

DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. 3003351-000851P PARCEL "A"

THAT PORTION OF LOTS 3 THROUGH 5, INCLUSIVE, BLOCK 1, "MOORES ADD. TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF MOORE STREET AND THE NORTH MARION OF SA 20;

THENCE NORTH 00°53'39" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 00°53'39" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 138.40 FEET TO SAID WEST LINE FOR A DISTANCE OF 138.40 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 88°16'37" EAST ALONG THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS NORTHEAST, WHOSE RADIUS BEING 50 FEET, THENCE SOUTHWESTERLY ALONG THE 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 SKAIGT, STATE OF WASHINGTON.

PARCEL "B"

LOTS 1 AND 2, BLOCK 1, "MOORES ADDITION TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAIGT COUNTY, STATE OF WASHINGTON.

ALSO, THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE NORTH LINE OF THE PLAT OF "MOORES ADD. TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAIGT COUNTY, WASHINGTON, AND BEING BETWEEN THE WEST LINE OF LOT 1 AND THE EAST LINE OF LOT 2, BLOCK 1, "MOORES ADD. TO WOOLLEY", PRODUCED NORTH.

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

PARCEL "C"

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH TO THE NORTH LINE OF MOORE STREET; THENCE EAST ALONG THE NORTH LINE OF MOORE STREET A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF SECONDARY STATE HIGHWAY NO. 1.F AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED IN VOLUME 62, RECORDS OF SKAIGT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAIGT, STATE OF WASHINGTON.

DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

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

TOGETHER WITH:

LOTS 1 AND 2, BLOCK 1, "MOORES ADDITION TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAIGT COUNTY, STATE OF WASHINGTON.

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SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAIGT, STATE OF WASHINGTON.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS MAP IS TO SHOW THE AREA AND DIMENSIONS OF THE BOUNDARY LINE ADJUSTMENT. THE BOUNDARY LINE ADJUSTMENT IS INTENDED TO PERFORM A LOT LINE ELIMINATION TO COMBINE ASSESSOR'S PARCELS P37451, P3847 AND P2846 INTO ONE PARCEL FOR DEVELOPMENT ON THE PARCEL WILL UTILIZE CITY SEWAGE DISPOSAL SYSTEMS.

DECLARATION AND CONSENT

I, CARY EDWARDS, AUTHORIZED REPRESENTATIVE OF EDWARDS PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF SKAIGT

I, CARY EDWARDS, AUTHORIZED REPRESENTATIVE OF EDWARDS PROPERTIES, LLC, STATE OF WASHINGTON COUNTY OF SKAIGT

DATE: 10/11/23 SIGNATURE: Cary Edwards NOTARY PUBLIC

APPROVED FOR THE CITY OF SEDRO-WOOLLEY

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16 AND TITLE 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 9/19/2023 DAY OF SEPTEMBER, 2023.

PLANNING DIRECTOR: [Signature] CITY ENGINEER: [Signature]

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR TAXES ON ANY PROPERTY CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

CITY TREASURER: [Signature] DATE: 9/19/2023



1313 E MAPLE ST, STE 302 BELLINGHAM, WA 98225 360-224-3806 www.Hoxcosurvey.com

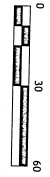
AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 13th DAY OF October 2023 AT 04:02 PM IN BOOK OF IN THE REQUEST OF HOXCO SURVEY PLG COUNTY AUDITOR: [Signature] AUDITOR'S FILE NO.: 20230130073

