

NE 1/4 OF THE NE 1/4 OF SECTION 24, T35N, R4E

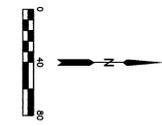
PUGET SOUND & BAKER RIVER R.R.

S 88°37'22\" E 2711.70'

S 00°33'27\" E 2656.09'

N 88°36'22\" E 2626.27'

This is a diagram representing the original conveyances



NOTES

1. BASIS OF BEARING, ASSUMED N 88°37'22\" W FROM THE FOUND MONUMENT FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 24, T35N, R4E (2ND 1/32 (3 SECOND) TOTAL STATION, THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. CH. 332-120-090.
2. THIS SURVEY WAS PERFORMED BY A STATIONED FIELD TRANGERS USING ALIBRA 11 DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
3. THE PLAT OF SEDRO HOME ACREAGE PLATE NO. 2 SHOWS BAL STREET BEING PARALLEL TO CENTRAL AVENUE.
4. THE PLAT OF SEDRO HOME ACREAGE PLATE NO. 2, SEDRO HOME ACREAGE IS BEING RECORDED IN BOOK 112, PAGE 330.
5. THE SUBJECT PROPERTY OF THIS SURVEY ENCOMPASSES PARTS OF LOTS 1 AND 2, PLAT NO. 2, SEDRO HOME ACREAGE.
6. THE SUBJECT PROPERTY OF THIS SURVEY ENCOMPASSES PARTS OF LOTS 1 AND 2, PLAT NO. 2, SEDRO HOME ACREAGE. THE ORIGINAL FLAHERTY PROPERTY WAS LATER SPLIT INTO 3 PARCELS. THESE 3 PARCELS TOGETHER WITH PART OF LOT 2, PLATE NO. 2 OF SEDRO HOME ACREAGE HAVE BEEN CONVEYED TO THE FIRST FREE METHODIST CHURCH OF SEDRO-WOOLLEY BY DEEDS FILED UNDER SAGAT COUNTY Auditor's file numbers 8304980748, 9206030010 & 20050520133. THE SOUTH 111 FEET OF THE DAVIDSON PARCEL HAS BEEN CONVEYED BY A.F.N. 9310250071 and part of Lot 1 Plate 2 of Sedro Home Acreage by A.F.N. 8311230006.
7. NEITHER THE INTERNAL LINES NOR THE INTERIOR CORNER ANGLES OF THE DAVIDSON PARCEL HAVE BEEN MARKED OR MONUMENTED BY THIS SURVEY.



RECORD OF SURVEY
IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, T35N, R4E, W1/4, SAGAT COUNTY, WASHINGTON

Zikovich Land Surveying, PLLC
CONCRETE, WA 98237
(360) 391-3494

CHECKED BY: SAZ JULY 30, 2019 SCALE: 1\" = 120'
DATES OF FIELD WORK: 6-22-2019 TO 7-20-2019 PAGE 2 OF 2

NARRATIVE
EAST WEST DIMENSIONS:
Doris Christian conveyed to Mary Gaylord the West 2/3 of the NW 1/4 of the section 24, Township 35 North of the Willamette Meridian in February 1919. Over the next five years Mary Gaylord sold off the parcels depicted upon this map.
The total dimension of all the parcels sold add up to 890 feet from West to East. The length of the south line of the NE 1/4 of said NE 1/4 is 1335.08' per Short Plat SW-0583. Two thirds of that measurement is 889.05 feet. I gave the ten feet on the west plus the 36.5 ft. of Ball Acreage extension their full width and proportioned all the parcels to fit the line drawn north from the 890.05' mark.
In this case there is clear evidence that that chain used by Mary Gaylord's surveyor was shorter than modern instruments. The Plat of Sedro Home Acreage and Reseade Garden Tracts clearly show this. The north line of the former was measured at 1335.8' as opposed to the current 1335.08'. Two thirds of the former is 890.53 feet. Corner of 2' 0 1/2\" times 890.53 equals 889.99. Which is what Mary Gaylord's surveyor would have to work with by measuring \"east\" at right angle to the west line of said NE 1/4 of the NE 1/4.

EAST WEST DIRECTIONS:
The first three parcels sold were to F. M. and Mabel E. Davidson, Alex Gustafson and Robert and Mildred R. O'Dell.
The description for the Davidson parcel reads: Commencing at a point two hundred eighty one feet north and three hundred twenty four feet east of the southwest corner of the northeast quarter of section twenty four, township thirty five north of range four east of the W. M., thence running north two hundred eighty two feet; thence east three hundred ten feet; thence south two hundred eight two feet; thence west three hundred ten feet to the place of beginning.
The description for the O'Dell parcel reads: Commencing at a point ten feet east of the southwest corner of the NE 1/4 of Section twenty four, Township thirty five North of Range four east of the W. M., thence running north two hundred eighty one feet; thence east three hundred ten feet; thence south two hundred ninety one feet; more or less to the south line of said NE 1/4 of NE 1/4; thence westerly along said south line to the place of beginning.
The description for the Gustafson parcel reads: commencing at a point ten feet east and two hundred eighty one feet north of the southwest corner of the Northeast quarter of the Northeast quarter of Section twenty four, Township thirty five North Range four east of the W. M., thence running North two hundred eighty two feet; thence East three hundred ten feet; thence South two hundred eighty two feet; thence West three hundred ten feet to the place of beginning.
After selling these parcels Mary Gaylord sold a parcel to Roy F. Flaherty described as follows: Commencing on the south line of the northeast quarter of the northeast quarter of section twenty four, township thirty five north of range four east of the W. M., three hundred twenty four feet east of the southwest corner, thence running north two hundred ninety one feet; thence east three hundred ten feet; thence south two hundred ninety one feet; more or less to the said south line, thence westerly along said south line to the place of beginning.
The deeded east line of the O'Dell parcel is 10 feet longer than the west line; the deeded east line of the Flaherty is 12 feet longer than its west line. They terminate on the south line of said NE 1/4 of the NE 1/4 indicating that the cardinal direction of East is not to be parallel with the south line of the NE 1/4 of the NW 1/4. Constructing \"east\" as east at right angles to the west line of said NE 1/4 of the NE 1/4 and \"north\" as parallel to said west line results in the east line of said Flaherty property being 303.02' north to south. The east line of the O'Dell property comes out at 293.2'.
I construed \"east\" in the deeds to Flaherty and Davidson to be \"east\" at right angles to the west line of said NE 1/4 of the NE 1/4 and \"north\" in the deed to be \"north\" parallel to the west line of said NE 1/4 of the NE 1/4.
This solution matched the evidence in the field. As shown on page 1, a monument on the west margin of Ball Street was found 714' north of the southwest corner of said NE 1/4 of the NE 1/4. Also found was evidence (at the NE corner) of the south 81 feet of the north 171 feet of the Davidson property.
Also, any major departure from this solution impacts improvements of all properties immediately west of Ball Street. Four buildings are shown here. Buildings are shown in these locations in a 1969 aerial photograph. In the same photograph visible lines are shown to be in locations conformable to the resolution of this survey. In addition, Mary Gaylord did not intend to create any gaps or overlaps between any parcels. Therefore any small discrepancies are to be ignored.
The subject property of this survey comprises the original Flaherty property and the south 111 feet of the Davidson property. It also includes parts of lots 1 and 2 of Plate No. 2 of Sedro Home Acreage