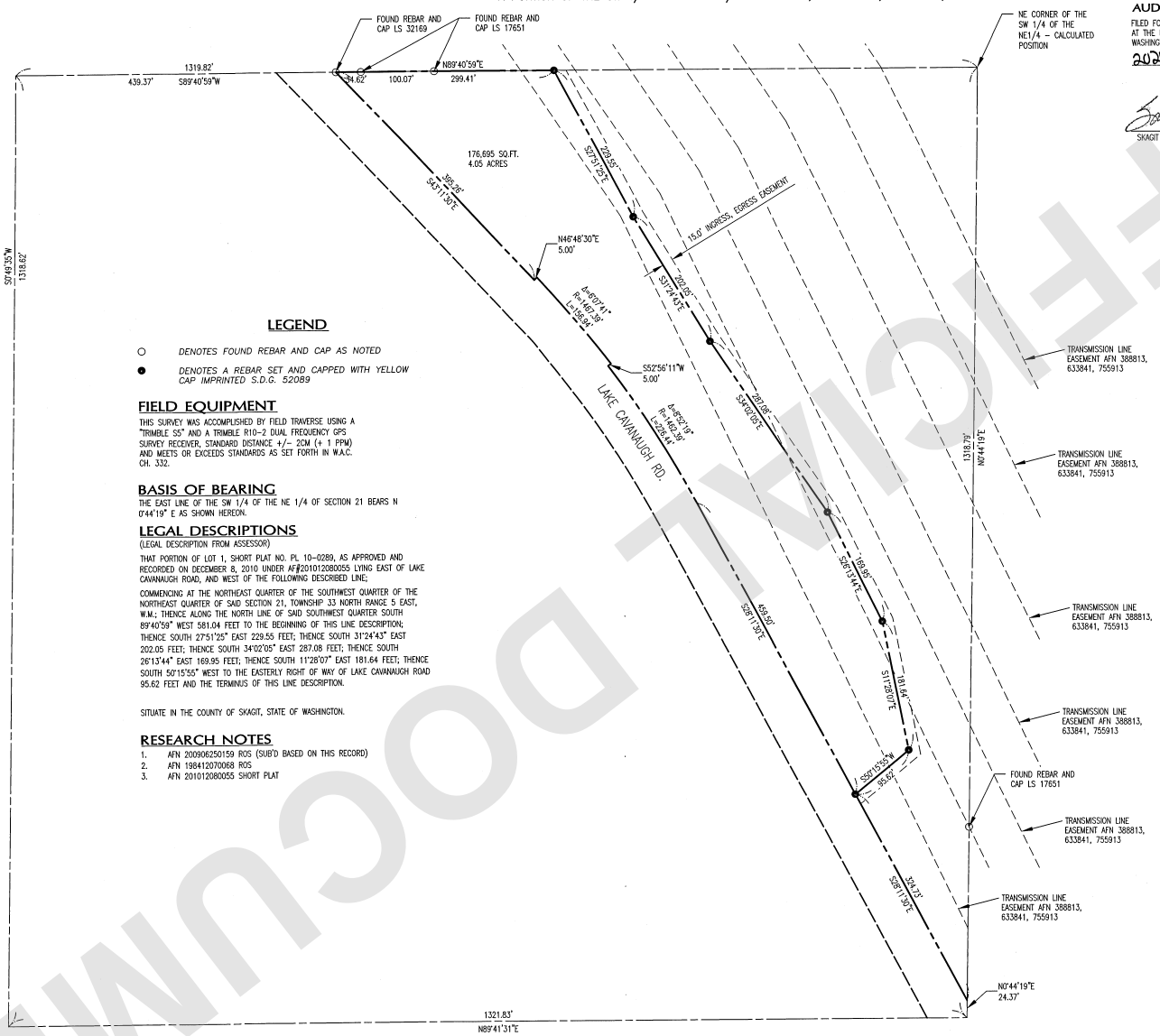
A PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 21, TWP. 33 N., RGE. 5 E., W.M.



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF NOV, 2024 AT 3:20 P M., AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC, WITHIN THE RECORDS OF SKAGIT COUNTY WASHINGTON, UNDER AUDITORS FILE NUMBER 202411190041

Sandra Perkins
SKAGIT COUNTY AUDITOR

Judy Barcala
SKAGIT COUNTY DEPUTY

LEGEND

○ DENOTES FOUND REBAR AND CAP AS NOTED

● DENOTES A REBAR SET AND CAPPED WITH YELLOW CAP IMPRINTED S.D.G. 52089

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A "TRIMBLE 55" AND A TRIMBLE R10-2 DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD DISTANCE +/– 20M (+ 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

BASIS OF BEARING

THE EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21 BEARS N 0°44'19" E AS SHOWN HEREON.

LEGAL DESCRIPTIONS

(LEGAL DESCRIPTION FROM ASSESSOR)

THAT PORTION OF LOT 1, SHORT PLAT NO. PL 10-0289, AS APPROVED AND RECORDED ON DECEMBER 8, 2010 UNDER AF#201012080055 LYING EAST OF LAKE CAVANAUGH ROAD, AND WEST OF THE FOLLOWING DESCRIBED LINE;

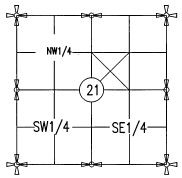
COMMENCING AT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, TOWNSHIP 33 NORTH RANGE 5 EAST, W.M.; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89°40'59" WEST 581.04 FEET TO THE BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 27°51'25" EAST 229.55 FEET; THENCE SOUTH 31°24'43" EAST 202.05 FEET; THENCE SOUTH 34°02'05" EAST 287.08 FEET; THENCE SOUTH 26°13'44" EAST 169.95 FEET; THENCE SOUTH 11°28'07" EAST 181.64 FEET; THENCE SOUTH 50°15'55" WEST TO THE EASTERLY RIGHT OF WAY OF LAKE CAVANAUGH ROAD 95.62 FEET AND THE TERMINUS OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

RESEARCH NOTES

1. AFN 200906250159 ROS (SUB'D BASED ON THIS RECORD)
2. AFN 198412070068 ROS
3. AFN 201012080055 SHORT PLAT

INDEX MAP



SW 1/4 OF THE NE 1/4 SECTION 21, TWP. 33 N., RGE. 5 E., W.M.

100 0 100
SCALE: 1" = 100'
NORTH

SURVEYORS RECORDING CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 5 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE SURVEY RECORDING ACT AND WAC 332-130 AT THE REQUEST OF THE SDG, LLC, IN THE MONTH OF OCTOBER, 2024.

Myles J. Standish
MYLES STANDISH PLS 52089

11-19-2024
DATE

MYLES J. STANDISH
STATE OF WASHINGTON
52089
REGISTERED PROFESSIONAL LAND SURVEYOR
11-19-2024

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

RECORD OF SURVEY

SEW 1/4 OF THE NE 1/4 SECTION 21, TWP. 33 N., RGE. 5 E., W.M.

OWNER
HAPPY FACE FARMS, INC.

DATE: 10/24/2024	BY: M. STANDISH	SCALE: 1"=800'
PROJECT NO. 24038		FILE: 24038 ROS

202411190041
11/19/2024, 03:20 PM Pages: 1 of 1 Fees: $423.50
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT