

DESCRIPTION

TRACTS 48, 50, AND 51 OF TRACT NO. 1, TOWN'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 20 FEET OF LOT 48 CONNECTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JUNE 2, 1906.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGEND:

THE NORTH 191 FEET OF THE PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. SKAGIT COUNTY, WASHINGTON, EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 614 FEET; THENCE WEST 198 FEET; THENCE NORTH 614 FEET; THENCE EAST 198 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BE2981, PLAT 3008, PLATS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THAT PORTION OF GOVERNMENT LOT 10 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: POINT ON THE WEST LINE OF GOVERNMENT LOT 10 WHICH LIES NORTH 01347' WEST, A DISTANCE OF 687.05 FEET FROM THE SOUTHWEST CORNER OF SECTION 21; THENCE SOUTH 6515.50' EAST, A DISTANCE OF 286.56 FEET; THENCE SOUTH 71410' EAST, A DISTANCE OF 293.60 FEET TO THE EAST LINE OF GOVERNMENT LOT 10 AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

ALSO WITH GOVERNMENT LOT 4 IN SECTION 28, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, ALL IN TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

ALSO WITH THAT PORTION OF THE ACQUIRED LAND IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. THAT IS NORTH OF THE BED OF THE SKAGIT RIVER AND LYING NORTHEAST OF THE LINE PLAT IS CONVEYED TO RIVER FROM RECORDS UNDER AUDITOR'S FILE NUMBER 20021018010, RECORDS OF SKAGIT COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, THENCE SOUTH 8941.41' EAST 829.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 5270012' EAST, 3527.77 FEET MORE OR LESS TO THE BED OF THE SKAGIT RIVER (COMMONLY REFERRED TO AS SKITOU SLOUGH OR DEAMANS SLOUGH) AND THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

THE SKAGIT COUNTY ADDRESS SYSTEM (SKAGIT COUNTY CODE 15.24) APPLIES TO THIS SHORT SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH SKAGIT COUNTY CODE.

LOT 1: 25902 HOEN RD, SKAGIT COUNTY, WA 98284

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 7TH DAY OF AUGUST, 2026.

SKAGIT COUNTY PLANNING DIRECTOR

SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 21ST DAY OF 9TH 2026.

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

I, THE TREASURER OF SKAGIT COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2026.

DATE 4-27-26
DATE 4-27-26

ACKNOWLEDGMENT

COUNTY OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON(S) SIGNED THE INSTRUMENT AND ACKNOWLEDGED THE SAME AS THE ACT(S) OF THE PERSON(S) OF THE PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 4-27-26

SIGNATURE David J. Robinson

TITLE Notary

MY APPOINTMENT EXPIRES 1-15-2030

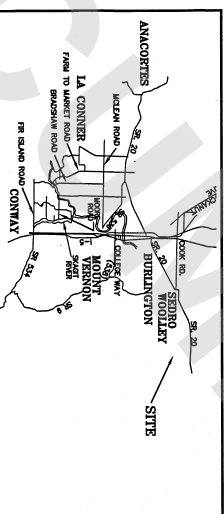


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14TH DAY OF AUGUST, 2026 AT 10:13 AM UNDER AUDITOR'S FILE # 202608140030. AT THE REQUEST OF SEARAU ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR



VICINITY MAP
NOT TO SCALE

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, AND DO HEREBY DECLARE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ADDITIONAL 10 ACRES OF RIGHT-OF-WAY, EASEMENT, AND INTEREST, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD, AND ALSO DO HEREBY DECLARE AND DEDICATE THE PRIVATE EASEMENTS SHOWN HEREON FOR THE PURPOSES INTENDED AND DESCRIBED.

SKAGIT FARMLAND, LLC

BANNER BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON(S) SIGNED THE INSTRUMENT ON DATE STATED THAT (SHE/THEY) (S/HE/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE (S/HE/ARE) OF

SKAGIT FARMLAND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 8/13/2026

SIGNATURE [Signature]

TITLE [Title]

MY APPOINTMENT EXPIRES 10/31/2026

OWNER

SKAGIT FARMLAND, LLC
PO BOX 870
BURLINGTON, WA 98233



SHEET 1 OF 4

SHORT CARD PLAT-2026-0137

SURVEY IN SE 1/4 OF SECTION 20, GOV'T LOT 10 SECTION 21, GOV'T LOT 4 SECTION 28, AND NE 1/4 SECTION 29, ALL IN T. 35 N., R. 5 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: SKAGIT FARMLAND, LLC

