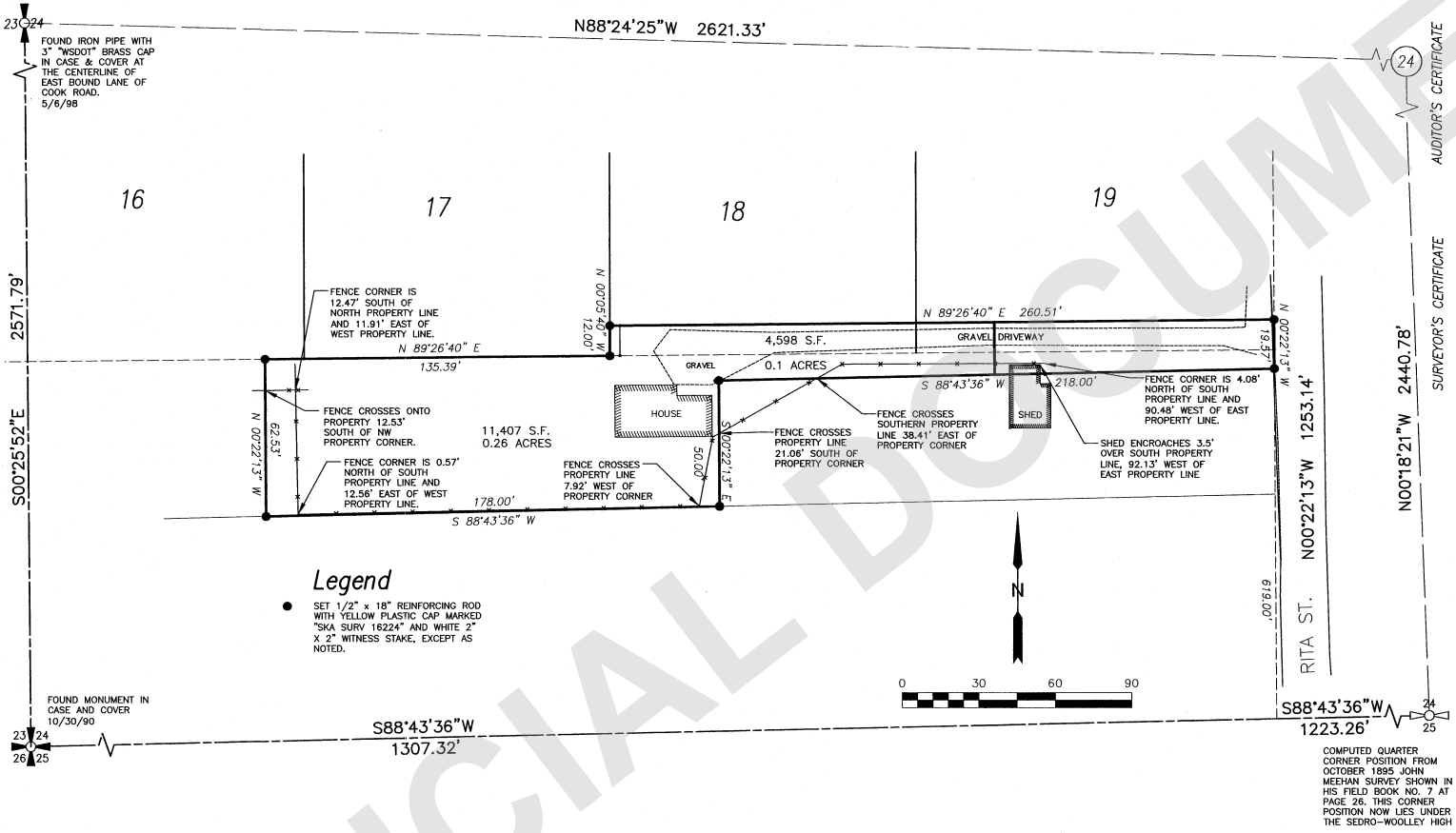
Survey in the SW1/4 of the SW1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.



Legal Description

P77358/P77360
PARCL A
THE SOUTH 12 FEET OF TRACTS 18 AND 19, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 33 RECORDS OF SKAGIT COUNTY, WASHINGTON.
PARCEL B
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 218 FEET WEST AND 569 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 50 FEET, MORE OR LESS, TO THE SOUTH LINE OF "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 33 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST 178 FEET, MORE OR LESS, TO THE EAST LINE OF THE TRACT CONVEYED TO WALTER BROWN AND LULAH BROWN, HIS WIFE, BY DEED RECORDED MAY 16, 1911, IN VOLUME 82 OF DEEDS, PAGE 432, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE SAID EAST LINE OF THE TRACT CONVEYED TO THE SAID WALTER BROWN AND LULAH BROWN, HIS WIFE, TO A POINT DUE WEST OF THE POINT OF THE BEGINNING; THENCE EAST 178 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
"THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, IF ANY AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY

P37372
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4. BEING 618 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO L.L. MERRILL BY DEED RECORDED MAY 25TH, 1909 IN VOLUME 77 OF DEEDS, PAGE 284, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER FILE NO. 73841; THENCE WEST ALONG THE NORTH LINE OF THE SAID MERRILL TRACT A DISTANCE OF 218 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED BY JENNIE VOIGT BY DEED RECORDED JULY 9TH, 1907 IN VOLUME 69 OF DEEDS, PAGE 617, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 63040, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SAID MERRILL TRACT; THENCE CONTINUING WEST ALONG THE NORTH LINE OF THE SAID VOIGT TRACT A DISTANCE OF 218 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO JOSEPH DOUCETTE BY DEED RECORDED NOVEMBER 16TH, 1906 IN VOLUME 67 OF DEEDS, PAGE 514, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER FILE NO. 59625, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID VOIGT TRACT; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE SAID VOIGT TRACT (BEING ALSO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE SAID DOUCETTE TRACT) TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING.

Notes

1. BASIS-OF-BEARINGS – ASSUMED N00°22'13"W ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUHWEST QUARTER OF SECTION 24.

2. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLONASS ENABLED TOPCON GR3 RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON. FIELD WORK WAS COMPLETED IN APRIL OF 2019.

Survey for David Eernissee

DATE	REVISION	BY	JOB# 202135	DRAWN jjn	CHECKED lhr	DATE 26Apr19	SCALE 1" = 30'	SHEET 1 OF 1

AUDITOR'S CERTIFICATE

Filed for record this 20 day of May 2019 at 9:30 AM in book ... of ... at page ... at the request of ...

Auditor's File # 201905200043

County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2019 at the request of David Eernissee.

Louis H. Requa CERT#16224
Date 5/16/19

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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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201905200043
05/20/2019 09:31 AM Pages: 1 of 1 Fees: $153.00
Skagit County Auditor

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