

202212120057
 12/12/2022 02:59 PM
 SKAGIT COUNTY BLDG10
 Page: 1 of 1 Fee: \$207.50

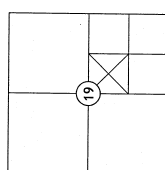
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 12 DAY OF December, 2022
 AT 1:51 PM IN BOOK 1 OF
 AT PAGE 1 AT THE REQUEST OF HOXCO SURVEY, PLLC
 Jennifer Teubner DEPUTY AUDITOR
 COUNTY AUDITOR
 AUDITOR'S FILE NO. 202212120057

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF CURTIS SMITH IN DECEMBER 2022.
 John O'Leary 12-12-2022
 JOHN HOXING PLLC, CERTIFICATE NO. 37950

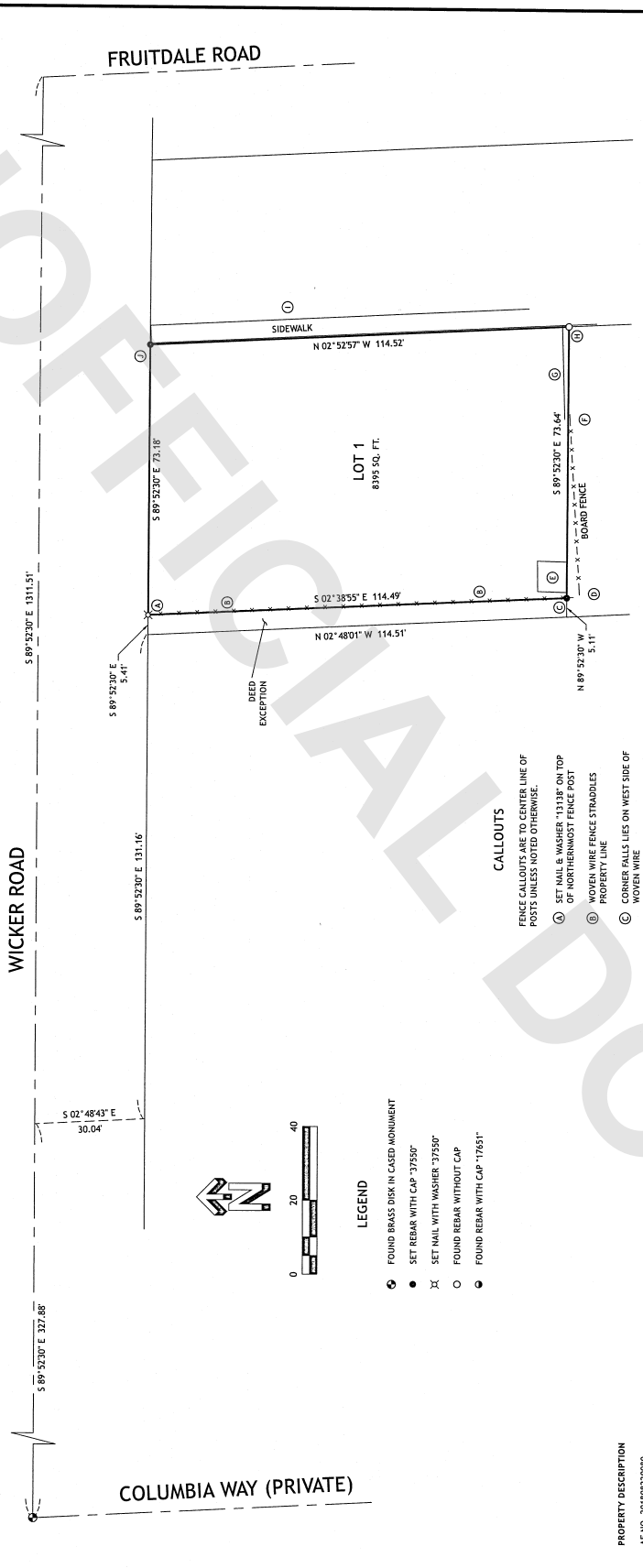
RECORD OF SURVEY FOR CURTIS AND TINA SMITH
 12-12-2022
 JOB 22-047
 1" = 20'