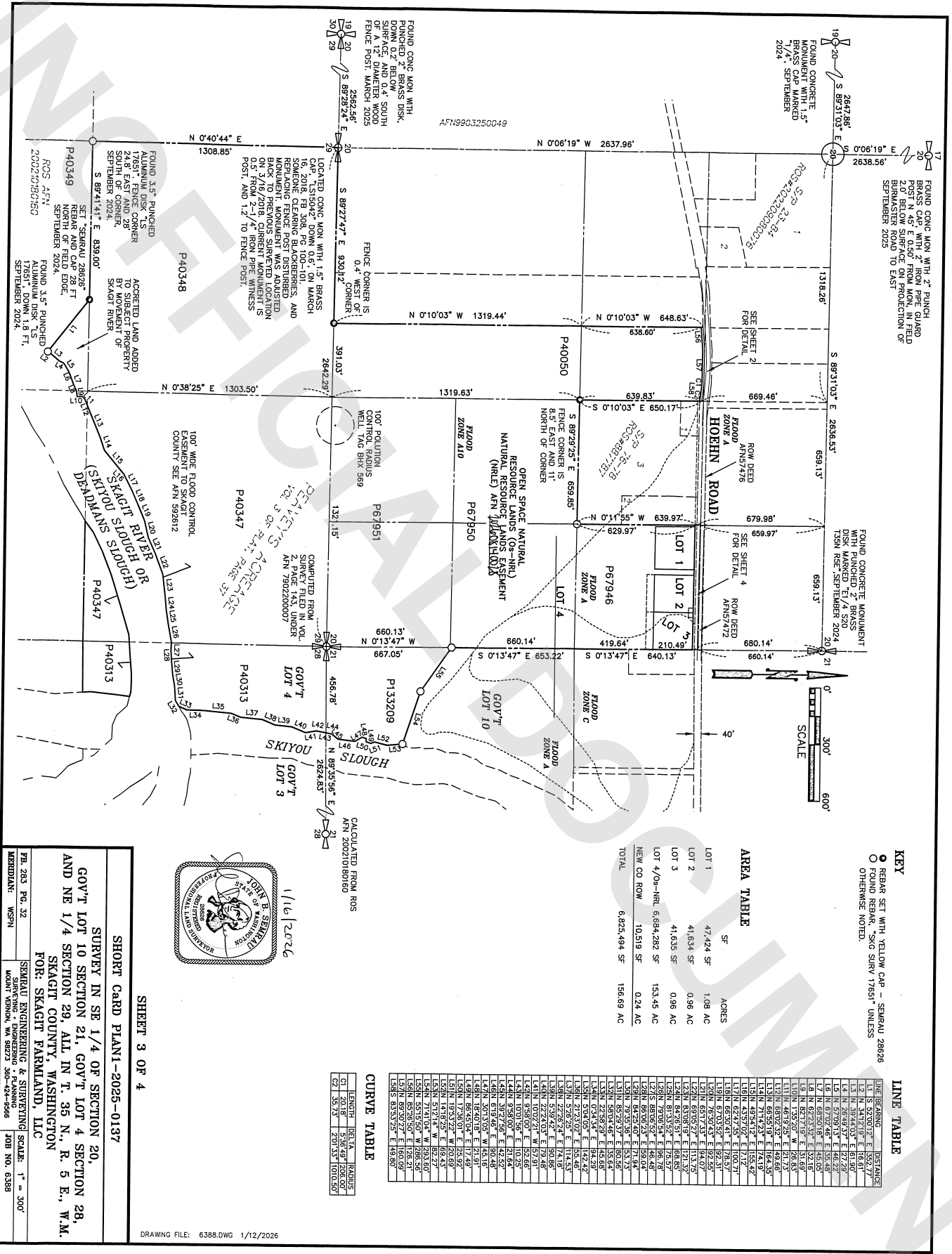
SEARAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE (360) 427-9586

RE: 2026 PG. 32

SKAGIT COUNTY, WASHINGTON

SCALE: 1" = 300'

JOB NO. 6388



KEY
● REBAR SET WITH YELLOW CAP - SERIAL 28626
○ FOUND REPAIR, *SKG SURVY 17651* UNLESS OTHERWISE NOTED

LINE TABLE

LINE BEARING	DISTANCE
L1 N 34°40'00" E 166.61	
L2 N 34°40'00" E 61.90	
L3 N 34°40'00" E 61.90	
L4 N 34°40'00" E 61.90	
L5 N 34°40'00" E 61.90	
L6 N 34°40'00" E 61.90	
L7 N 34°40'00" E 61.90	
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L99 N 34°40'00" E 61.90	
L100 N 34°40'00" E 61.90	

CURVE TABLE

LENGTH	DELTA	CHORD
C1 20.18	134.67	190.05
C2 35.37	209.33	300.50

SHEET 3 OF 4

SHORT CARD PLANT-2025-0137

SURVEY IN SE 1/4 OF SECTION 20,
GOV'T LOT 10 SECTION 21, GOV'T LOT 4 SECTION 28,
AND NE 1/4 SECTION 29, ALL IN T. 35 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SKAGIT FARMLAND, LLC

SEARAU ENGINEERING & SURVEYING SCALE: 1" = 300'
JOB NO. 6388



CALCULATED FROM ROS
AFN 200210180160

