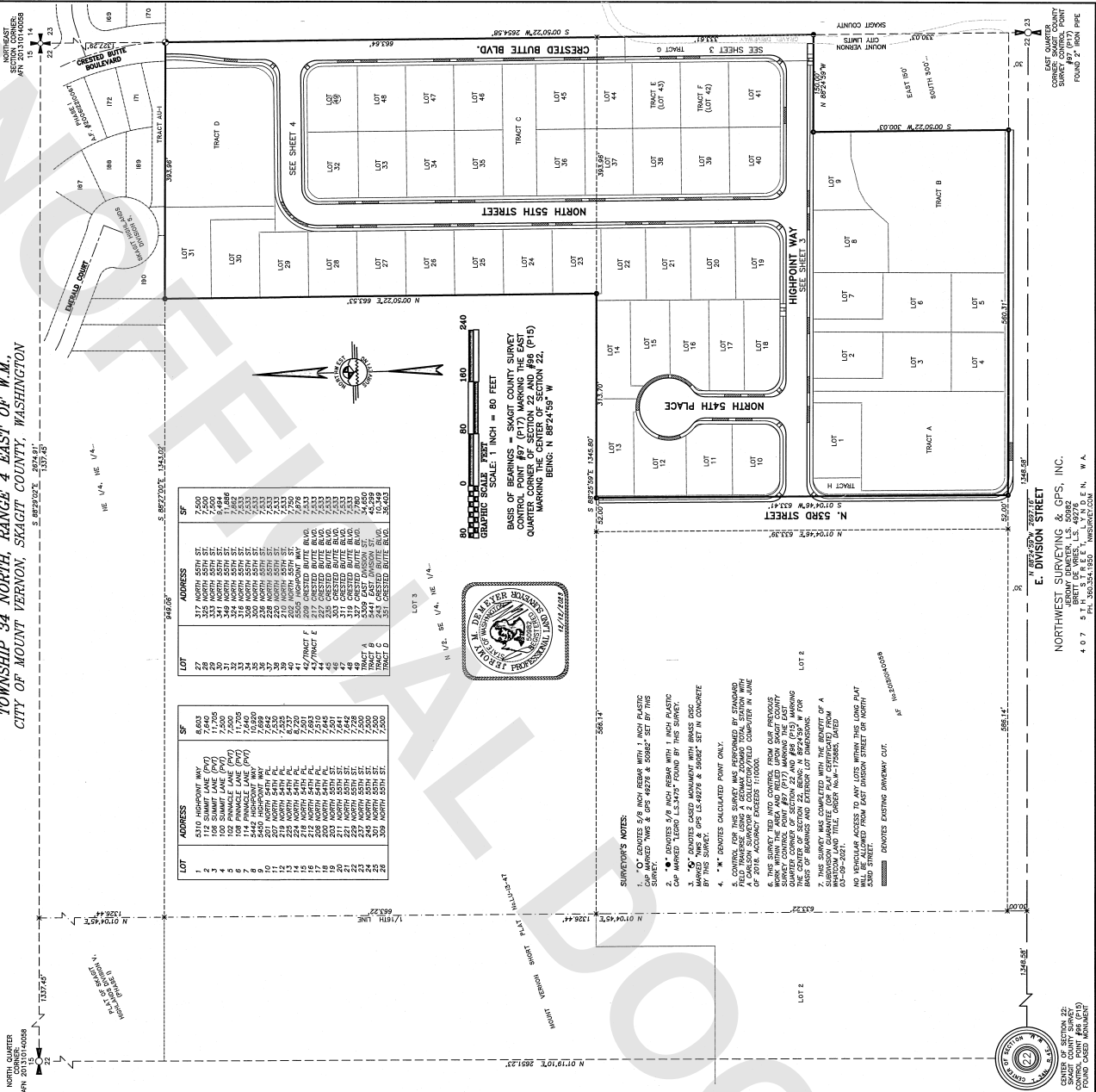


HIGHPOINT ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22,
TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



