

LEGAL DESCRIPTIONS

LOUGHLIN (P24473, P24478) A/RN 202206060078:

THE LAND IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
PARCEL A:  
THAT PORTION OF THE EAST 165 FEET OF THE WEST 537 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHWEST, OF THE COUNTY ROAD, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 140 FEET SOUTH OF THE NORTHERMOST POINT OF THE WEST BOUNDARY OF SAID PROPERTY LYING SOUTH OF THE COUNTY ROAD;  
THENCE SOUTH 140 FEET ALONG SAID BOUNDARY;  
THENCE SOUTHWEST 140 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF LAND, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 140 FEET SOUTH OF THE EAST BOUNDARY OF THE ABOVE SAID TRACT AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 24°37'15" EAST, A DISTANCE OF 82.77 FEET;  
THENCE SOUTH 00°56' WEST, A DISTANCE OF 240.50 FEET TO A POINT ON THE SAID WEST BOUNDARY OF THE COUNTY ROAD, DESCRIBED AS FOLLOWS:  
THENCE NORTH ALONG SAID WESTERN BOUNDARY A DISTANCE OF 315.40 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE PORTION OF SAID SUBDIVISION, THENCE NORTH 00°56' EAST A DISTANCE OF 867.61 FEET;  
THENCE SOUTH 71°48'35" WEST A DISTANCE OF 173.74 FEET TO THE WEST LINE

THENCE SOUTH 00°56' WEST A DISTANCE OF 810.23 FEET TO THE SOUTH LINE THEREOF;  
THENCE SOUTH 88°54'25" EAST ALONG THE SOUTH LINE A DISTANCE OF 165.03 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE EAST 198 FEET OF THE WEST 372 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTHWEST, OF THE COUNTY ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 140 FEET SOUTH OF THE NORTHERMOST POINT OF THE EAST BOUNDARY OF SAID PROPERTY LYING SOUTH OF THE COUNTY ROAD, THENCE NORTH 140 FEET ALONG SAID EASTERN BOUNDARY, THENCE 90 DEGREES WEST FOR A DISTANCE OF 30 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

SKAGIT LAND TRUST (P136019) A/RN 202206160022:

THAT PORTION OF THE EAST 165 FEET OF THE WEST 537 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PORTION OF SAID SUBDIVISION, THENCE NORTH 00°56' EAST A DISTANCE OF 867.61 FEET;  
THENCE SOUTH 71°48'35" WEST A DISTANCE OF 173.74 FEET TO THE WEST LINE  
THENCE SOUTH 00°56' WEST A DISTANCE OF 810.23 FEET TO THE SOUTH LINE  
THENCE SOUTH 88°54'25" EAST ALONG THE SOUTH LINE A DISTANCE OF 165.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS CONTINUED...

FRAN (P24427, P24428) A/RN 202206060078:

THE LAND IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT COUNTY ROAD.  
ALSO EXCEPT THAT PORTION THEREOF CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 1, 1921 AS AUDITOR'S FILE NO. 190844.  
BEGINNING AT THE WEST 537 FEET THEREOF, AND, ALSO FURTHER EXCEPT THE EAST 495 FEET THEREOF.

ALSO FURTHER EXCEPT BEGINNING AT THE NORTHERMOST CORNER OF THE WEST BOUNDARY OF THE ABOVE SAID TRACT AND BEING THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 24°37'15" EAST, A DISTANCE OF 82.77 FEET;  
THENCE SOUTH 00°56' WEST, A DISTANCE OF 350.00 FEET TO A POINT ON THE SAID WEST BOUNDARY OF THE COUNTY ROAD, DESCRIBED AS FOLLOWS:  
THENCE NORTH ALONG SAID WESTERN BOUNDARY A DISTANCE OF 315.40 FEET MORE OR LESS TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

ALSO FURTHER EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 495 WEST OF THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH 0°10'00" WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 350.00 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 81°20'42" WEST A DISTANCE OF 304.98 FEET TO A POINT 537 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 315.40 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE SOUTH LINE AND 537 FEET WEST OF THE SOUTHWEST CORNER THEREOF;  
THENCE ALONG SAID SOUTH LINE SOUTH 88°54'25" EAST A DISTANCE OF 305.22 FEET TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 474 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE 150 FEET NORTH;  
THENCE SOUTH 22°55' WEST, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD, THENCE 225 FEET WEST, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE COUNTY ROAD WHERE SAID ROAD INTERSECTS THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE EAST ON SAID SOUTH LINE 350 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:  
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 474 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE 50 FEET NORTH TO THE TRUE POINT OF BEGINNING;  
THENCE 100 FEET NORTH;  
THENCE SOUTH 81°20'42" WEST A DISTANCE OF 304.98 FEET TO A POINT 537 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 315.40 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE SOUTH LINE AND 537 FEET WEST OF THE SOUTHWEST CORNER THEREOF;  
THENCE ALONG SAID SOUTH LINE SOUTH 88°54'25" EAST A DISTANCE OF 305.22 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF AS CONVERTED TO SKAGIT COUNTY FOR ROAD BY INSTRUMENT RECORDED DECEMBER 9, 1914, AS AUDITOR'S FILE NO. 105400.

