

202604070022

04/07/2026 09:26 AM Pages: 1 of 1 Fee: \$423.00

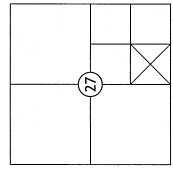
**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 07 DAY OF April 2026  
 AT 2:14 PM IN BOOK 1 OF 1  
 AT PAGE 1 AT THE REQUEST OF HOXCO SURVEY, PLLC.  
 COUNTY AUDITOR *Janet Anderson-Toms*  
 AUDITOR'S FILE NO.: 202604070022

**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 LUV BIKKER IN APRIL 2026.  
*John Hoxco* 4-7-2026  
 JOHN HOXCO, P.L.L.C. CERTIFICATE NO. 37550



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

<b>RECORD OF SURVEY FOR DAVID AND LUV BIKKER</b>	
04-06-2026	JOB NO. 26-010
1" = 20'	PAGE 1 OF 1



**BASIS OF BEARINGS**  
 N 57°52'26" W ALONG THE MONUMENTED CENTERLINE OF ANACO BEACH ROAD.  
 SOURCE: BOUNDARY LINE ADJUSTMENT, RECORDED AS SKAGIT COUNTY AF NO. 200806030067.

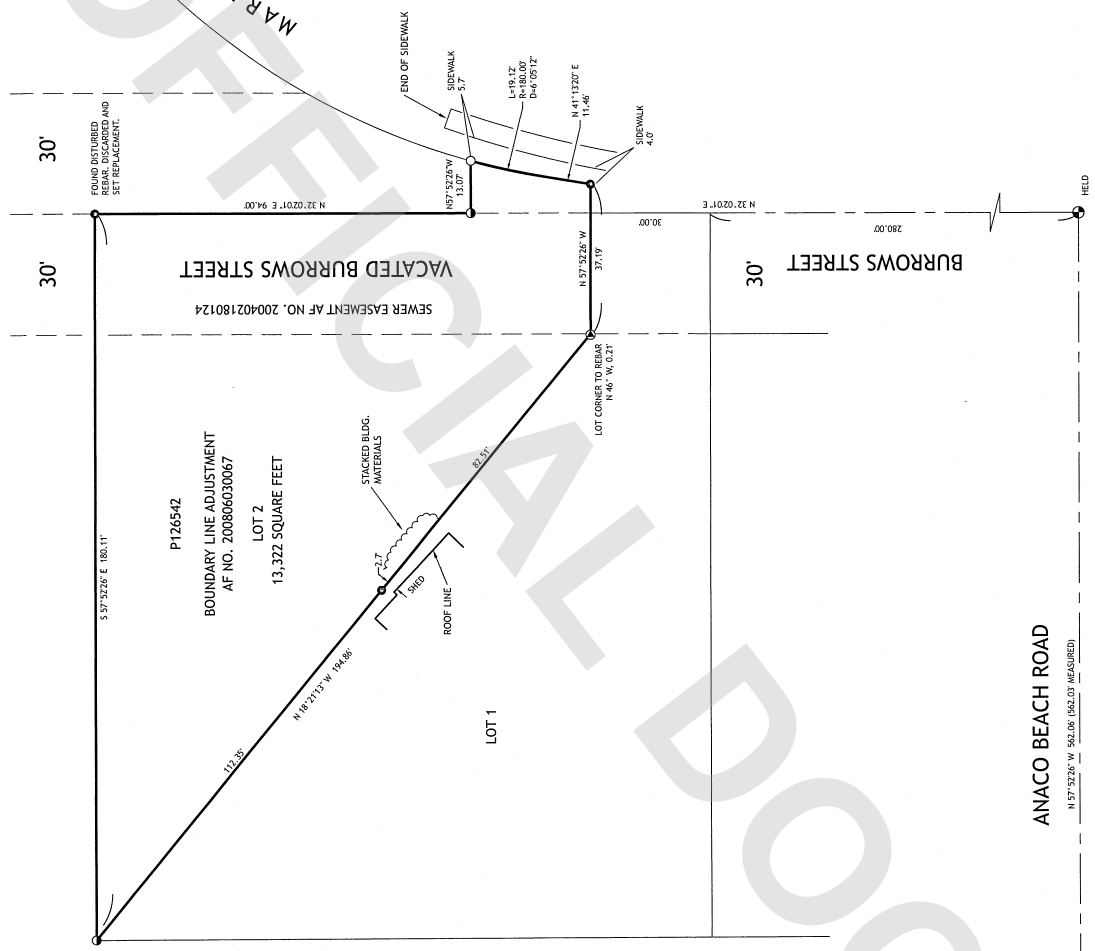
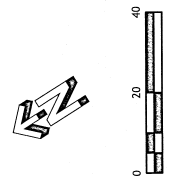
**PROPERTY DESCRIPTION**  
 STATUTORY WARRANTY DEED  
 AF NO. 200806210050  
 LOT 2 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED JUNE 3, 2008, UNDER AUDITOR'S FILE NO. 200806030067, SITUATED IN SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT 3 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE THROUGH 71 OF ANACO BEACH, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**NOTES**