LOT	ADDRESS	SF
1	112 Summit Way	7,500
2	112 Summit Way (P17)	7,500
3	108 Pinnacle Lane (P17)	7,500
4	108 Pinnacle Lane (P17)	7,500
5	114 Pinnacle Lane (P17)	7,500
6	114 Pinnacle Lane (P17)	7,500
7	5440 Highpoint Way	7,500
8	5440 Highpoint Way	7,500
9	207 North 54th Pl	7,500
10	207 North 54th Pl	7,500
11	207 North 54th Pl	7,500
12	207 North 54th Pl	7,500
13	207 North 54th Pl	7,500
14	207 North 54th Pl	7,500
15	207 North 54th Pl	7,500
16	207 North 54th Pl	7,500
17	207 North 54th Pl	7,500
18	207 North 54th Pl	7,500
19	207 North 54th Pl	7,500
20	207 North 54th Pl	7,500
21	207 North 54th Pl	7,500
22	207 North 54th Pl	7,500
23	207 North 54th Pl	7,500
24	207 North 54th Pl	7,500
25	207 North 54th Pl	7,500
26	207 North 54th Pl	7,500
27	207 North 54th Pl	7,500
28	207 North 54th Pl	7,500
29	207 North 54th Pl	7,500
30	207 North 54th Pl	7,500
31	207 North 54th Pl	7,500
32	207 North 54th Pl	7,500
33	207 North 54th Pl	7,500
34	207 North 54th Pl	7,500
35	207 North 54th Pl	7,500

LOT	ADDRESS	SF
36	207 North 54th Pl	7,500
37	207 North 54th Pl	7,500
38	207 North 54th Pl	7,500
39	207 North 54th Pl	7,500
40	207 North 54th Pl	7,500
41	207 North 54th Pl	7,500
42	207 North 54th Pl	7,500
43	207 North 54th Pl	7,500
44	207 North 54th Pl	7,500
45	207 North 54th Pl	7,500
46	207 North 54th Pl	7,500
47	207 North 54th Pl	7,500
48	207 North 54th Pl	7,500
49	207 North 54th Pl	7,500
50	207 North 54th Pl	7,500
51	207 North 54th Pl	7,500
52	207 North 54th Pl	7,500
53	207 North 54th Pl	7,500
54	207 North 54th Pl	7,500
55	207 North 54th Pl	7,500
56	207 North 54th Pl	7,500
57	207 North 54th Pl	7,500
58	207 North 54th Pl	7,500
59	207 North 54th Pl	7,500
60	207 North 54th Pl	7,500

GRAPHIC SCALE: 1 INCH = 80 FEET

BASE OF BEARINGS - SKAGIT COUNTY SURVEY CONTROL POINT #97 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22 AND #95 (P15) MARKING THE CORNER OF SECTION 22, BEING: N 89°24'58" W



- SURVEYOR'S NOTES:**
1. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A PROFESSIONAL PHOTOGRAMMETRIC STATION IN JUNE 2018. THE STATION WAS CALIBRATED AND CHECKED IN THE FIELD TRAVELING ALONG A HIGHWAY CORNER STATION WITH A PHOTOGRAMMETRIC STATION IN JUNE 2018. ACCURACY EXCEEDED 1:10000.
 2. THIS SURVEY DID NOT CONTROL FROM OUR PREVIOUS SURVEY CONTROL POINT #97 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22 AND #95 (P15) MARKING THE CORNER OF SECTION 22, BEING: N 89°24'58" W.
 3. * * * DENOTES CALCULATED POINT ONLY.
 4. * * * DENOTES EXISTING BRICK OR CONCRETE MARKED PINS & PPS LS-48278 & 55827* SET IN CONCRETE AT THIS CORNER.
 5. * * * DENOTES CAGED MONUMENT WITH BRASS DISC MARKED PINS & PPS LS-48278 & 55827* SET IN CONCRETE AT THIS CORNER.
 6. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A PROFESSIONAL PHOTOGRAMMETRIC STATION IN JUNE 2018. THE STATION WAS CALIBRATED AND CHECKED IN THE FIELD TRAVELING ALONG A HIGHWAY CORNER STATION WITH A PHOTOGRAMMETRIC STATION IN JUNE 2018. ACCURACY EXCEEDED 1:10000.
 7. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A PROFESSIONAL PHOTOGRAMMETRIC STATION IN JUNE 2018. THE STATION WAS CALIBRATED AND CHECKED IN THE FIELD TRAVELING ALONG A HIGHWAY CORNER STATION WITH A PHOTOGRAMMETRIC STATION IN JUNE 2018. ACCURACY EXCEEDED 1:10000.
 8. NO VEHICLES ACCESS TO ANY LOTS WITHIN THIS LONG PLAT WILL BE ALLOWED FROM EAST DIVISION STREET OR NORTH DIVISION STREET.
 9. * * * DENOTES EXISTING DRIVEWAY CUT.