SKAGIT LAND TRUST (P24473) A/RN 202203310230:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 495 FEET WEST OF THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTH 24°37'15" EAST, A DISTANCE OF 82.77 FEET;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 315.40 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 81°20'42" WEST A DISTANCE OF 304.98 FEET TO A POINT 537 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 315.40 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°56' WEST PARALLEL TO THE SOUTH LINE AND 537 FEET WEST OF THE SOUTHWEST CORNER THEREOF;  
THENCE ALONG SAID SOUTH LINE SOUTH 88°54'25" EAST A DISTANCE OF 305.22 FEET TO THE POINT OF BEGINNING.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF June 2022 AT 8:34 PM, UNDER AUDITOR'S FILE # 202206300005, AT THE REQUEST OF SEGRAU ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR

*David J. Lutz*  
DEPUTY AUDITOR

NOTES

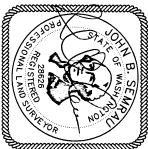
1. THE DESCRIPTIONS FOR THIS SURVEY ARE FROM SUBDIVISION GUARANTEES BY FIRST AND SECOND LUTZ ENGINEERING AND SURVEYING, PLLC, DATED JANUARY 27, 2021 AND ORDER NO. 21-9579-TO, DATED JANUARY 27, 2021, AND THREE RECORDED BOUNDARY LINE ADJUSTMENTS, A/RN 202203310230, A/RN 202206160022 AND A/RN 202206060078.
2. BASIS OF BEARING: SOUTH LINE OF THE SE 1/4 OF SECTION 13-34-3, BEARING = N 89°31'00" W. FLOW RECORD OF SURVEY 200103120135.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF UNWRITTEN OWNERSHIP TO THE BOUNDARY OF THE SURVEYED LAND. OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, MAP, THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF TITLE OR A GUARANTEE OF THE ACCURACY OF ANY SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
8. FOR SURVEY MERIDIAN AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 103-80, RECORDED IN VOL. 5 OF SHORT PLATS, PAGE 39, AND THE PLAT OF SUNSET RIDGE RECORDED IN VOL. 4 OF PLATS, PAGES 61-62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP, CORRECTION, REVISION, OR AMENDMENT, MADE BY ME, GO UNDER MY DIRECTION, IN CONNECTION WITH THE RECORDING OF THIS SURVEY, RECORDED AS AT THE REQUEST OF RICHARD D. B. AND LINDA LOUGHLIN IN OCTOBER 2020.

JOHN B. SEGRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
2118 INVERCROFT DRIVE, SUITE 208  
MOUNT VERNON, WA 98273

