LEGAL DESCRIPTION

PARCEL "A":

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF STATE HIGHWAY NO. 1; EXCEPT THAT PORTION CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31675 FOR STATE HIGHWAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

GOVERNMENT LOT 11 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 536 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED AUGUST 2, 1938 AND RECORDED NOVEMBER 5, 1938 IN VOLUME 175 OF DEEDS, PAGE 568, UNDER AUDITOR'S FILE NO. 307273, EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 536 BY DECREE OF APPROPRIATION IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31675, AND EXCEPT THE EAST 650 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

THE EAST 400 FEET OF GOVERNMENT LOT 11 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; EXCEPT THAT PORTION THEREOF LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 536, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED AUGUST 2, 1938, AND RECORDED NOVEMBER 5, 1938, IN VOLUME 175 OF DEEDS, PAGE 568, UNDER AUDITOR'S FILE NO. 307273 AND EXCEPT LACONNER-WHITNEY ROAD AND ALSO EXCEPT THAT PORTION THEREOF CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY NO. 536 BY DECREE OF APPROPRIATION IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31675.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "D":

THE WEST 250 FEET OF THE EAST 650 FEET OF THAT PORTION OF GOVERNMENT LOT 11 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THAT PARCEL CONDEMNED BY THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 536 BY DECREE OF APPROPRIATION IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31675.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SCALE: 1" = 200'