E. DIVISION STREET

NORTHWEST SURVEYING & GPS, INC.
 407 5TH STREET, SUITE 201, OLYMPIA, WA 98501
 TEL: 360-339-1111 FAX: 360-339-1112

SECTION 22
 SKAGIT COUNTY SURVEY CONTROL POINT #97 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22 AND #95 (P15) MARKING THE CORNER OF SECTION 22, BEING: N 89°24'58" W

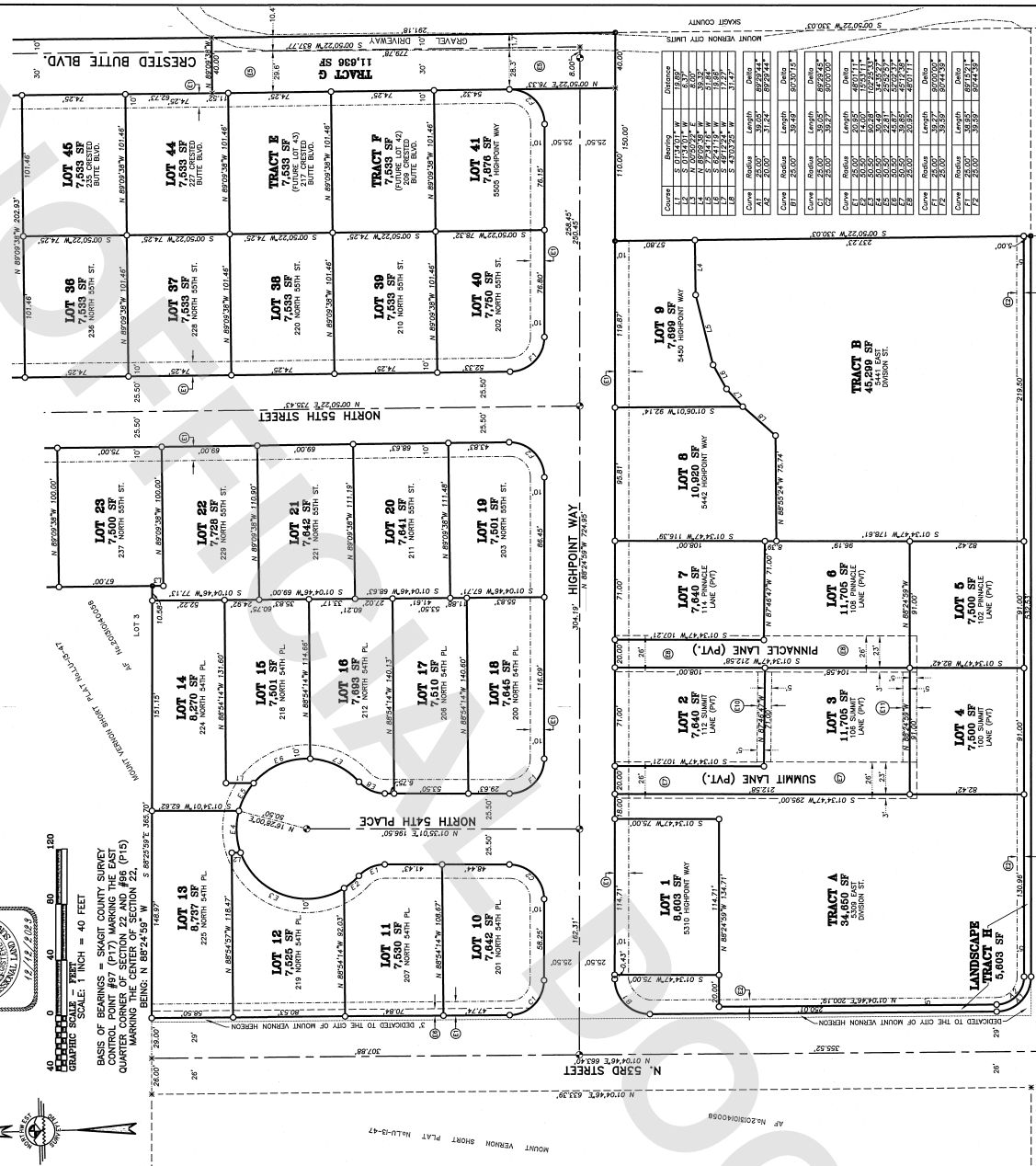
SECTION 22
 SKAGIT COUNTY SURVEY CONTROL POINT #97 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22 AND #95 (P15) MARKING THE CORNER OF SECTION 22, BEING: N 89°24'58" W



