

PROPERTY DESCRIPTION

P27451: SWD AF NO. 200907100132
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; SOUTH TO THE DISTANCE OF 40 FEET; THENCE EAST ALONG THE NORTH LINE OF MOORE TRACT A DISTANCE OF 40 FEET TO THE EAST LINE OF SAID QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF HIGHWAY NO. 1-F AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 15, 1992, AND SURVEY RECORDS FILE NO. 473978, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

P78817: SWD AF NO. 200907090007

PARCEL "A":
 LOTS 1 AND 2 BLOCK 1, "MOORE'S ADDITION TO WOOLLEY," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 62, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

PARCEL "B":
 THAT PORTION OF THE SOUTHEAST 4 OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE NORTH LINE OF THE PLAT OF "MOORE'S ADDITION TO WOOLLEY," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 62, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, AND BEING BETWEEN THE WEST LINE OF LOT 1 AND THE EAST LINE OF LOT 2, BLOCK 1, "MOORE'S ADDITION TO WOOLLEY," PRODUCED NORTH, (PER THE TERMS OF SKAGIT COUNTY SUPERIOR COURT JUDGMENT TO QUIET TITLE, NO. 00-2-00260-5)

P128644: SWD AF NO. 200907150116
 THAT PORTION OF LOTS 3 THROUGH 5, INCLUSIVE, BLOCK 1, "MOORE'S ADD. TO WOOLLEY," AS PER PLAT OF SKAGIT COUNTY, WASHINGTON, AS SHOWN ON PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENSING AT THE INTERSECTION OF THE WEST LINE OF SAID LOTS 3 AND 4; THENCE SOUTH TO THE POINT OF BEGINNING FOR A DISTANCE OF 1.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°39' EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.40 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH TO A POINT ON SAID NORTH LINE OF SAID LOTS 3 THROUGH 5 FOR A DISTANCE OF 64.40 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WITH A RADIUS OF 98.95 FEET; THENCE WEST ALONG SAID ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°59'33" FOR A DISTANCE OF 107.66 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

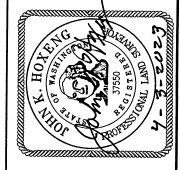
BASIS OF BEARINGS

BOUNDARY LINE ADJUSTMENT RECORDED UNDER AF NO. 200606280074. SURVEY IS ALIGNED TO A CALCULATED BEARING OF SOUTH 58°59'15" WEST BETWEEN FOUND ROAD MONUMENTS (LARGED ON MAP).

SW1/4, NW1/4 B, SE1/4, NW1/4
 SECTION 24, T35N, R4E, W1M,
 SKAGIT COUNTY, WA

RECORD OF SURVEY
 FOR
 EDWARDS PROPERTIES LLC

03-30-2023
 JOB NO. 23-009
 1" = 30'



HOXCO SURVEY, PLLC
 1313 E MAPLE ST, STE 302
 BELLINGHAM, WA 98225
 360-224-3806 www.HoxcoSurvey.com

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, AT THE REQUEST OF CAREY EDWARDS IN MARCH 2023.

John Hoxco
 JOHN HOXCO PLS., CERTIFICATE NO. 37550
 4-3-2023

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF April, 2023
 AT 4:51 PM IN BOOK _____ OF _____
 AS PAGE _____ AT THE REQUEST OF HOXCO SURVEY, PLLC
Deborah Taylor
 COUNTY AUDITOR DEPUTY AUDITOR
 AUDITOR'S FILE NO. 102304030014

NOTES

IN MARCH 2023, I SURVEYED THIS PROPERTY BY FIELD TRAVERSE WITH A 2 SECOND TOTAL STATION. THE MONUMENTS SHOWN ON THIS MAP WERE VISITED AT THAT TIME UNLESS OTHERWISE NOTED. ACCURACY MEETS THE WAC 332-130-090 STANDARD FOR SUBURBAN LOTS.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY. FENCES, DRIVEWAYS AND OTHER OCCUPATIONAL INDICATORS MAY VARY AND ARE NOT NECESSARILY UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.



