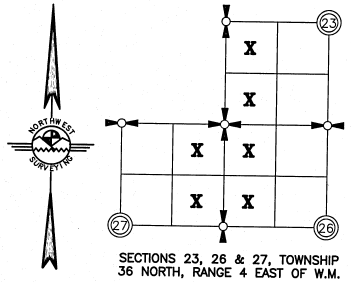
SURVEY IN SECTIONS 23, 26 & 27, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M.



SECTIONS 23, 26 & 27, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M.

180 0 180 360 540
GRAPHIC SCALE – FEET

SCALE: 1 INCH = 180 FEET

BASIS OF BEARINGS = WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 (N 02°03'46"E)

LAND DESCRIPTIONS:

VANDERVEEN LIVING TRUST:

TRACT A OF SURVEY RECORDED IN VOLUME 7 OF SURVEYS, PAGE 162, UNDER AUDITOR'S FILE NO. 8802120015, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 2 OF SHORT PLAT NO. 44-85, APPROVED DECEMBER 4, 1986, AND RECORDED DECEMBER 4, 1986, IN VOLUME 7 OF SHORT PLATS, PAGE 143, UNDER AUDITOR'S FILE NO. 8612040020, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

HOYT:

PARCEL "A"

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., EXCEPT ROAD. SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

PARCEL "B & C"

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., ALL EXCEPT ROADS.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ALL SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYOR'S NOTES:

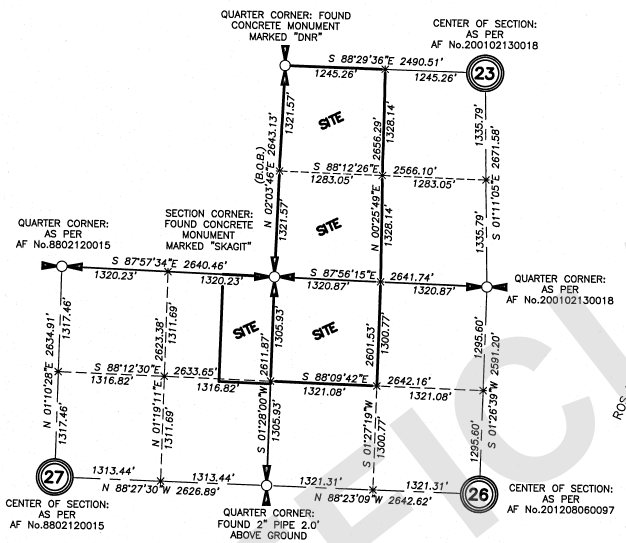
1. "○" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
2. "●" DENOTES REBAR & CAP MARKED "SKAGIT SURVEY LS. 17651" FOUND BY THIS SURVEY.
3. "⊛" DENOTES 6 INCH SURVEY SPIKE FOUND BY THIS SURVEY.
4. "◎" DENOTES 1/2 INCH IRON PIPE & CAP MARKED "LS. 6702" FOUND BY THIS SURVEY.
5. "⊕" DENOTES REBAR & CAP MARKED "LS. 6702" FOUND BY THIS SURVEY.
6. "⊗" DENOTES REBAR & CAP MARKED "METRON LS 28067" FOUND BY THIS SURVEY.
7. "□" DENOTES HUB AND LATH SET FOR POINTS ON LINE BY THIS SURVEY.
8. "✳" DENOTES CALCULATED POINT ONLY.
9. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN JUNE AND JULY OF 2024. ACCURACY EXCEEDS 1:10000.
10. THIS SURVEY TIED INTO THE WEST QUARTER CORNER OF SECTION 26, THE WEST QUARTER CORNER OF SECTION 23, THE SOUTHWEST CORNER OF SECTION 23 AND DEED CORNERS AS SHOWN AND RELIED UPON RECORD OF SURVEYS FILED UNDER AF Nos. 8802120015, 202406040009 & 200102130018 FOR SECTION SUBDIVISIONS.
11. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

OCCUPATION NOTES:

- (A) WIRE FENCE CORNER LIES 11.9' EAST OF DEED LINE.
- (B) WIRE FENCE LIES 20.0' EAST OF DEED CORNER.
- (C) WIRE FENCE LIES 7.4' EAST OF DEED CORNER.
- (D) EAST EDGE OF GRAVEL DRIVE LIES 11.9' EAST OF DEED LINE. WIRE FENCE LIES 25.2' EAST OF DEED LINE.
- (E) WIRE FENCE LIES 27.3' EAST OF DEED LINE.

