FENCE LIES 1.7' NORTHEASTERLY OF DEED LINE. FENCE CORNER LIES 0.6' WEST OF DEED LINE.
- (C) WIRE FENCE LIES 4.9' EAST OF DEED LINE. BOARD FENCE LIES 3.1' WEST OF DEED LINE.
- (D) FENCE CORNER LIES 4.8' WEST OF DEED LINE. FENCE CORNER LIES 0.7' WEST OF DEED LINE.
- (E) FENCE CORNER LIES 0.9' WEST OF DEED LINE.
- (F) FENCE CORNER LIES 0.3' EAST OF DEED LINE.
- (G) FENCE CORNER LIES 0.4' EAST OF DEED LINE. FENCE CORNER LIES 1.9' WEST OF DEED LINE.
- (H) FENCE LIES 3.3' WEST OF DEED LINE.
- (I) WEST END FENCE LIES 0.8' SOUTH OF DEED LINE.
- (J) FENCE CORNER LIES 9.1' NORTH OF DEED LINE. NORTH END FENCE LIES 1.4' NORTH OF DEED LINE.
- (K) FENCE LIES 9.3' SOUTH OF DEED LINE.
- (L) EAST END FENCE LIES 6.1' SOUTH OF DEED LINE.
- (M) OLD FENCE LIES 2.1' WEST OF DEED LINE.
- (N) SOUTH END FENCE LIES 2.9' WEST OF DEED LINE.
- (O) FENCE AT CEDAR LIES 8.4' WEST OF DEED LINE.
- (P) SOUTH END FENCE LIES ON DEED LINE. FENCE CORNER LIES 0.2' EAST OF DEED LINE.
- (Q) FENCE LIES 0.7' WEST OF SET CAPPED REBAR.
- (R) FENCE LIES 0.8' WEST OF DEED LINE.

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS 21st DAY OF November 2018 AT 12:01 P.M., IN BOOK ____ OF SURVEYS ON PAGE ____, AT THE REQUEST OF NORTHWEST SURVEYING & GPS. FILED UNDER AF No. 2018-1120057

COUNTY AUDITOR

DEPUTY AUDITOR

**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 TRANSWORLD INVESTMENTS GROUP, LLC IN AUGUST OF 2018.

11-15-18
DATE

CERTIFICATE No. 50982

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED PROFESSIONAL LAND SURVEYOR — 11-15-18

**PORTION OF THE SW 1/4, NE 1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M, SKAGIT COUNTY, WASHINGTON**


NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM


**RECORD OF SURVEY FOR TRANSWORLD INVESTMENTS GROUP, L.L.C., et. al.**

| DRAWN BY: HEATHER | DATE: 11/15/18 | JOB NO.: 18-404 |
|---|---|---|
| REVIEWED BY: JEROMY | DIR: \NE4 CRD: 213404.CRD | SHEET: 1 OF 1 |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Skagit County Auditor



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