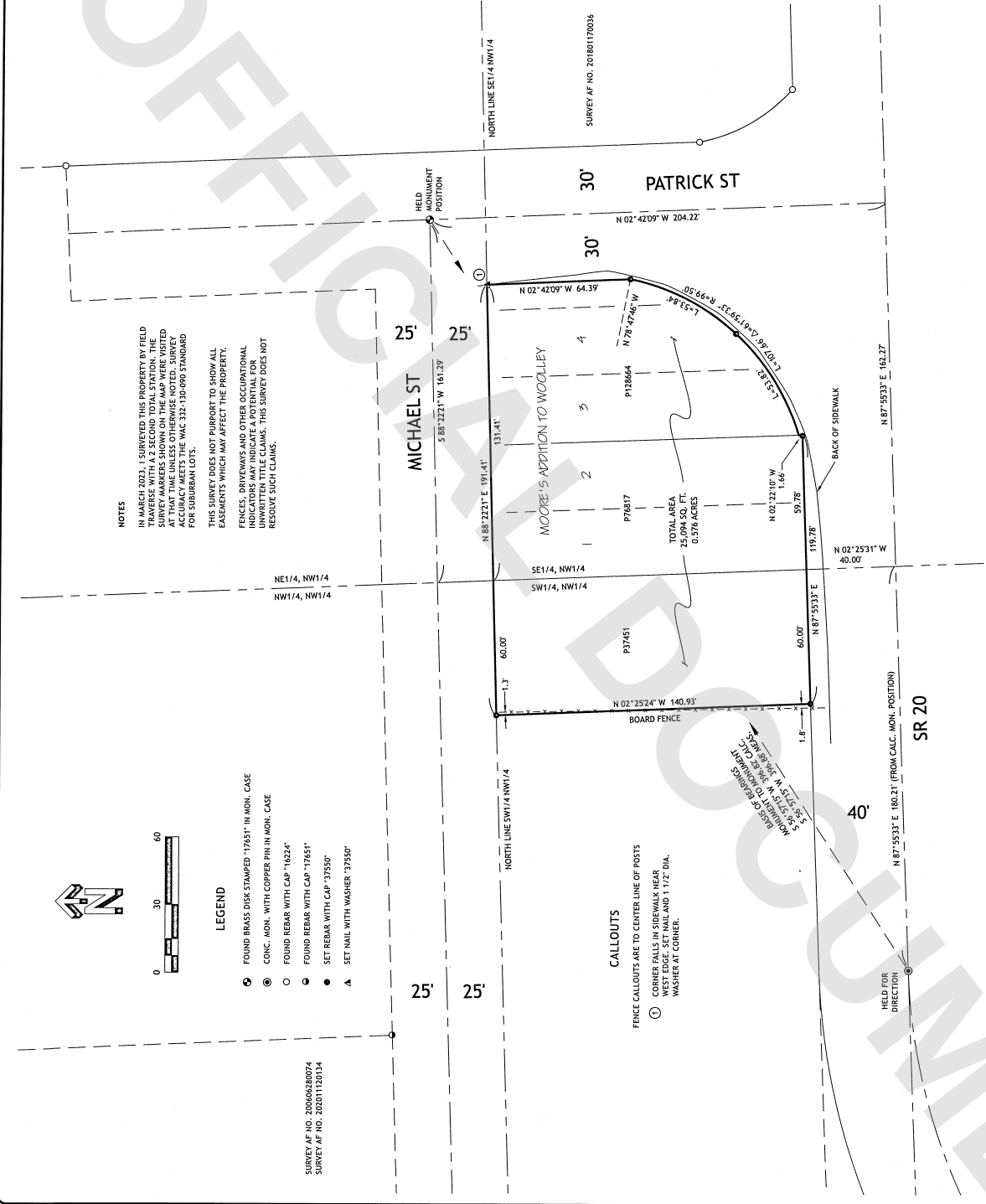
LEGEND

- FOUND BRASS DISK STAMPED "17651" IN MON. CASE
- CONC. MON. WITH COPPER PIN IN MON. CASE
- FOUND REBAR WITH CAP "16224"
- FOUND REBAR WITH CAP "17651"
- SET REBAR WITH CAP "37550"
- ▲ SET NAIL WITH WASHER "37550"

SURVEY AF NO. 200606280074
 SURVEY AF NO. 200811200114

CALLOUTS

FENCE CALLOUTS ARE TO CENTER LINE OF POSTS
 ① CORNER FALLS IN SIDEWALK NEAR WEST EDGE. SET NAIL AND 1 1/2" DIA. WASHER AT CORNER.



202304030014

06/23/2023 09:32 AM Page: 1 of 1 Fees: \$207.00