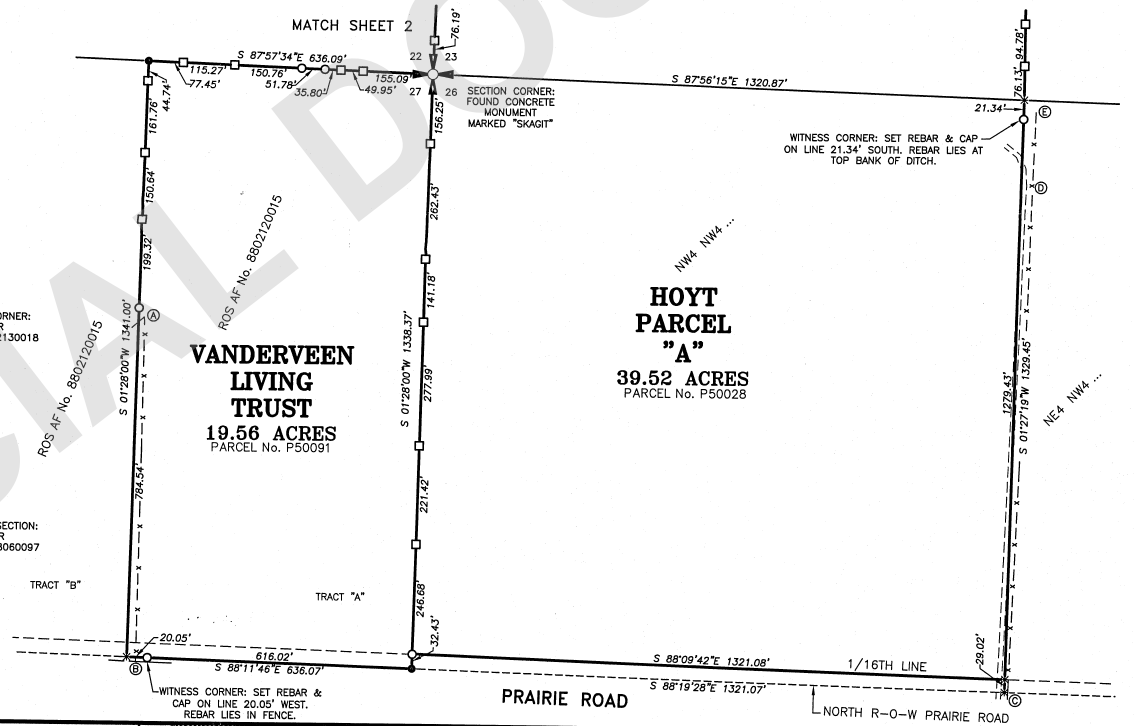
OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.



SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, THE NORTHEAST SECTION OF 27 & SOUTHWEST SECTION OF 23, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M. AS PER SURVEYS FILED UNDER AF Nos. 201208060097, 20010230018 & 8802120015.

SCALE: 1 INCH = 1000 FEET



AUDITOR'S CERTIFICATE:

Filed for record this 7th day of August, 2025 at 9:14 AM in Book of Surveys, Page(s) 1 of 2 at the request of Northwest Surveying & GPS, Inc. Fees: $429.50

Sandra Perkins

COUNTY AUDITOR

Judy Gaddis

DEPUTY AUDITOR

SURVEYOR'S 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 DAVID HOYT & BETH VANDERVEEN IN MARCH OF 2024.

07-28-25
DATE

CERTIFICATE No. 50982

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 — REGISTERED PROFESSIONAL LAND SURVEYOR
07-28-25

PTN OF THE (SW4 SW4) (NW4 SW4) SECTION 23, (NW4 NW4) SECTION 26 (SW4 SW4) & (NE4 NE4) SECTION 27 TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M, SKAGIT COUNTY, WASHINGTON

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY.COM

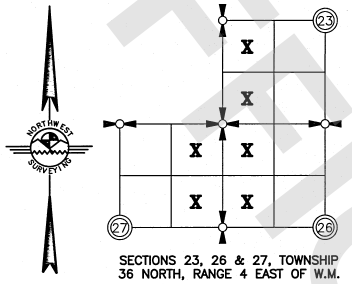
RECORD OF SURVEY FOR DAVID HOYT & VANDERVEEN LIVING TRUST

DRAWN BY:	DATE:	JOB No.:
DYLAN	07/28/2025	24-164 24-151
REVIEWED BY:	DIR: 36-04\263604	SHEET:
JEROMY	CRD: 263604.CRD	1 OF 2

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

SURVEY IN SECTIONS 23, 26 & 27, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M.



SECTIONS 23, 26 & 27, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M.

180 0 180 360 540
GRAPHIC SCALE – FEET

SCALE: 1 INCH = 180 FEET

BASIS OF BEARINGS =
WEST LINE OF THE
SOUTHWEST QUARTER OF SECTION 23
(N 02°03'46"E)

JEROMY M. DEMEYER — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 07-28-25

QUARTER CORNER: FOUND CONCRETE MONUMENT MARKED "DNR"

S 88°29'36"E 1245.26'
208.76' 285.76' 76.17' 62.54' 205.34' 195.68' 161.13' 49.90'

HOYT PARCEL "C"
38.44 ACRES
PARCEL No. P49788

HOYT PARCEL "B"
39.59 ACRES
PARCEL No. P49789

ROS AF No. 201204260030
ROS AF No. 200102130018
ROS AF No. 8411020019
ROS AF No. 202505160039

NW4 SW4 ...
SW4 SW4 ...
NE4 SW4 ...
SE4 SW4 ...

95.72' 134.71' 101.72' 140.20' 206.01' 1321.57' 200.23' 185.14' 161.53' 96.30' 368.71' 195.63' 189.39' 1321.57' 124.82' 126.82' 239.99' 76.19' 155.25'

182.16' 144.99' 171.63' 212.06' 1328.14' 134.47' 85.09' 187.04' 210.79' 2656.29' 232.10' 100.29' 163.16' 270.20' 1328.14' 272.16' 119.29' 94.78' 76.13'

S 88°12'26"E 1283.05'
N 00°25'49"E 2656.29'
N 02°03'46"E 2643.13' (BASIS OF BEARINGS)

MATCH SHEET 1

S 87°57'34"E 636.09'
115.27' 77.45' 150.76' 51.78' 35.80' 155.09' 49.95'

S 87°56'15"E 1320.87'

21.34'

SECTION CORNER: FOUND CONCRETE MONUMENT MARKED "SKAGIT"

WITNESS CORNER: SET REBAR & CAP ONLINE 21.34' SOUTH. REBAR LIES AT TOP BANK OF DITCH.

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN, WASHINGTON, 98264
PH.(360) 354-1950 NWSURVEY1.COM

DRAWN BY: DYLAN	DATE: 07/28/2025
REVIEWED BY: JEROMY	DIR: 36-04\263604 CRD: 263604.CRD
	SHEET: 2 OF 2
	JOB No.: 24-164 24-151