HIGHPOINT ESTATES
 A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22,
 TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.,
 SKAGIT COUNTY, WASHINGTON

SHEET 3 OF 4
 EASMENT NOTES - SEE SHEET 1
 SURVEYOR'S NOTES - SEE SHEET 4

GRAPHIC SCALE: 1 INCH = 40 FEET
 BASIS OF BEARINGS = SKAGIT COUNTY SURVEY CONTROL POINT #97 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22
 BEINGS: N 88°24'59" W S 89°22'59" E 355.30'

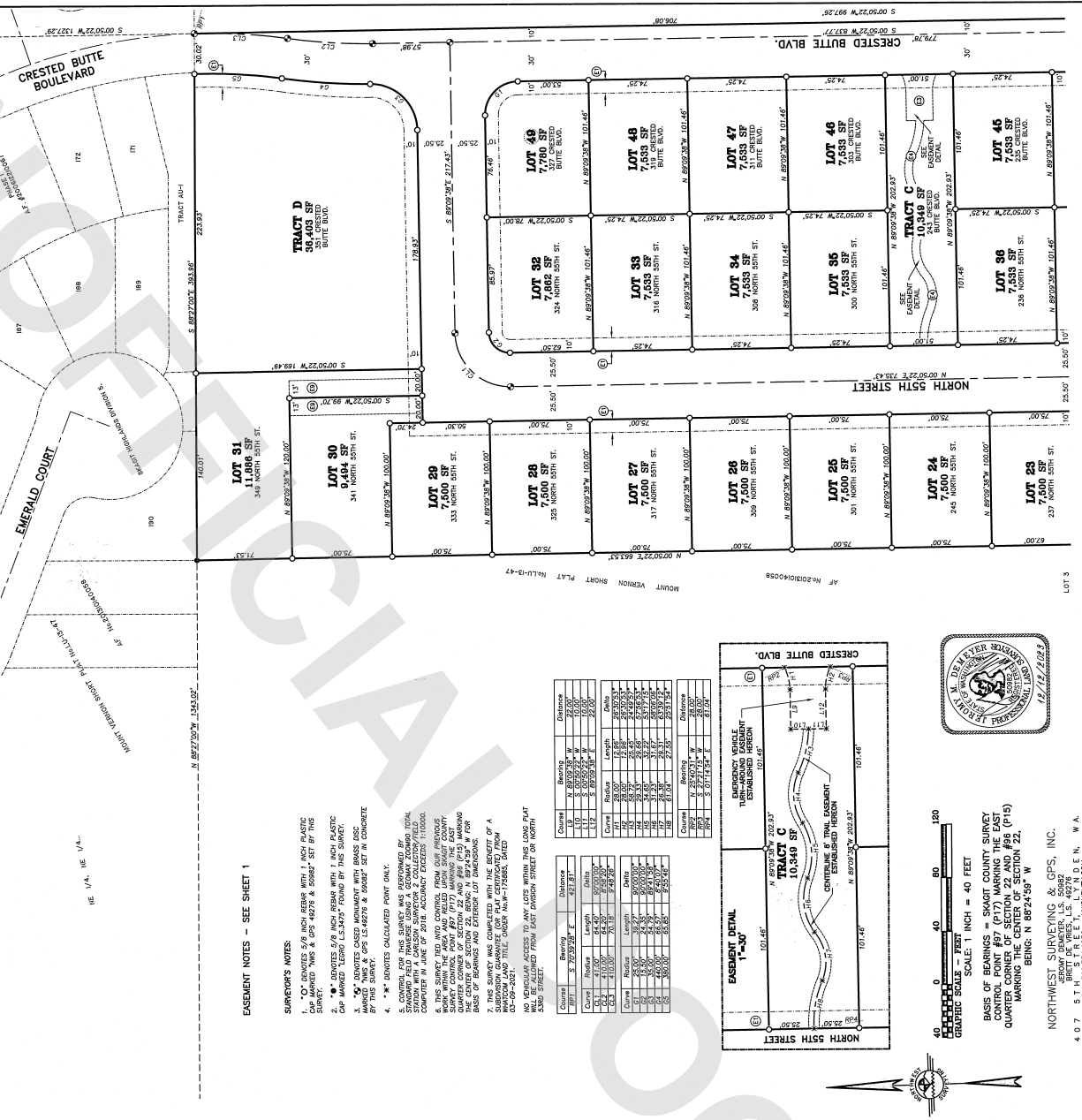


Circle #	Radius	Length	Delta
1	25.00'	37.50'	20.63'
2	25.00'	37.50'	20.63'
3	25.00'	37.50'	20.63'
4	25.00'	37.50'	20.63'
5	25.00'	37.50'	20.63'
6	25.00'	37.50'	20.63'
7	25.00'	37.50'	20.63'
8	25.00'	37.50'	20.63'
9	25.00'	37.50'	20.63'
10	25.00'	37.50'	20.63'
11	25.00'	37.50'	20.63'
12	25.00'	37.50'	20.63'
13	25.00'	37.50'	20.63'
