

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILE NO. 2020-278

LEGAL DESCRIPTIONS BEFORE ADJUSTMENT

PARCEL A (P111109)
LOT 4, SHORT PLAT NO. 3406, APPROVED FEBRUARY 13, 2007, UNDER AUDITOR'S FILE NO. 200702150075, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 3406, UNDER AUDITOR'S FILE NO. 200702150075, AFFECTS LOTS 2, 3 AND 4 OF SAID SHORT PLAT.
PARCEL B (P13132)
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE OLD FAIRHAVEN AND SOUTHERLY RAILWAY RIGHT OF WAY 297.5 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RAILWAY RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO MAUD BRISTOL BY DEED DATED DECEMBER 4, 1903 AND RECORDED DECEMBER 7, 1903, IN VOLUME 51 OF DEEDS, PAGE 637, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID MAUD BRISTOL TRACT TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE WEST 20 FEET, MORE OR LESS, TO A POINT 771 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER;
THENCE NORTHWESTERLY PARALLEL WITH SAID RAILWAY RIGHT OF WAY 152.5 FEET;
THENCE NORTHWESTERLY PARALLEL WITH SAID RAILWAY RIGHT OF WAY 152.5 FEET;
THENCE SOUTHEASTERLY 152.5 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

PARCEL A (P111109)
LOT 4, SHORT PLAT NO. 3406, APPROVED FEBRUARY 13, 2007, UNDER AUDITOR'S FILE NO. 200702150075, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
EXCEPT THAT PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE SOUTH 45°56'14" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 130.00 FEET TO THE MOST WESTERN NORTHWEST CORNER THEREOF;
THENCE SOUTH 02°13'01" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 5.54 FEET;
THENCE NORTH 44°10'05" EAST 133.76 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, SHORT PLAT NO. 3406, APPROVED FEBRUARY 13, 2007, RECORDED FEBRUARY 13, 2007, UNDER AUDITOR'S FILE NO. 200702150075, AFFECTS LOTS 2, 3 AND 4 OF SAID SHORT PLAT;
THENCE NORTH 89°28'38" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER 8.52 FEET;
THENCE NORTH 44°10'05" EAST 11.75 FEET TO THE WEST LINE OF SAID LOT 4;
THENCE SOUTH 02°13'01" EAST ALONG SAID WEST LINE 8.51 FEET TO THE POINT OF BEGINNING.
ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 3406, UNDER AUDITOR'S FILE NO. 200702150075, AFFECTS LOTS 2, 3 AND 4 OF SAID SHORT PLAT.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B (P13132)
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE OLD FAIRHAVEN AND SOUTHERLY RAILWAY RIGHT OF WAY 297.5 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RAILWAY RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO MAUD BRISTOL BY DEED DATED DECEMBER 4, 1903 AND RECORDED DECEMBER 7, 1903, IN VOLUME 51 OF DEEDS, PAGE 637, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID MAUD BRISTOL TRACT TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE WEST 20 FEET, MORE OR LESS, TO A POINT 771 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER;
THENCE NORTHWESTERLY PARALLEL WITH SAID RAILWAY RIGHT OF WAY 152.5 FEET;
THENCE NORTHWESTERLY 256 FEET TO A POINT ON SAID SOUTH LINE OF THE RAILWAY RIGHT OF WAY, WHICH IS 152.5 FEET NORTHWESTERLY OF THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY 152.5 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, SHORT PLAT NO. 3406, APPROVED FEBRUARY 13, 2007, RECORDED FEBRUARY 13, 2007, UNDER AUDITOR'S FILE NO. 200702150075, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 89°28'38" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER 8.52 FEET;
THENCE NORTH 44°10'05" EAST 11.75 FEET TO THE WEST LINE OF SAID LOT 4;
THENCE SOUTH 02°13'01" EAST ALONG SAID WEST LINE 8.51 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS AFTER ADJUSTMENT CONT.

PARCEL C (CONTINUED)
TOGETHER WITH THAT PORTION OF LOT 4, SHORT PLAT NO. 3406, APPROVED FEBRUARY 13, 2007, RECORDED FEBRUARY 15, 2007, UNDER AUDITOR'S FILE NO. 200702150075, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE SOUTH 45°56'14" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 130.00 FEET TO THE MOST WESTERN NORTHWEST CORNER THEREOF;
THENCE SOUTH 02°13'01" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 5.54 FEET;
THENCE NORTH 44°10'05" EAST 133.76 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTE

THE HEREIN DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS LOT BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL LOT (SWAC 16.16.030(0)).

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.

JAMES D. SEWARD
11-23-2020
DATE

AGNES E. SEWARD
11-23-2020
DATE

WAYNE A. SNOWDEN
11-23-2020
DATE

JOYCE L. SNOWDEN
11/23/20
DATE

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT ON THIS 23RD DAY OF NOVEMBER 2020, THAT JAMES D. SEWARD AND AGNES E. SEWARD, HUSBAND AND WIFE SIGNED AS THE OWNERS OF PARCEL B, THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

SIGNATURE

(PRINT NAME) JAMES D. SEWARD

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: SKAGIT COUNTY

MY APPOINTMENT EXPIRES: 3/9/2024

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

I CERTIFY THAT ON THIS 23RD DAY OF NOVEMBER 2020, THAT WAYNE A. SNOWDEN AND JOYCE L. SNOWDEN, HUSBAND AND WIFE SIGNED AS THE OWNERS OF PARCEL A, THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

SIGNATURE

(PRINT NAME) BRIAN GULLERSON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: SKAGIT COUNTY

MY APPOINTMENT EXPIRES: 3/9/2024

LAND SURVEYOR'S CERTIFICATE

I, ARNON E. TYSON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC, AT THE REQUEST OF JESSIE PEHL IN SEPTEMBER, 2020.