THIS SURVEY WAS CONDUCTED IN APRIL 2026 BY FIELD TRAVERSE WITH A 2-SECOND TOTAL STATION. ALL SURVEY MARKERS SHOWN ON THIS MAP WERE VISITED AND VERIFIED AT THAT TIME UNLESS OTHERWISE NOTED.  
 SURVEY ACCURACY MEETS WAC 332-130-090 STANDARDS FOR SUBURBAN LOTS.  
 THIS MAP DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY AFFECT THE PROPERTY. A TITLE REPORT OR FURTHER RESEARCH MAY BE NECESSARY TO IDENTIFY ALL EASEMENTS.  
 FENCES, DRIVEWAYS, AND OTHER OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.

**LEGEND**

- FOUND BRASS DISK IN MONUMENT CASE
- FOUND REBAR, PLS CAP 25971
- FOUND REBAR, PLS CAP 27807
- FOUND REBAR, NO PLS CAP
- SET REBAR, PLS CAP 37550



**MARINE DRIVE**  
 30' 30'  
 FOUND DISTURBED SETBACK MARKERS AND SET REBAR ACCORDING TO SETBACK REQUIREMENT.  
 N 32°02'01" E 94.00'  
 N 57°52'26" W 13.07'  
 END OF SIDEWALK 5.7'  
 SIDEWALK L=19.12' R=180.00' DAY 95.14'  
 N 41°13'07" E 11.46'  
 SIDEWALK 4.0'  
 N 32°02'01" E 280.00'  
 30'  
 BURROWS STREET  
 SEWER EASEMENT AF NO. 200402180124  
 N 57°52'26" W 37.17'  
 N 46°10'02" W 10.28'  
 LOT CORNER TO REBAR  
 N 46°10'02" W 10.28'  
 30'  
 ANACO BEACH ROAD  
 N 57°52'26" W 592.06' (592.03' MEASURED)  
 HELD

**LOT 2**  
 BOUNDARY LINE ADJUSTMENT  
 AF NO. 200806030067  
 LOT 2  
 13,322 SQUARE FEET

**LOT 1**  
 13,322 SQUARE FEET  
 P126542  
 BOUNDARY LINE ADJUSTMENT  
 AF NO. 200806030067  
 LOT 1  
 13,322 SQUARE FEET  
 N 18°21'13" W 124.88'  
 112.25'  
 57°52'26" E 180.11'  
 30'  
 VACATED BURROWS STREET  
 SEWER EASEMENT AF NO. 200402180124  
 N 57°52'26" W 13.07'  
 END OF SIDEWALK 5.7'  
 SIDEWALK L=19.12' R=180.00' DAY 95.14'  
 N 41°13'07" E 11.46'  
 SIDEWALK 4.0'  
 N 32°02'01" E 280.00'  
 30'  
 BURROWS STREET  
 SEWER EASEMENT AF NO. 200402180124  
 N 57°52'26" W 37.17'  
 N 46°10'02" W 10.28'  
 LOT CORNER TO REBAR  
 N 46°10'02" W 10.28'  
 30'  
 ANACO BEACH ROAD  
 N 57°52'26" W 592.06' (592.03' MEASURED)  
 HELD