BOUNDARY LINE ADJUSTMENT FOR EDWARDS PROPERTIES LLC SEPT. 19, 2023 JOB NO. 23-009 1" = 30' 1 of 1

SEDRO-WOOLLEY PERMIT NO. 2023-239

SW 1/4, NW 1/4, S 1/2, NW 1/4 SECTION 24, T35N, R4E, W.M. SKAIGT COUNTY, WA

SURVEY A.F. NO. 20060280074
SURVEY A.F. NO. 20201120134



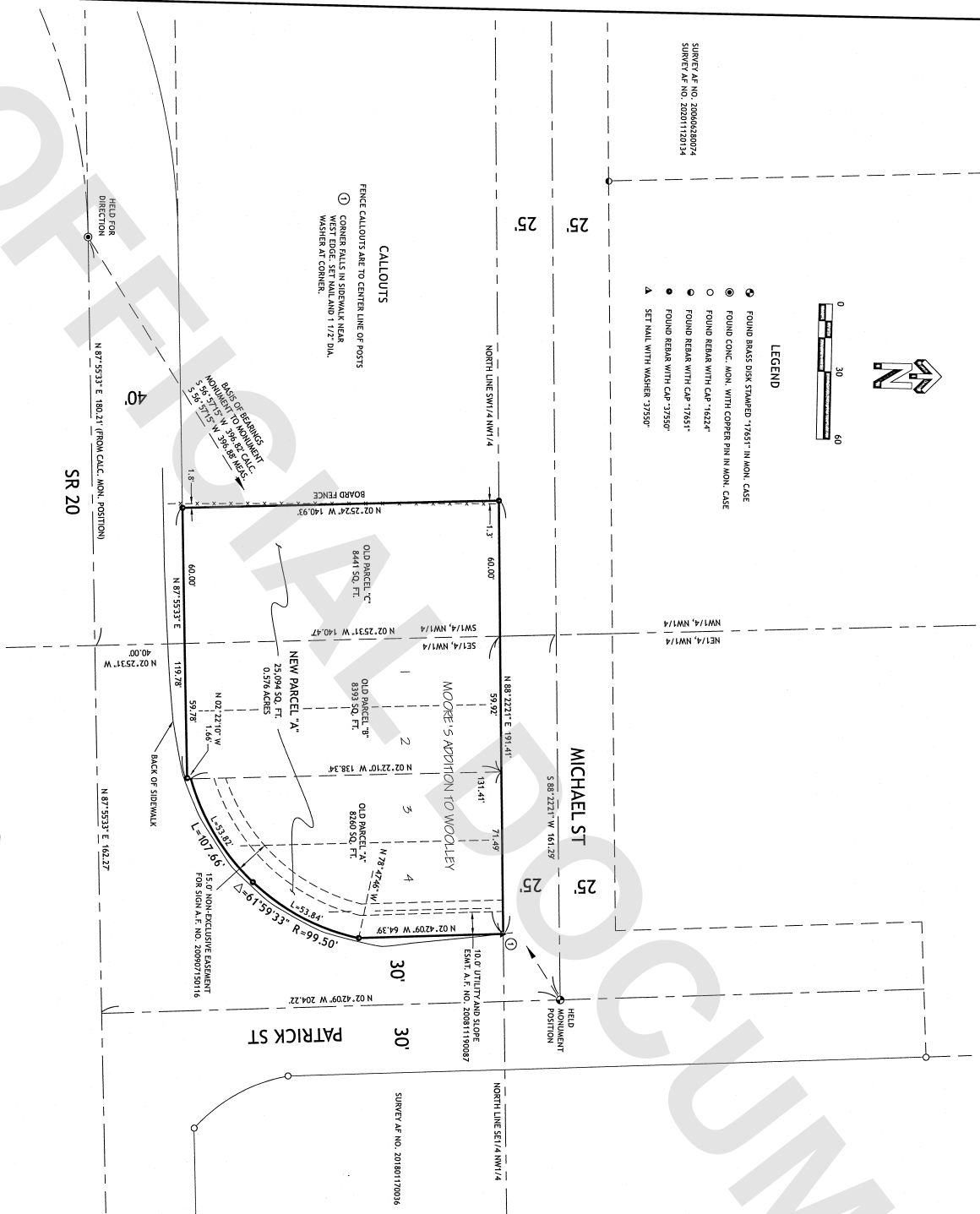
LEGEND

- FOUND BRASS DISK STAMPED "17651" IN MON. CASE
- FOUND CONC. MON. WITH COPPER PIN IN MON. CASE
- FOUND REBAR WITH CAP "1624"
- FOUND REBAR WITH CAP "17651"
- FOUND REBAR WITH CAP "37350"
- ▲ SET NAIL WITH WASHER "37350"

CALLOUTS

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

BASES OF BEARINGS
MONUMENT TO POINT OF BEGINNING
S 89° 51' 51" W 29.88' TO MONUMENT
S 89° 51' 51" W 29.88' TO MONUMENT



MICHAEL ST

PATRICK ST

SR 20

1313 E MAPLE ST, STE 302
BELLINGHAM, WA 98225
360-224-3806 www.hoxcosurvey.com



SEDR- WOOLLEY PERMIT NO. 2023-239

SW1/4, NW1/4 & SE1/4, NW1/4
SECTION 24, T35N, R4E, W4M,
SKAGIT COUNTY, WA

BOUNDARY LINE ADJUSTMENT
FOR
EDWARDS PROPERTIES LLC

SEPT. 19, 2023 JOB NO. 23-009

1" = 30' 2 of 2

NOTES
THIS MAP IS BASED ON THE SURVEY RECORDED UNDER SKAGIT COUNTY A.F. NO. 202304930014.
IN MARCH 2023, I SURVEYED THE PROPERTY IN FIELD TRAVELER WITH A 2 SECOND TOTAL STATION. THE SURVEY MARKERS SHOWN ON THE MAP WERE VISITED AT THE TIME UNLESS OTHERWISE NOTED. SURVEY MARKERS WERE FOUND AT THE CORNERS AND INTERSECTIONS OF THE 130-000 STANDARD FOR SUBDIVISION LOTS.
FENCES, DRIVEWAYS AND OTHER OCCUPATIONAL UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.

BASES OF BEARINGS
BOUNDARY LINE ADJUSTMENT RECORDED UNDER A.F. NO. 20060280074 AND A.F. NO. 20201120134.
56° 37' 15" WEST BETWEEN FOUND ROAD MONUMENTS (LABELED ON MAP).

SURVEY A.F. NO. 20180170036

10.0' UTILITY AND 5.0' EASEMENT A.F. NO. 200811590087

15.0' NON-EXCLUSIVE EASEMENT FOR SIGN A.F. NO. 200907150116

BACK OF SIDEWALK

MOORE'S ADDITION TO WOOLLEY

BOARD FENCE

FIELD FOR DIRECTION

MONUMENT POSITION