14	25.00'	37.50'	20.63'
15	25.00'	37.50'	20.63'
16	25.00'	37.50'	20.63'
17	25.00'	37.50'	20.63'
18	25.00'	37.50'	20.63'
19	25.00'	37.50'	20.63'
20	25.00'	37.50'	20.63'
21	25.00'	37.50'	20.63'
22	25.00'	37.50'	20.63'
23	25.00'	37.50'	20.63'
24	25.00'	37.50'	20.63'
25	25.00'	37.50'	20.63'
26	25.00'	37.50'	20.63'
27	25.00'	37.50'	20.63'
28	25.00'	37.50'	20.63'
29	25.00'	37.50'	20.63'
30	25.00'	37.50'	20.63'
31	25.00'	37.50'	20.63'
32	25.00'	37.50'	20.63'
33	25.00'	37.50'	20.63'
34	25.00'	37.50'	20.63'
35	25.00'	37.50'	20.63'
36	25.00'	37.50'	20.63'
37	25.00'	37.50'	20.63'
38	25.00'	37.50'	20.63'
39	25.00'	37.50'	20.63'
40	25.00'	37.50'	20.63'
41	25.00'	37.50'	20.63'
42	25.00'	37.50'	20.63'
43	25.00'	37.50'	20.63'
44	25.00'	37.50'	20.63'
45	25.00'	37.50'	20.63'
46	25.00'	37.50'	20.63'

