BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FOR

SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M. CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE SE 1/4 OF THE SW 1/4 OF

LEGAL DESCRIPTION:

ACCORDING TO PROPERTY BOUNDARY AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 202302210071, RECORDS OF SKAGIT COUNTY, WASHINGTON:

PARCEL A (P37331):

HE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHMEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, BANGE E AEST, WAM, EXCEPT HIGHWAY, AND BAULWAY BERHIS OF WAY, DECEPT HAT FOR DETON OF THE SOUTH 20 FEET THEREOF LYING WEST OF SAID HIGHWAY, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

L BEGNINICA IA POINT ON THE EAST UNE OF SAD SUBDINSON 333.8 ERET NORTH OF THE RORTH UNE OF THE STATE HEIGHWAY REFOR OF WAY, THECK USES IS ERET TO THE FORM OF DEBOURNICE OF THIS DESCRIPPOR, THROCK WAST TO THE WEST UNE OF SAD DAST PALF OF THE SOUTH FAST QUARTER OF THE SOUTHWAST QUARTER, THERKET HOSTH ALGORI THE WEST UNE OF SAD SUBDINGON SAS HET, THE SOUTHWAST QUARTER, THERKET SOUTH AS THE WAST OF THE SOUTHWAST QUARTER, THERKET SOUTHWAST QUARTER, THERKET SOUTH SAS REET TO THE POINT OF BEDRINKING.

2. THE SOUTH 6 ACRES OF THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE STATE HIGHWAY.

3. THE WEST 25 FEET THEREOF APPROPRIATED BY SKAGIT COUNTY IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515 FOR DRAINAGE DITCH.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

RESHANGE, IT APAIT ON THE EAST LIKE OF SAID SUDDWISDAY 233.18 FEET MORTH OF THE MORTH LINK OF THE SERVEY WHAT APAIT HE SEED AND THE MET AND THE SERVEY WHAT APAIT AND THE SERVEY WHAT APAIT OF THE MET LINK OF SAID VAIL HAND AT HE WAS THE MET LINK OF SAID VAIL HAND AT HE WAS THE MET LINK OF SAID VAIL HAND AT HE WAS THE MET LINK OF SAID VAIL HAND AT HE WAS THE MET LINK OF SAID VAIL HAND AND A SAID VAIL HAND A SAID

EXCEPT THE WEST 25 FEET THEREOF APPROPRIATED BY SKAGIT COUNTY IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515 FOR DRAINAGE DITCH.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- BASIS OF BEARINGS: RELATED TO WASHINGTON COORDINATE SYSTEM (NAD 83/11), NORTH ZONE SECTION BREAKDOWN PER SKAGIT SURVEYORS ROS FILED UNDER A.F. NO. 9810210052 & 200011060074 (SOUTH LINE OF SOUTHWEST QUARTER SECTION 23 BEING S89*56'04"W - 2644.50') LINE HELD: SOUTH LINE OF SOUTHWEST QUARTER SECTION 23: BEING S89°56'10"W - 2644.45'
- DATE OF SURVEY: OCTOBER 2019 AND JUNE 2024
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY WAS TO RECOVER OR MONUMENT THE CORNERS OF THE DESCRIBED PARCEL, AND TO DEPICT ANY OCCUPATIONAL INDICATORS.
- PER ROW SJORD OF THIS SURVEY DEPICTS PHYSICAL ENDEAUE OF EXCEROCHMENT OR DUTER AP BY OCCUPATION OR INFROOVEMENT, WHICH HAW INCLUDE POTENTIAL CLAIMS OF UNWRITTEN RIGHTS. NO LEGAL RESOLUTION OF SUCH CLAIMS HAS BEEN MADE ON IMPLED BY THIS SURVEY.
- THIS SURVEY WAS ACCOMPUSHED USING A COMMUNION OF BELATIVE GIASS DISERVATIONS WHIP A BASE/ROUGHER TO COMPENDIATION AND STANDARD EETS TRAVES FOR COLDINESS WHITH A VIOTAL STRIPON, ALL MODULINESS SHOWN WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE HOTED.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF FIRST AMERICAN TITLE GUARANTEE NO. 5003353-000332ZE WITH AN EFFECTIVE DATE OF JULY 27, 2023.

