

SURVEY DESCRIPTION

QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT)
EXHIBIT "D" SKAGIT COUNTY AUDITOR'S FILE NO. 202201250031
(SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-37844 AND
PORTION OF P-128304)

PARCEL "A".

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35
NORTH, RANGE 4 EAST, 1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE SOUTH 0°52'38" WEST (CALLED SOUTH 0°52'38" EAST ON
PREVIOUS DESCRIPTION), ALONG THE EAST LINE OF SAID NORTHWEST 1/4,
FOR A DISTANCE OF 214.44 FEET TO THE POINT OF BEGINNING OF THE
SOUTH 3/42 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4;
THENCE NORTH 84°01'08" WEST (CALLED SOUTH 84°36'02" WEST ON
PREVIOUS DESCRIPTION), ALONG SAID NORTH LINE OF THE SOUTH 3/42
FEET, FOR A DISTANCE OF 456.00 FEET, MORE OR LESS, TO THE WEST
LINE OF SAID NORTHWEST 1/4 ALSO BEING THE NORTHWEST CORNER
OF LOT 128304, AS SHOWN ON THE RECORDED PLAT OF SAID LOT 128304,
AUDITOR'S FILE NO. 840925005, RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 840925004, FOR A DISTANCE OF 100.00 FEET,
THENCE CONTINUING NORTH 84°01'08" WEST, FOR A DISTANCE OF
150.00 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 84°01'08" WEST, FOR A DISTANCE OF
150.00 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84°01'08" EAST, PARALLEL WITH THE EAST LINE OF SAID
NORTHWEST 1/4, FOR A DISTANCE OF 214.44 FEET, TO THE POINT OF
BEGINNING OF THE SOUTH 3/42 FEET OF THE NORTH 1/2 OF THE
NORTHWEST 1/4, FOR A DISTANCE OF 195.00 FEET, TO A POINT BEARING
THENCE SOUTH 0°52'38" EAST FROM THE TRUE POINT OF BEGINNING,
THENCE SOUTH 0°52'38" WEST, PARALLEL WITH THE EAST LINE OF SAID
NORTHWEST 1/4, FOR A DISTANCE OF 75.00 FEET;

TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE SOUTH 0°52'38" WEST (CALLED SOUTH 0°52'38" EAST ON
PREVIOUS DESCRIPTION), ALONG THE EAST LINE OF SAID NORTHWEST 1/4,
FOR A DISTANCE OF 214.44 FEET TO THE POINT OF BEGINNING OF THE
SOUTH 3/42 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4;
THENCE NORTH 84°01'08" WEST (CALLED SOUTH 84°36'02" WEST ON
PREVIOUS DESCRIPTION), ALONG SAID NORTH LINE OF THE SOUTH 3/42
FEET, FOR A DISTANCE OF 456.00 FEET, MORE OR LESS, TO THE WEST
LINE OF SAID NORTHWEST 1/4 ALSO BEING THE NORTHWEST CORNER
OF LOT 128304, AS SHOWN ON THE RECORDED PLAT OF SAID LOT 128304,
AUDITOR'S FILE NO. 840925005, RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 840925004, FOR A DISTANCE OF 100.00 FEET,
THENCE CONTINUING NORTH 84°01'08" WEST, FOR A DISTANCE OF
150.00 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 84°01'08" WEST, FOR A DISTANCE OF
150.00 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84°01'08" EAST, PARALLEL WITH THE EAST LINE OF SAID
NORTHWEST 1/4, FOR A DISTANCE OF 214.44 FEET, TO THE POINT OF
BEGINNING OF THE SOUTH 3/42 FEET OF THE NORTH 1/2 OF THE
NORTHWEST 1/4, FOR A DISTANCE OF 195.00 FEET, TO A POINT BEARING
THENCE SOUTH 0°52'38" EAST FROM THE TRUE POINT OF BEGINNING,
THENCE SOUTH 0°52'38" WEST, PARALLEL WITH THE EAST LINE OF SAID
NORTHWEST 1/4, FOR A DISTANCE OF 75.00 FEET;

TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT 30 FEET WIDE FOR INGRESS, EGRESS AND
UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL,
THE NORTH 3/42 FEET OF THE SOUTH 422 FEET OF THE EAST 556 FEET OF
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS, LEASES, COURT
CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INScribed LUGER 20123164.
a. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
b. INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NUMBER 202201250031.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE
SHORT PLAT NO. 24-84 RECORDED UNDER AUDITOR'S FILE NO.
840925005, SHORT PLAT NO. 90-84, RECORDED UNDER AUDITOR'S
FILE NO. 910150011 AND RECORD OF SURVEY MAPS RECORDED
UNDER AUDITOR'S FILE NUMBERS 200903190081 AND 200402250094.
ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION, TRIPLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED EAST LINE OF THE NORTHWEST
1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4,
BEARING = SOUTH 0°52'38" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JASON HILDE
AND JILL HILDE, A MARRIED COUPLE, FOR THE DELINEATION AND
STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP,
THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING,
WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS,
RESTRICTIONS, COVENANTS, CONDITIONS, LEASES, COURT CAUSES,
AND OTHER INSTRUMENTS OF RECORD, NO TITLE
REPORT WAS PROVIDED
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE, FARMED
FIELD, BARN, LUGER, ETC.) AND PER MAP CHAPTER 352-150. LINES OF
OCCUPATION MAY INDICATE REBAR, PIPE, OR OTHER MONUMENTS
OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP
OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO
RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE
OR IMPLIED BY THIS SURVEY.

SURVEYORS 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 JASON HILDE AND JILL HILDE, A
MARRIED COUPLE, IN APRIL, 2022.

KEVIN G. LUGER, P.L.S., CERTIFICATE NO. 20123164
LUGER & ASSOCIATES, PLLC
3302 MILWAUKEE ST/PO BOX 1104
PORT TOWNSEND, WA 98273
PHONE (360) 448-1442
FAX (360) 448-0281
E-MAIL: KEVIN@LUGER.COM

DATE 4-28-22

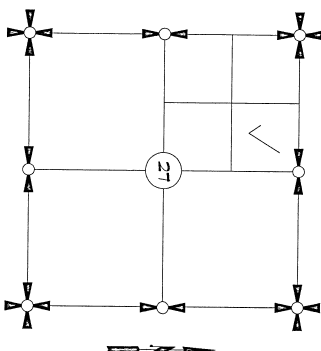


4-28-22

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF April, 2022 AT 11
MINUTES PAST 3 O'CLOCK A.M. IN VOLUME 3 OF
SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE
NO. 202204280086
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Debbie Delaney
Nancy Linnars, S
SKAGIT COUNTY AUDITOR DEPUTY



VICINITY MAP
N.E.

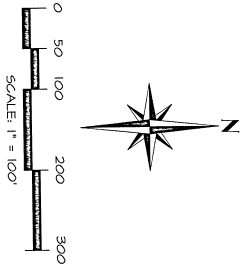
SHEET 1 OF 2

DATE: 4/28/22

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NW 1/4 OF
SECTION 21, T. 35 N., R. 4 E., 1/4,
SKAGIT COUNTY, WASHINGTON
FOR: JASON AND JILL HILDE

FB: LUGER & ASSOCIATES, PLLC SCALE:
P: SURVEYING & LAND-USE CONSULTATION
MOUNT TOWNSEND, WA 98273 360-448-1442 DVG:

NM	BEARING	DISTANCE	L6	L7	L8	L9	L10
L1	S64°10'D/E	100.00'	N0°10'33"E				25.00'
L2	S0°52'39"W	75.00'	N64°10'12"W		125.04'		
L3	S64°10'D/E	155.00'	N0°52'38"E		75.00'		
L4	S0°10'33"W	25.00'	N0°52'38"E		125.00'		
L5	N64°00'51"W	60.01'	S64°10'D/E			155.00'	



SHEET 1 OF 2 DATE: 4/28/22

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NW 1/4 OF
SECTION 27, T5 N, R4 E, N.M.
SKAGIT COUNTY, WASHINGTON
FOR JASON AND JILL HILDE

US58F & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTING
PO BOX 4857442
DUNES, WA 98245

FB: 401 56: 22
PERCIDENT ASSIGNED

SCALE: 1" = 100'

DWG: 21-15-BLA

SHEET | OF 2

DATE: 4/28/22

FB: 481 PG: 22	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-7442	SCALE: 1" = 100'
MERIDIAN: ASSUMED		DWG: 21-151 BLA