NORTHWEST SURVEYING & GPS, INC.
 407 5TH STREET, YACON, WA
 E. DIVISION STREET

HIGHPOINT ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22,
TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.,
SKAGIT COUNTY, WASHINGTON



EASEMENT NOTES - SEE SHEET 1

- SURVEYOR'S NOTES:**
- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "WMS & GPS 48278 & 50982" SET BY THIS SURVEYOR.
 - "●" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "LERO L-53479" FOUND BY THIS SURVEYOR.
 - "O" DENOTES COED MONUMENT WITH BRASS DISC MARKED "GPS 1249278 & 1249279" SET IN CONCRETE BY THIS SURVEYOR.
 - "*W" DENOTES CALCULATED POINT ONLY.
 - CONTROL FOR THIS SURVEY WAS PERFORMED BY THE SURVEYOR AT THE SURVEY STATION WITH A JENSEN SURVEYOR & COLLECTOR/FIELD COMPUTER IN JUNE OF 2018. ACCURACY EXCEEDS F1000.
 - THE CENTER OF SECTION 22, BEING: N 89°24'59" W FOR 100.00' TO THE CENTER OF THE ROAD BEING BOUND BY THE CENTER OF SECTION 22 AND BEING (P15) MARKING THE CENTER OF SECTION 22 AND BEING (P17) MARKING THE CENTER OF SECTION 22.
 - THIS SURVEY WAS COMPLETED WITH THE ASSISTANCE OF A SURVEYOR CHAMBERLAIN (OR PLAT CERTIFICATE) FROM 05-109-2029 (TITLE ORDER NO. W-175888), DATED 05-10-2024.
 - NO VEHICULAR ACCESS TO ANY LOTS WITHIN THIS LOW FLAT AREA AND FROM LOT 23 DASH STREET OR NORTH 2590 STREET.

Course	Bearing	Distance	Course	Bearing	Distance
L1	N 89°24'59" W	24.00	L1	N 89°24'59" W	24.00
L2	S 89°24'59" W	100.00	L2	S 89°24'59" W	100.00
L3	N 89°24'59" W	22.00	L3	N 89°24'59" W	22.00
Curve	Radius	Length	Delta	Chord	Area
C1	41.000	24.40	50.0000°	20.0000	115.86
C2	41.000	24.40	50.0000°	20.0000	115.86
Curve	Radius	Length	Delta	Chord	Area
C3	41.000	24.40	50.0000°	20.0000	115.86
C4	41.000	24.40	50.0000°	20.0000	115.86
C5	41.000	24.40	50.0000°	20.0000	115.86
C6	41.000	24.40	50.0000°	20.0000	115.86
Curve	Radius	Length	Delta	Chord	Area
C7	41.000	24.40	50.0000°	20.0000	115.86
C8	41.000	24.40	50.0000°	20.0000	115.86
C9	41.000	24.40	50.0000°	20.0000	115.86
C10	41.000	24.40	50.0000°	20.0000	115.86
C11	41.000	24.40	50.0000°	20.0000	115.86
C12	41.000	24.40	50.0000°	20.0000	115.86



GRAPHIC SCALE = 1" = 40 FEET
SCALE: 1 INCH = 40 FEET
BASIS OF BEARINGS - SKAGIT COUNTY SURVEY CONTROL POINT #87 (P17) MARKING THE EAST QUARTER CORNER OF SECTION 22 AND #86 (P15) MARKING THE CENTER OF SECTION 22, BEING: N 89°24'59" W

NORTHWEST SURVEYING & GPS, INC.
JEREMY DEMETER, L.S. 50992
500 W. BIRCH STREET, LYNDEN, WA
PH: 360-324-1950, WASHINGTON