

202411080026  
11/08/2024 09:38 AM Pages: 1 of 2 Fees: \$420.00  
Hoxco Survey, PLLC  
360-224-3806 www.HoxcoSurvey.com

# RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

## DECLARATION

THE HEREIN RECORDED PROPERTY WILL BE CONSIDERED OR AGGREGATED WITH CONTIGUOUS PROPERTIES OWNED BY THE GRANTEE. THIS LOT BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT (SWAC 16.16.0301D).

THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 36.09 RCW AND 332-130 WAC.

## SITE INFORMATION

PARCEL A  
PARCEL NO: P39750 AND P117232  
AREA BEFORE: 43,364 SQ. FT.  
AREA AFTER: 52,564 SQ. FT.  
SEWER: PRIVATE  
WATER: PUD

PARCEL B  
PARCEL NO: P39750 AND P117233  
AREA BEFORE: 40,114 SQ. FT.  
AREA AFTER: 31,114 SQ. FT.  
SEWER: PRIVATE  
WATER: PUD

## DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

CHICAGO TITLE INSURANCE COMPANY  
GUARANTEED CERTIFICATE NUMBER: 600596633

PARCEL A:  
TRACT 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-3-92, APPROVED SEPTEMBER 14, 1992, AND RECORDED SEPTEMBER 16, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 119, UNDER AUDITORS FILE NO. 9209140088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2, SECTION 19 TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:  
TRACT 2, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-3-92, APPROVED SEPTEMBER 14, 1992, AND RECORDED SEPTEMBER 16, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 119, UNDER AUDITORS FILE NO. 9209140088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2, SECTION 19 TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

PARCEL A:  
TRACT 1, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-3-92, APPROVED SEPTEMBER 14, 1992, AND RECORDED SEPTEMBER 16, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 119, UNDER AUDITORS FILE NO. 9209140088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2, SECTION 19 TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH THE SOUTH 60.85 FEET OF TRACT 2 OF SAID SHORT PLAT NO. SW-3-92.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:  
TRACT 2, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-3-92, APPROVED SEPTEMBER 14, 1992, AND RECORDED SEPTEMBER 16, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 119, UNDER AUDITORS FILE NO. 9209140088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2, SECTION 19 TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

EXCEPT THE SOUTH 60.85 FEET OF SAID TRACT 2.

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

## CONSENT

THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

Michael T. Ice  
MICHAEL T. ICE  
7/20/2024  
DATE

Maureen Barbara  
MAUREEN BARBARA  
7-22-24  
DATE

Kyle A. And  
KYLE A. ANDERSON  
7-24-24  
DATE

Wanda Anderson  
WANDA ANDERSON  
7-24-24  
DATE

## ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I, CERTIFY THAT ON THIS 22 DAY OF July 2024, THAT I HAVE READ THE FOREGOING BOUNDARY LINE ADJUSTMENT AND THE OWNERS OF PARCELS A, THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



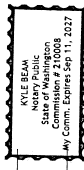
SIGNATURE Sara Renee Mynatt  
PRINT NAME Sara Renee Mynatt  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES: 10-18-2025

## ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I, CERTIFY THAT ON THIS 24 DAY OF July 2024, THAT I AM AN ATTORNEY AT LAW AND HAVE BEEN DULY SWORN AS THE COUNTY AUDITOR. I HAVE READ THE FOREGOING BOUNDARY LINE ADJUSTMENT AND THE OWNERS OF PARCELS A, THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE Kyle Bean  
PRINT NAME Kyle Bean  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES: 9-11-27



## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF MAUREEN BARBARA IN JUNE 2024.

John Hoxco  
JOHN HOXCOS PLS. CERTIFICATE NO. 37350  
6-26-2024

## APPROVED FOR THE CITY OF SEDRO WOOLLEY

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, TITLE 17 OF THE SEDRO WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 27 DAY OF July 2024.

Planning Director  
City Engineer

## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY PUBLIC USES ARE PAID.

John Hoxco  
CITY TREASURER  
7-24-2024  
DATE

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 08 DAY OF November 2024  
AT 9:30 AM IN BOOK 1 OF

AT PAGE 1 AT THE OFFICE OF HOXCOS SURVEY, PLLC  
COUNTY AUDITOR  
Audrey Barbara Hoxco  
DEPUTY AUDITOR  
AUDITORS FILE NO.: 102411080026

