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04/15/2022 12:50 PM Pages: 1 of 2 Fees: \$292.50
Skagit County Auditor

LEGAL DESCRIPTION

A PORTION OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 35, RANGE 5 EAST, W.M.;
TOGETHER WITH A PORTION OF THE WEST 1/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., EXCEPT ROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY CORNER OF COUNTY ROAD RUNNING ALONG THE COUNTY LINE THEREOF, AND ON THE EAST LINE OF
SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., EXCEPT ROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS:
GOVERNMENT LOT 3 AS ESTABLISHED BY GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY, AS RECORDED IN VOLUME 6 OF PLATS, PAGE
18, RECORDS OF SKAGIT COUNTY, WASHINGTON, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 02°33'07" WEST A DISTANCE OF 649.11 FEET TO THE 1/16TH LINE OF THE NORTHEAST 1/4 THEREOF;
THENCE NORTH 02°33'07" WEST A DISTANCE OF 649.11 FEET TO THE 1/16TH LINE OF THE NORTHEAST 1/4 THEREOF;
THENCE SOUTH 07°30'17" EAST A DISTANCE OF 647.69 FEET TO THE NORTHERLY CORNER OF COUNTY ROAD RUNNING ALONG THE SOUTH LINE
THEREOF;
THENCE NORTH 88°35'49" WEST A DISTANCE OF 170.20 FEET ALONG THE NORTHERLY CORNER OF COUNTY ROAD TO THE POINT OF BEGINNING;
SITUATED WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

REFERENCES

- (R1) - GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY AFF#61108
(R2) - PLAT OF BINGHAM PLACE AFF#881
(R3) - PLAT OF BINGHAM PLACE SECOND ADDITION AFF#891200025

BASIS OF BEARING

THE EAST LINE OF GOVERNMENT LOT 3, AS SHOWN IN GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY
AFF#61108

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND GNSS NETWORK ROVER
METHOD: FIELD TRAVERSE AND NETWORK GPS
NO EASEMENTS, RESTRICTIONS OR PRESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE
REPORT ARE SHOWN.
RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC
330-190-005 AND 330-190-090.

SITE DATA

SITE ADDRESS: 1122 E STATE STREET, SEDRO-WOOLLEY, WA 98284
TOWNSHIP: 35 NORTH
RANGE: 5 EAST
GROSS SITE AREA: 110193 SF (2.53 ACRES)



RECORDING CERTIFICATE

FILED FOR RECORD BY ROBERT C. MITCHELL THIS 15 DAY OF
APRIL 2022 A.D. AT 30 MINUTES PAST 12 O'CLOCK P.M.
AND RECORDED IN VOLUME 12 OF SURVEYS ON PAGE 12

RECORDS OF SKAGIT COUNTY, WASHINGTON
COUNTY AUDITOR *Robert C. Mitchell* *April 15, 2022*

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SURVEY RECORING ACT AT THE REQUEST OF OLD REPUBLIC TITLE

IN MARCH 2022
ROBERT C. MITCHELL
DATE: 04-15-2022
REGISTRATION #8088



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

PREP: 03-23-2022
REV:
DRAFT: NGR
CHK: BAG
SHEET 1 OF 2
PROJECT: 2177

RECORD OF SURVEY
FOR
OLD REPUBLIC TITLE
PORTION OF SW 1/4 OF SEC. 19,
TWP. 35 N., RGE. 05 E., W.M.
SKAGIT COUNTY, WASHINGTON