HOXCO SURVEY PLLC
 1313 E MAPLE ST, STE 202
 BELLINGHAM, WA 98225
 360-224-3806 WWW.HOXCOSURVEY.COM



NW1/4, SE1/4, SECTION 19
 T35N, R5E, W1E
 SKAGIT COUNTY, WA

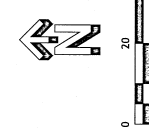


NOTES
 IN DECEMBER, 2022, I SURVEYED THIS PROPERTY BY FIELD TRAVERSE WITH A 2 SECOND TOTAL STATION. THE SURVEY WAS CONDUCTED ON THE MAP WHERE SHOWN AT THAT TIME UNLESS OTHERWISE NOTED. SURVEY ACCURACY MEETS THE WAC 332-130-090 STANDARD FOR SUBURBAN LOTS.
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY. FENCES, DRIVEWAYS AND OTHER OCCUPATIONAL INDICATORS MAY INDICATE INTERESTS OR UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.
BASIS OF BEARINGS
 BEARS-WOODLEY, SHORT PLAT 60.9, 672, RECORDED AS AF NO. 2065020014, RECORDS OF SKAGIT COUNTY, WASHINGTON.

- CALLOUTS**
 FENCE CALLOUTS ARE TO CENTER LINE OF POSTS UNLESS NOTED OTHERWISE.
- Ⓐ SET NAIL & WASHER "131138" ON TOP OF NORTHERNMOST FENCE POST
 - Ⓑ WOVEN WIRE FENCE STRADDLES PROPERTY LINE
 - Ⓒ CORNER PULLS LIES ON WEST SIDE OF WOVEN WIRE
 - Ⓓ WEST END OF BOARD FENCE IS 3.4 FT. SOUTH OF PROPERTY LINE
 - Ⓔ SOUTH EDGE OF SHED EXTENDS OVER PROPERTY LINE
 - Ⓕ EAST END OF BOARD FENCE IS 0.4 FT. SOUTH OF PROPERTY LINE
 - Ⓖ DRIVEWAY BORDER (4' x 4' TRACED BOARD) IS 1 TO 2 FEET NORTH OF PROPERTY LINE
 - Ⓗ FOUND UNCAPED REBAR 0.3 FT. BELOW SURFACE, ACCEPTED AS CORNER.
 - Ⓛ SIDEWALK LIES 0.4' EAST OF PROPERTY LINE.
 - Ⓜ FOUND REBAR WITH CAP "17651" AT SURFACE. I LEFT IT IN PLACE AND SET MY REBAR CAP AT GROUND LEVEL.

- LEGEND**
- FOUND BRASS DISK IN CAPPED MONUMENT
 - SET REBAR WITH CAP "373550"
 - XX SET NAIL WITH WASHER "373550"
 - FOUND REBAR WITHOUT CAP
 - FOUND REBAR WITH CAP "17651"

PROPERTY DESCRIPTION
 AF NO. 20180820080
 LOT 1, SHORT PLAT NO. PLO3-0572, APPROVED DECEMBER 23, 2004 AND RECORDED JULY 20, 2005, UNDER AUDITOR'S FILE NO. 200507200114, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 2, "DREYER'S ACREAGE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING:
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°32'30" EAST A DISTANCE OF 327.88 FEET ALONG THE NORTH LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 02°48'43" EAST A DISTANCE OF 30.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY WICKER ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY WICKER ROAD TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SHORT PLAT NO. PLO3-0572, RECORDED UNDER A/F# 200507200114 RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°32'30" EAST A DISTANCE OF 5.41 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY WICKER ROAD TO A FENCE AS SHOWN ON SAID SHORT PLAT NO. PLO3-0572; THENCE SOUTH 02°38'55" EAST A DISTANCE OF 377.52 FEET ALONG A FENCE AS SHOWN ON SAID SHORT PLAT NO. PLO3-0572; THENCE NORTH 02°48'10" WEST A DISTANCE OF 377.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY WICKER ROAD AND TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



WICKER ROAD

COLUMBIA WAY (PRIVATE)

FRUITDALE ROAD

LOT 1
 8395.50 FT.