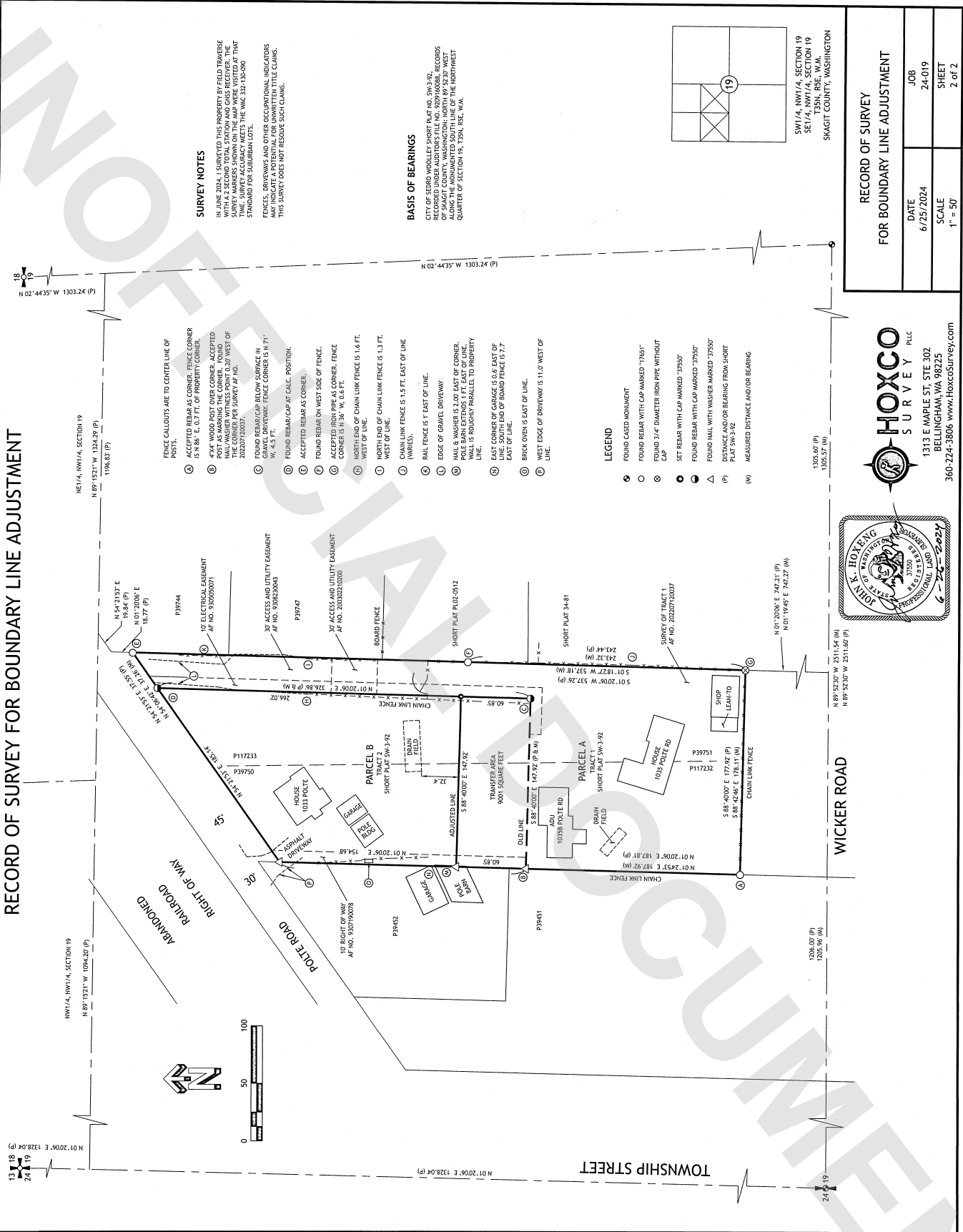
SW1/4, NW1/4, SE1/4, NW1/4  
SECTION 19, T35N, R5E, W.M.  
SKAGIT COUNTY, WA

SEDRO WOOLLEY FILE NO. 2024- 250

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT	
DATE	JOB
6/29/2024	24-019
SCALE	SHEET
N/A	1 of 2

**HOXCOSURVEY**  
PLLC  
1313 E MAPLE ST, STE 302  
BELLINGHAM, WA 98225  
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RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

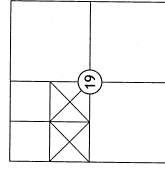


**SURVEY NOTES**

IN JUNE 2024, I SURVEYED THIS PROPERTY BY FIELD TRVERSE WITH A SECOND TOTAL STATION AND GNS RECEIVER. THE SURVEY WAS CONDUCTED AT THE PROPERTY UNDER THE STANDARD FOR SUBURBAN LOTS. FENCES, DRIVEWAYS AND OTHER OCCURRENCE INDICATORS MAY INDICATE A POTENTIAL FOR UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.

**BASIS OF BEARINGS**

CITY OF GERRARD WHEELER SURVEY PLAT NO. 3015-00, RECORDED UNDER AUDITOR'S FILE NO. 2020-MASK, RECORDS OF SAGHAT COUNTY, WASHINGTON; NORTH 89°52'30" WEST 1106.83 FEET CHAIN LINK FENCE OF THE NORTHWEST QUARTER OF SECTION 19, T8N, R2E, N4W.



SW1/4, NW1/4, SECTION 19  
SE1/4, NW1/4, SECTION 19  
T8N, R2E, N4W  
SAGHAT COUNTY, WASHINGTON

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT	
DATE	JOB
6/25/2024	24-019
SCALE	SHEET
1" = 50'	2 of 2

**LEGEND**

- FOUND CASED MONUMENT
- FOUND REBAR WITH CAP MARKED "17651"
- FOUND 3/4" DIAMETER IRON PIPE WITHOUT CAP
- SET REBAR WITH CAP MARKED "37550"
- FOUND REBAR WITH CAP MARKED "37550"
- △ FOUND NAIL WITH WASHER MARKED "37550"
- (P) DISTANCE AND/OR BEARING FROM SHORT PLAT SW-3-92
- (M) MEASURED DISTANCE AND/OR BEARING

**HOXCO**  
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