DATE: 6-29-2022



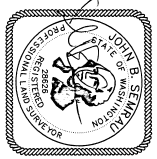
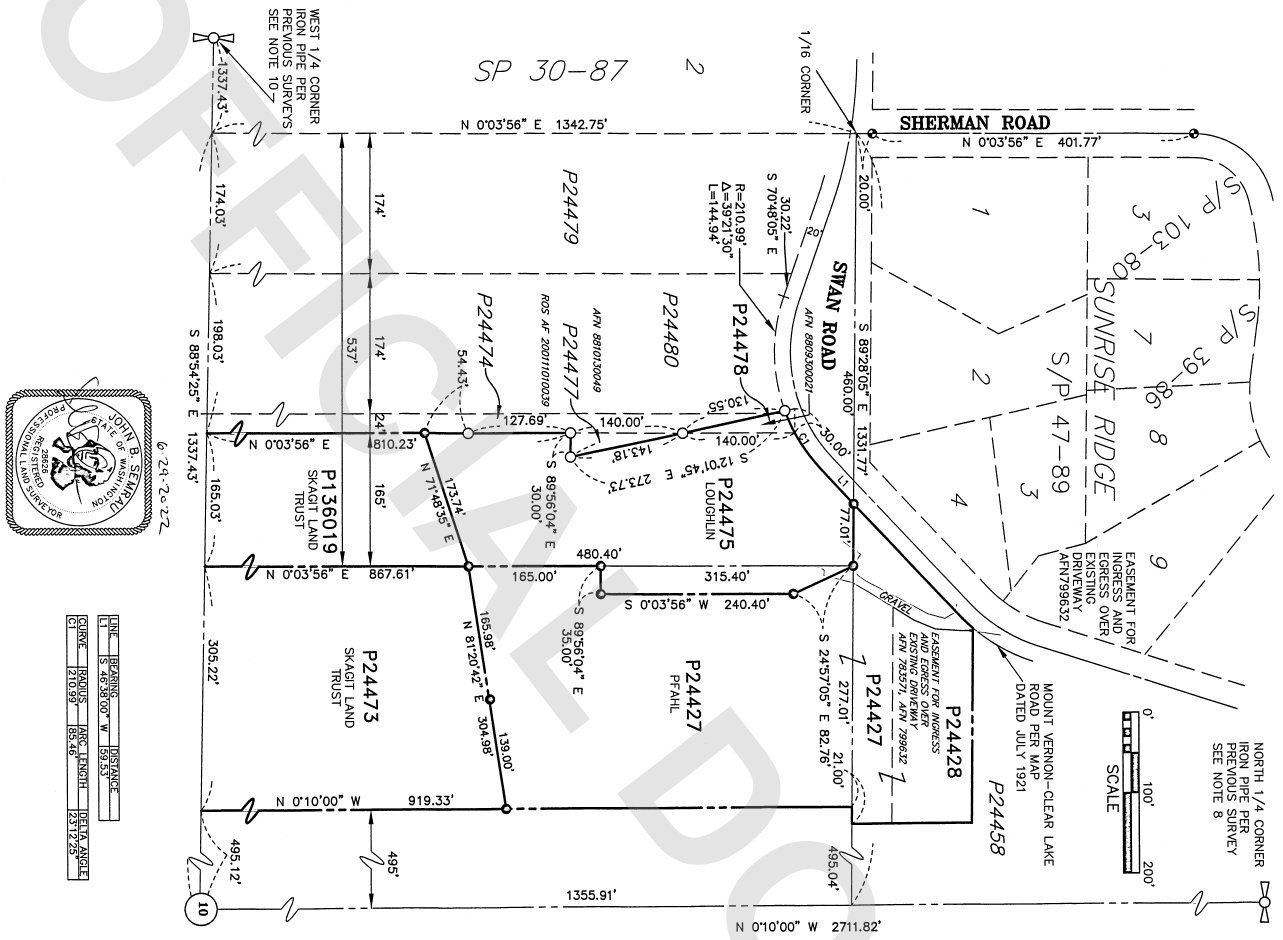
PROPERTY OWNERS

BEAU D. LOUGHLIN &  
LINDA LOUGHLIN  
MOUNT VERNON, WA 98273  
WALTER PFALL &  
CATHY HANES PFALL  
2121 STANLEY ROAD  
MOUNT VERNON, WA 98273  
SCOTT LAND TRUST  
MOUNT VERNON, WA 98273

SHEET 1 OF 2

SURVEY IN THE SE 1/4 OF THE NW 1/4 OF  
SECTION 10, T. 34 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD D. B. AND LINDA LOUGHLIN

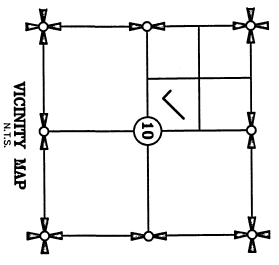
|                   |   |
|-------------------|---|
| FIG. 2-5          | SEGRAU ENGINEERING & SURVEYING SCALE: 1" = 100'   |
| MERIDIAN: ASSUMED | MOUNT VERNON, WA 98273 90°-42'-05" W JOB NO. 6081 |



| LINE | BEARING      | LENGTH   |
|------|--------------|----------|
| 1    | N 0°03'56\"  | 1342.75' |
| 2    | S 89°28'05\" | 460.00'  |
| 3    | S 70°46'05\" | 30.22'   |
| 4    | S 70°46'05\" | 30.22'   |
| 5    | S 70°46'05\" | 30.22'   |
| 6    | S 70°46'05\" | 30.22'   |
| 7    | S 70°46'05\" | 30.22'   |
| 8    | S 70°46'05\" | 30.22'   |
| 9    | S 70°46'05\" | 30.22'   |
| 10   | S 70°46'05\" | 30.22'   |

SURVEY IN THE SE 1/4 OF THE NW 1/4 OF  
SECTION 10, T. 34 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD D. B. AND LINDA LOUGHAN

SHEET 2 OF 2



LEGEND  
● REBAR SET WITH YELLOW CAP - SURVEYOR 28626  
● EXISTING MONUMENTS FOUND