NEW LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

REGINNING AT THE SOUTH QUARTER CORRER OF SAID SECTION 23, THENCE MORTH 0° 59° 30° EAST ALONG THE EAST UNE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 860.63 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH 0" 59" 30" EAST ALONG SAID EAST LINE A DISTANCE OF 455.14 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89* 26' 04" WEST ALONG SAID NORTH LINE A DISTANCE OF 420.71 FEET;

HENCE SOUTH 0" 59" 30" WEST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 452.02 FEET;

THENCE SOUTH 89* 00' 30" EAST A DISTANCE OF 420.70 FEET TO THE TRUE POINT OF BEGINNING

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASH

CONTAINS 190,821 SQUARE FEET ±

PARCEL B (P37206):

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE MORTH 0° 59° 30° EAST ALONG THE EAST UNE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 50.139 FEET TO THE TRUE POINT OF BEGINNING: THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 FAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THENCE SOUTH 89* 56' 10" WEST A DISTANCE OF 636.17 FEET;

THENCE NORTH 0" 59" 12" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 821.63 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89" 26" 04" EAST ALONG SAID NORTH LINE A DISTANCE OF 215.44 FEET;

THENCE SOUTH 0° 59' 30" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 452.02 FEET;

THENCE SOUTH 89° 00' 30" EAST A DISTANCE OF 420.70 FEET TO A POINT ON SAID EAST LINE;

THENCE SOUTH 0° 59' 30" WEST ALONG SAID EAST LINE A DISTANCE OF 359,50 FEET TO THE TRUE POINT OF SEGINNING.

SKAGIT COUNTY, WASHINGTON.

CONTAINS 329,592 SQUARE FEET ±

BLA NOTE:

THE ARDVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRAWITE. THIS LOT BOUNDARY ADJUSTIMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL LOT (SWAYC 16.16.030(D)).



STATE OF WASHINGTON SS ACKNOWLEDGEMENT

HERBY CERTIFY THAT ON THIS 2nd bay of 0 CCOM bey 2024
THAT THE ABOVE MONYOUALIS ISSUED CERTIFY THAT THIS BOUNDAMY LUE ADUSTIMENT IS
MEDIT ON THE THE LAND YOULDHAMY ACT AND DEED FOR THE USES AND PURPOSES
MEDITORIED.

DATE 12-2-24 NAME KATHICHAN Cloonar NOTARY PUBLIC IN AND FOR THE STATE OF: WAR.
RESIDING AT: What com Count,

MY APPOINTMENT EXPIRES: 01-16-2026



APPROVED FOR THE CITY OF SEDRO-WOOLLEY

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONTORMANCE WITH THE PROPOSICIONS OF THE 15 AND THE 15 TO OF THE SERRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 4 DAY OF \$\int_0 \int_0 \

PLANNING DIRECTOR MUNICIPAL CODE AND IS HEREBY APPROVED THIS CITY ENGINEER-

CITY TREASURER'S CERTIFICATE

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



AUDITOR'S CERTIFICATE DAY OF THE JOBY AT

11.24 M. AT THE REQUEST OF JEPSON AND ASSOCIATES.

DITOR'S FILE NO. MANUSCHICK ON THE WARDEN ON THE WARDEN THE WARDEN THE WARDEN ON THE WARDEN OF THE WARD

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 THE RIGROUP IN FEBRUARY 2023.





PTN. SE1/4 SW1/4, SECTION 23, TOWNSHIP 35 N., RANGE 4 E., W CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

PHONE: (340) 733-5740 | FAX: (340) 447-8737 | EMAIL: CAJEPSON@JEPSONENGINEERING.COM PHONE: (340) 733-5740 | FAX: (340) 447-8737 | EMAIL: CAJEPSON@JEPSONENGINEERING.COM **EPSON & ASSOCIATES**

1/	ב כ כ		N.M.
	DWG. NO.:	DATE:	CLIENT:
	19097.01-BLA.DW0	11/21/2024	RJ GROUP

DRAWN BY: SMF RRC CHECKED BY: CMJ CHECKED BY: JOB NO: 19097.01 F.B. NO. 1 of 2 ZW30

