

RECORD OF SURVEY

NOTES

IN APRIL 2024, I SURVEYED THIS PROPERTY WITH STATISTIC GPS AND A 2-SECOND TOTAL STATION. THE GPS OBSERVATIONS WERE POST-PROCESSED WITH THE WSRN TOOL. THE SURVEY MARKERS SHOWN ON THE MAP WERE VISITED AT THE TIME OF THE SURVEY. SURVEY ACCURACY MEETS THE WAC 332-130-090 STANDARD FOR SUBURBAN LOTS.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL
DEFECTS OR DEFICIENCIES WHICH MAY AFFECT THE PROPERTY.
ENCLOSURES, DRIVEWAYS AND OTHER OCCUPANCY
INDICATORS MAY INDICATE A POTENTIAL FOR
UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT
RESOLVE SUCH CLAIMS.

PROPERTY DESCRIPTION

STATUTORY WARRANTY DEED
AF NO. 202405020039

THAT PORTION OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH,
RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

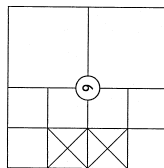
COUNTY ROAD 54 SAID ROAD EXISTED ON MARCH 21, 1954; THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY ROAD 87 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 130 FEET; THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID COUNTY ROAD, 87 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 130 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTHWEST
1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP
35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1123.30 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED IN DEED FILED UNDER COUNTY AUDITORS' FILE NO. 970970010155; SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID SUBDIVISION; THENCE PROJECTIONS OF THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 15 FEET; THENCE EAST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 130.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD AS THE CORN ROAD NO. 6041; THENCE NORTH ALONG SAID CORN ROAD NO. 6041 TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID DESCRIBED IN DEED FILED UNDER COUNTY AUDITORS' FILE NO. 970970010155; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID POINT, TO THE TRUE POINT OF BEGINNING OF SAID SUBDIVISION, IN SAIGOT COUNTY, WASHINGTON.

BASIS OF BEARINGS

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ONE.



SW1/4, NW1/4
NW1/4, SW1/4
SECTION 9, T35N, R3E, W.M.
SKAGIT COUNTY, WA

Hoxco

1313 E MAPLE ST, STE 302
BELLINGHAM, WA 98225
360-224-3806 www.HoxcoSurvey.com

BELLINGHAM, WA 98223
360-224-3806 www.HoxcoSurvey.com

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 BRETT ANDERSON IN APRIL 2024.

5-08-2024

JOHN HOXENG PLS. CERTIFICATE NO. 37550

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 08 DAY OF May, 2024
AT 1:36 pm IN BOOK 1 OF

AT PAGE 1, AT THE REQUEST OF HOXCO SURVEY, PLLC.

CO-OWNER / AFFILIATOR	SECURITY AFFILIATOR
Andrea L. Orkin	DM V. Orkin

COON ☒ ADDITOR

102465080056

DEFOLI ADDITOR

- LEGEND**
- BRASS DISK IN MONUMENT CASE
 - BROKEN SHANK IN MONUMENT CASE
 - FOUND 1/2" REBAR, NO CAP
 - FOUND REBAR WITH CAP "13138"
 - SET REBAR WITH CAP "37550"