0 200

PARCEL DATA

PARCEL A

TAX NUMBER: 340307-0-002-0002/P21199

AREA IN SQUARE FEET: 1,221,715 SF

PARCEL B

TAX NUMBER: 340307-0-020-0006/P21182

AREA IN SQUARE FEET: 436,620 SF

PARCEL C

13724 LA CONNER WHITNEY ROAD, MOUNT VERNON, WA 98223

TAX NUMBER: 340307-0-020-0105/P21183

AREA IN SQUARE FEET: 159,051 SF

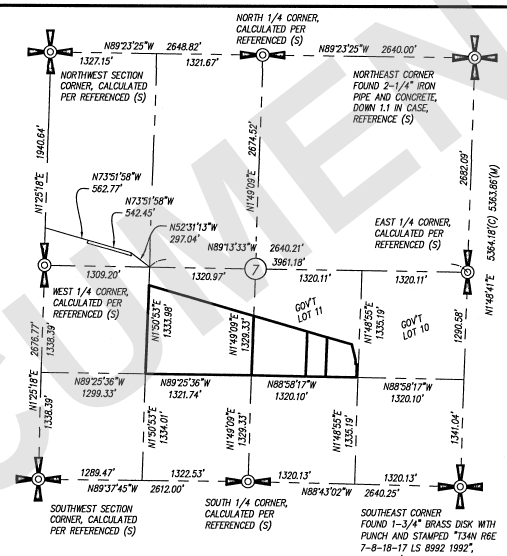
PARCEL D

TAX NUMBER: 340307-0-020-0204/P21184

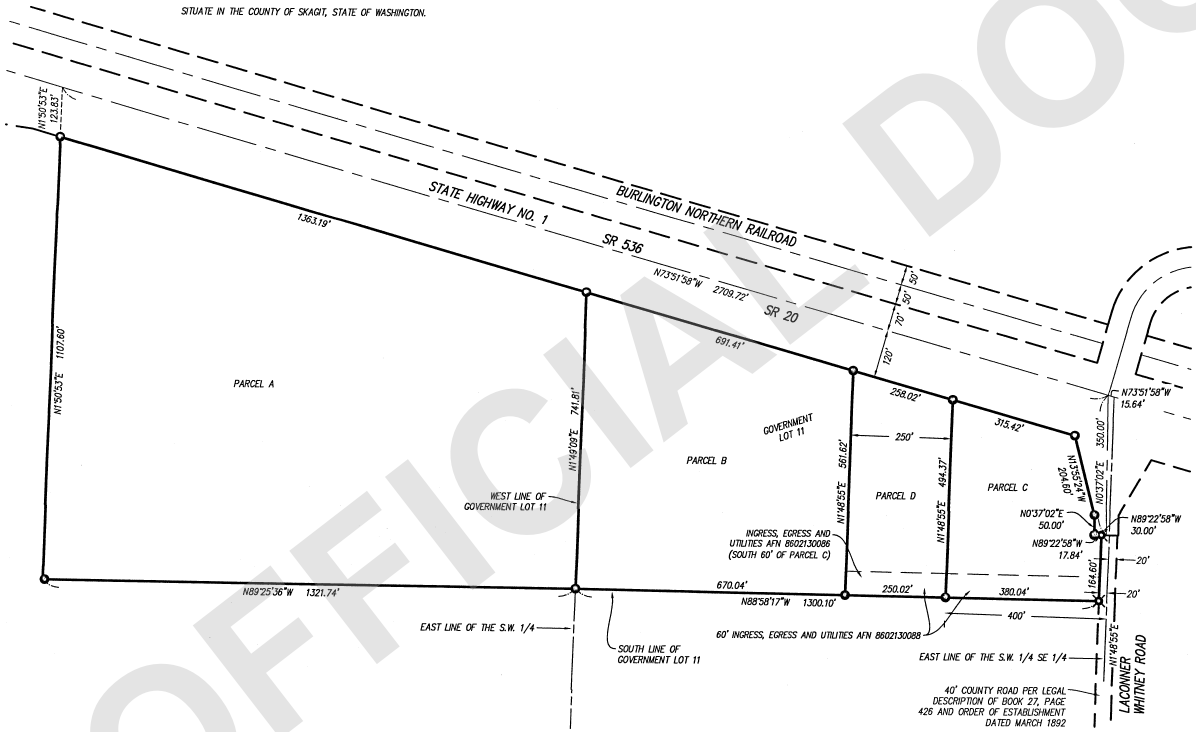
AREA IN SQUARE FEET: 131,999 SF

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" x 24" REBAR W/CAP "ORCA 34671"
- SET NAIL & WASHER "ORCA 34671"
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION



SECTION DETAIL
SCALE: 1" = 1000'



EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION AND STONEX S900 (GNSS)

METHOD OF SURVEY: COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) OBSERVATION

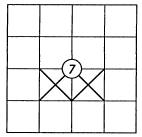
PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS.

BASIS OF BEARING: THE MONUMENTED EAST LINE SECTION 7, AS THE BEARING OF N 1°48'41" E, PER RECORD OF SURVEY, RECORDED UNDER A.F. NO. 202208040056.

REFERENCES:
RECORD OF SURVEY, A.F. NO. 202208040056
RECORD OF SURVEY, A.F. NO. 200105020013
RECORD OF SURVEY, A.F. NO. 201911010053
RECORD OF SURVEY, A.F. NO. 9606180031
RECORD OF SURVEY, A.F. NO. 9605140100

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
2. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
3. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
4. THE FENCE LINE AND/OR CORNER DIMENSIONS SHOWN HEREON WERE MEASURED AT THE APPROXIMATE CENTER OF THE POST, OTHERWISE NOTED.



INDEX KEY

RECORD OF SURVEY FOR
SKAGIT FARMHOUSE, LLC

PORTION OF GOVERNMENT LOT 11 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 7, T.34N., R.3E., W.M.
SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF February 2023 AT 10:59 AM/PM.
IN BOOK — OF SURVEYS AT PAGE —, AT THE REQUEST OF SKAGIT FARMHOUSE, LLC.

202302270027
FILE NUMBER

Sandra Perkins
SKAGIT COUNTY 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 SKAGIT FARMHOUSE, LLC IN JANUARY, 2023.

Joanne M. Swanson 2-22-23
JOANNE M. SWANSON, P.L.S., CFedS
CERTIFICATE NO. 34671
DATE

JOANNE M. SWANSON
STATE OF WASHINGTON
34671
REGISTERED PROFESSIONAL LAND SURVEYOR
2-22-23

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2023-006
DATE: 2/22/23
DWG BY: RLM/KG
F.B. 2209, PG. 113-115
SHEET 1 of 1

202302270027
02/27/2023 10:59 AM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT