

Auditor's Certificate

Skagit County Auditor

Property Description Auditor's File Number 9609060091

Parcel A: Lot 75, "Rancho San Juan Del Mar," Subdivision No. 4, according to the plat recorded in Volume 6, of plats, pages 19 to 22, inclusive, records of Skagit County, Washington.

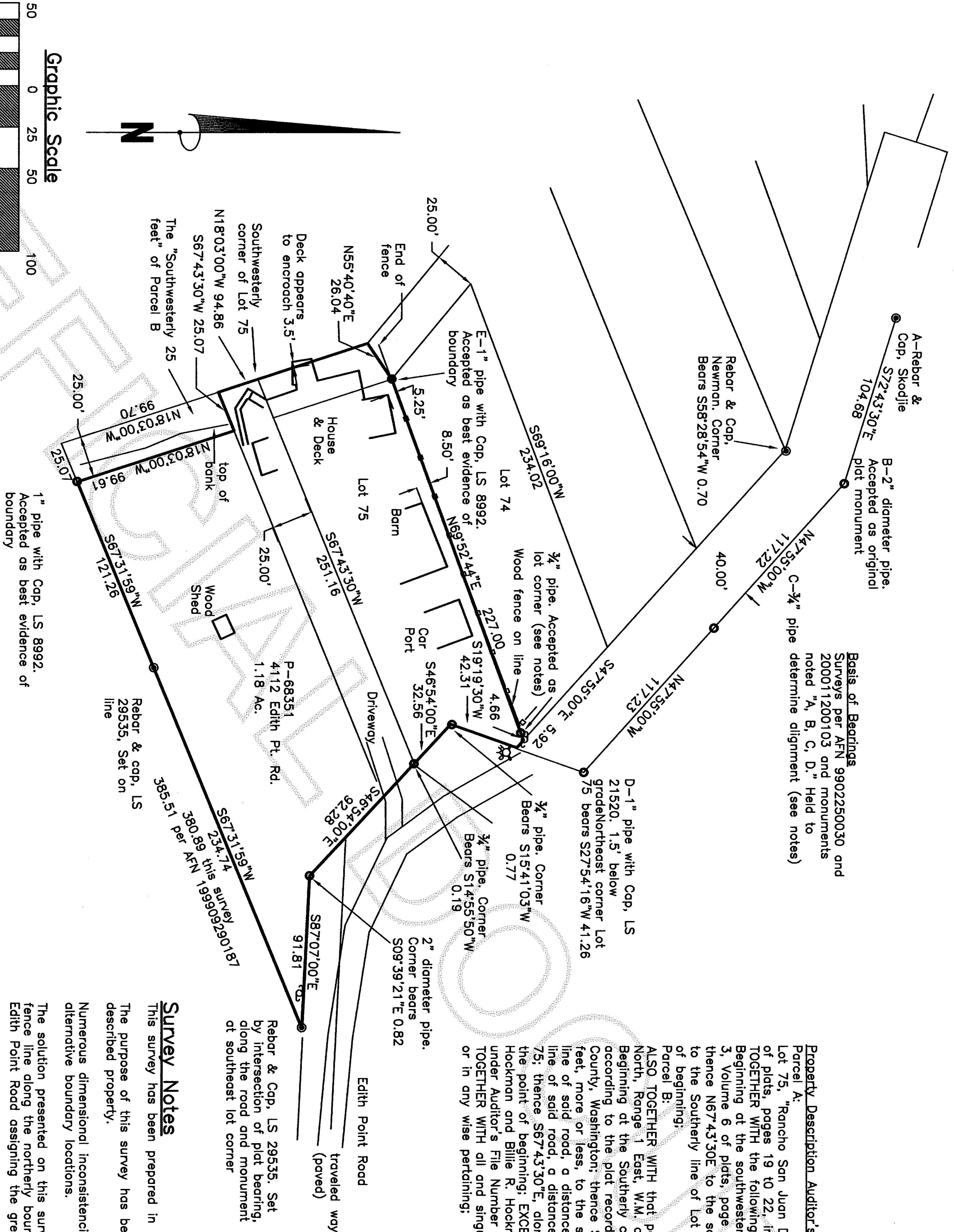
TOGETHER WITH the following described parcel:

Beginning at the southwestern corner of Lot 75, Rancho San Juan Del Mar, Subdivision No. 3, Plate 3, Volume 6 of plats, page 21, records of Skagit County, Washington; thence S18°03'E, 25 feet; thence N67°43'30"E to the southerly line of the County road as shown on the Plat; thence N46°54'W, to the Southerly line of Lot 75, thence S67°43'30"W along the southerly line of Lot 75 to the point of beginning;

Parcel B:

ALSO TOGETHER WITH that portion of the Southwest ¼ of the Northwest ¼ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southerly corner of Lot 75, Plate 3, "Rancho San Juan Del Mar, Subdivision No. 4," according to the plat recorded in Volume 6 of plats, page 19 to 22 inclusive, records of Skagit County, Washington; thence S18°03'E, a distance of 125 feet; thence N67°43'30"E, a distance of 425 feet, more or less, to the southerly line of County road No. 377; thence westerly along the southerly line of said road, a distance of 105 feet, more or less; thence northwesterly along the southerly line of said road, a distance of 92.28 feet, to the most southerly and easterly corner of said lot 75; thence S67°43'30"E, along the southeasterly line of said Lot 75, a distance of 251.09 feet to the point of beginning; EXCEPT the northwesterly 25 feet thereof, as conveyed to Jackson L. Hockman and Billie R. Hockman, husband and wife, by instrument recorded September 28, 1970, under Auditor's File Number 743951. ALSO EXCEPT the southwesterly 25 feet thereof; TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging in any wise pertaining;



Survey Notes

This survey has been prepared in accordance with the requirements of WAC 332-130.

The purpose of this survey has been to locate and describe the existing boundaries of the above described property.

Numerous dimensional inconsistencies between found monuments and plat dimensions result in numerous alternative boundary locations.

The solution presented on this survey is based on the monuments marking the westerly boundary, the fence line along the northerly boundary and a best fit analysis of the noted found monuments along Edith Point Road assigning the greatest weight to the monuments held for adjoining surveys of record.

The "Southwesterly 25 feet" excepted in the above description of Parcel B appears to be included in the Assessor Map of this parcel.

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 of the request of Noel J. and Janine Moden, of Skagit County, Washington in July, 2013.

Certificate No. 29535

Record of Survey

FILE NAME: 1307-627			
SCALE: 1" = 50'			
DATE OF PLAN: 7-09-06			
DRAWN BY: RFP			
F.B. No. 38			
QUARTER	SECTION	TOWNSHIP	RANGE
SW/NW	11	34N	1E

NOEL J. and JANINE MODEN

Parish Land Surveying

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