

LEGAL DESCRIPTIONS - BEFORE

PARCEL P11478: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 330 FEET SOUTH AND 330 FEET WEST OF THE NE CORNER OF SAID SUBDIVISION; THENCE NORTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE SOUTH 208.71 FEET; THENCE EAST 208.71 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM ALL THE ABOVE, HEAVY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL P40897: THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 10 RODS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG SAID EAST LINE, 20 RODS; THENCE WEST, 8 RODS; THENCE SOUTH, 20 RODS; THENCE EAST, 8 RODS TO THE POINT OF BEGINNING.

EXCEPT HEAVY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL P40897: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 10 RODS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG SAID EAST LINE, 20 RODS; THENCE WEST, 8 RODS; THENCE SOUTH, 20 RODS; THENCE EAST, 8 RODS TO THE POINT OF BEGINNING.

EXCEPT HEAVY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL P40897: THE SOUTH HALF OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH ALONG THE WESTERLY LINE OF SAID SECTION, 188 FEET; THENCE EAST, PARALLEL TO THE WESTERLY LINE, 220 FEET; THENCE WEST, 220 FEET TO THE POINT OF BEGINNING.

EXCEPT HEAVY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT CERTIFICATION NOTE

*LOT OF RECORD CERTIFICATIONS HAVE BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS BOUNDARY LINE ADJUSTMENT.

- 1) PLUG-0069, APPROVED MAY 5, 2009, CERTIFYING P40897 AS ONE PARCEL (AF#200905170101)
- 2) PLUG-0070, APPROVED MAY 5, 2009, CERTIFYING P40897 AS ONE PARCEL (AF#200911170090)
- 3) PLUG-0184, APPROVED JUNE 10, 2024, CERTIFYING P11478 AND P40897 AS ONE PARCEL (AF#202406100069)
- 4) PLUG-0215, APPROVED JULY 2, 2024, CERTIFYING P40897 AS ONE PARCEL (AF#202407020046)

BY VIRTUE OF RECORDING THIS BOUNDARY LINE ADJUSTMENT, ALL NEWLY CONFIGURED LOTS THEREIN MEET THE MINIMUM LOT SIZE, OR AN EXCEPTION LISTED IN SCC 14.06(4)(C), FOR THE PURPOSES OF RECORDING FOR INDIVIDUAL CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

SITE DATA

7474 HEAVY ROAD, SEDRO WOOLLEY, WA 98284
SITE ADDRESS: 7474 HEAVY ROAD, SEDRO WOOLLEY, WA 98284
GROSS SITE AREA: P40897 AREA=43,558 S.F. (1.00AC) P40897 AREA=1,897.748 S.F. (0.043 AC) P40897 AREA=383,286 S.F. (8.80AC) P11478, 1,237,740 S.F. (28.17AC) BEFORE BLA.

RECORDING CERTIFICATE

FILED FOR RECORD BY JAMES L. PURKEY THIS 14 DAY OF November 2024 A.D. AT 13 MINUTES PAST 01 O'CLOCK P.M.

AND RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 1

County Auditor: James L. Purkey
Deputy Auditor: Tom Dierbach

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTING IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS REQUESTED BY RYAN JEFFERSON

JUNE 2024
JAMES L. PURKEY
REGISTRATION #33148 DATE



NorthLine
Surveying and Construction Technologies
1580 PORT DRIVE
BURLINGTON, WA 98233
(360)899-9598

BOUNDARY LINE ADJUSTMENT
FOR
RYAN JEFFERSON
PORTION OF SW 1/4 OF THE NW 1/4 OF SEC. 10,
TWP. 35 N. RGE. 6 E. W.M. AND PORTION OF
SE 1/4 OF THE NE 1/4 OF SEC. 9, TWP. 35 N. RGE. 6 E. W.M.
SKAGIT COUNTY
WASHINGTON
DRAFT: ENO
CHECKED: J. L. PURKEY
PROJECT: 24.081

BOUNDARY LINE ADJUSTMENT
BEFORE

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 10,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.
AND A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 09,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

SURVEY NOTES
EQUIPMENT: LEICA TS16 1" ROBOTIC TOTAL STATION, LEICA MS50 1" MULTI-STATION, AND LEICA GS18 GNSS ROVER
METHOD: FIELD TRAVERSE AND NETWORK GPS
RELATIVE ACCURACY AND/or CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-130-080, 332-130-100 AND 332-130-110.
THIS SURVEY FOUND OCCUPANCY INDICATORS AS PER WAC 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

UTILITY NOTES

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON DIRECTLY MEASURED UTILITY STRUCTURES AND SURFACE INDICATORS VISIBLE FROM THE SURFACE AND THE RESULTS OF THIS SURVEY, COVERED ON NON-VISIBLE FEATURES MAY EXIST AND MAY NOT BE SHOWN ON THIS SURVEY.
THIS SURVEY WAS PERFORMED WITHOUT THE SUPPORT OF UNDERGROUND UTILITY LOCATE SERVICES. UTILITIES BY POT-HOLE OR OTHER MEANS ARE NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES.
IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON
November 5th 2024
Ryan Jefferson, Registered Planner
SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
OWNER'S CONSENT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACT AND DEED, IN WITNESS WHEREOF WE HERETO SET OUR HANDS AND SEALS THIS
14 DAY OF November 2024
Ryan Jefferson, Registered Planner, OWNER
Tom Dierbach, OWNER
James L. Purkey, OWNER

INDEX MAP