ARNON E. TYSON
10-23-2020
REGISTRATION 163114
DATE

APPROVED FOR THE CITY OF SEDRO-WOOLLEY

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC, AND IS HEREBY APPROVED THIS 23RD DAY OF NOVEMBER 2020.

PLANNING DIRECTOR

CITY TREASURER'S CERTIFICATE

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

DATE 11/24/2020

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF DECEMBER 10, 2020, AT 11:17 AM PM

AT THE REQUEST OF ARNON E. TYSON, UNDER AFF

SKAGIT COUNTY AUDITOR



NorthLine
Surveying

Surveying and Construction Technologies

2025 RIVERSIDE DRIVE SUITE D
MOUNT VERNON, WA 98273
(360)899-9598

RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT
FILE NO. 2020-278
PORTION OF NE 1/4 OF THE NE 1/4 OF SEC. 23,
TWP. 35 N. RGE. 04 E. W.M.

SKAGIT COUNTY, WASHINGTON

PREP: 09/30/2020

DRAFT: AET

CHK AT

SHEET 1 OF 2

PROJECT: 2029

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILE NO. 2020-278

BASIS OF BEARING

SOUTH 17°09'25" WEST 1184.85' BETWEEN THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND THE FOUND REBAR AND CAP SET 3.0' SOUTHWESTERLY ON LINE ON THE RECORD OF SURVEY AS AF# 200702150075

REFERENCES

(N) SHORT PLAT AF# 200702150075
SHORT PLAT AF# 200213300186
DEED AF# 46505



SURVEY NOTES

EQUIPMENT: LEICA TS16 3" ROBOTIC IMAGING TOTAL STATION

METHOD: FIELD TRAVERSE

RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-130-085 AND 332-130-090.

SITE INFO

PARCEL A
PARCEL NO. #311105
ADDRESS: 518 F & S GRADE RD
AREA: BEFORE - 101,133 SF / AFTER - 9,901 SF
SEVER: PRIVATE
WATER: PUBLIC

PARCEL B
PARCEL NO. #317137
ADDRESS: 525 F & S GRADE RD
AREA: BEFORE - 38,740 SF / AFTER - 38,972 SF
SEVER: PRIVATE
WATER: PUBLIC

EXHIBIT A

SCALE: 1" = 30'



NorthLine Surveying
Surveying and Construction Technologies
2025 RIVERSIDE DRIVE SUITE D
MOUNT VERNON, WA 98273
(360)899-9598

**RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT
FILE NO. 2020-278**
PORTION OF NE 1/4 OF THE NE 1/4 OF SEC. 23,
TWP. 35 N, RGE. 04 E, W.M.

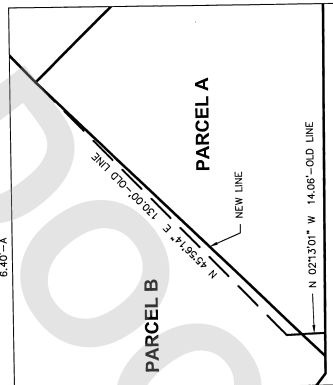
PREP: 09/30/2020
SCALE: 1" = 40'
DRAFT: AET
CHK: AT
SHEET 2 OF 2
PROJECT: 2029

LEGEND

- FOUND SURVEY MARKER AS NOTED
- SET 1/2" X 24" REBAR & CAP STAMPED "NLS 53114"
- SET 2" X 2" WHITE STAKE ON LINE
- FIR TREE
- CALCULATED
- PER TITLE REPORT
- BEFORE ADJUSTMENT
- AFTER ADJUSTMENT

LINE BEARING: N 05°13'50" E 400.00'
DISTANCE: 400.00'

FOUND IRON PIPE IN CASE
DURING SURVEY FILED IN VOLUME 4
OF SHORT PLATS, PAGE 150



NE COR 523 - TSN - RAE
FOUND MONUMENT TO CORNER
OF SECTION 23, TOWNSHIP 35 NORTH,
RANGE 4 EAST, W.M. 4-0.3' BELOW SURFACE
VISITED 07/2020

F & S GRADE ROAD
N 52°19'01" W 121.18' - (R)

SHORT PLAT
AF#200702150075

FOUND REBAR & CAP
"SKA 17651"
3.0' SW ON LINE - (R)

FOUND REBAR & CAP
"SKA 17651"
3.0' SW ON LINE - (R)

FOUND REBAR & CAP
"SKA 17651"
3.0' SW ON LINE - (R)

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"SKA 17651"
3.0' SW ON LINE - (R)

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3.0' SW ON LINE - (R)

FOUND REBAR & CAP
"SKA 17651"
3.0' SW ON LINE - (R)