

BOUNDARY LINE ADJUSTMENT DESCRIPTIONS

PARCEL A
BOUNDARY LINE ADJUSTMENT DESCRIPTION TO WILLIAM A. AND MARIAN L. KNUITZEN A.F. NO. 200205210123.

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, APPROVED JULY 11, 1946 AND RECORDED AUGUST 15, 1946 IN VOLUME 12 OF SHORT PLATS, PAGES 128 AND 129, UNDER AUDITOR'S FILE NO. 9609150021, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO WILLIAM ANDREM KNUITZEN AND MARIAN LOUISE KNUITZEN, HUSBAND AND WIFE, BY STATUTORY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 120363, ALSO BEING A CORNER OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, THENCE NORTH 84°30'00" EAST 275.64 FEET ALONG THE NORTH LINE OF SAID KNUITZEN PARCEL, ALSO A SOUTH LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 35 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°52'12" WEST 143.00 FEET; THENCE NORTH 84°30'00" EAST 37.41 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE ON THE EAST LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, ALSO BEING THE WESTERLY RIGHT OF WAY MARGIN OF AVON ALLEN ROAD, THENCE ALONG SAID RIGHT OF WAY MARGIN ALONG A CURVE TO THE LEFT, CONCAVE TO THE EAST HAVING AN INITIAL TANGENT BEARING OF SOUTH 4°01'28" EAST, A RADIUS OF 482.33 FEET, THROUGH A CENTRAL ANGLE OF 15°41'39", AN ARC DISTANCE OF 132.46 FEET TO THE EAST LINE OF SAID SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M; THENCE SOUTH 0°24'45" WEST 13.08 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID KNUITZEN PARCEL, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 120363 AT A POINT BEARING NORTH 84°30'00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°30'00" WEST 62.56 FEET ALONG THE NORTH LINE OF SAID KNUITZEN PARCEL TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 60-FOOT WIDE NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS DESCRIBED ON THAT CERTAIN DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 120363, FOR THE MUTUAL BENEFIT OF BOTH GRANITOR AND GRANTEE, SAID EASEMENT SHALL RUN WITH THE LAND IN PERPETUITY.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

PARCEL B

BOUNDARY LINE ADJUSTMENT DESCRIPTION TO ROGER K. AND COLLEEN M. KNUITZEN A.F. NO. 200205210122.

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, APPROVED JULY 11, 1946 AND RECORDED AUGUST 15, 1946 IN VOLUME 12 OF SHORT PLATS, PAGES 128 AND 129, UNDER AUDITOR'S FILE NO. 9609150021, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO WILLIAM ANDREM KNUITZEN AND MARIAN LOUISE KNUITZEN, HUSBAND AND WIFE, BY STATUTORY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 120363, ALSO BEING A CORNER OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, THENCE SOUTH 84°30'00" WEST 180.00 FEET ALONG A WESTERLY PROJECTION OF THE NORTH LINE OF SAID KNUITZEN PARCEL, ALSO A SOUTH LINE OF SAID LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-045, PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 35; THENCE SOUTH 0°24'45" WEST 209.00 FEET PARALLEL WITH THE EAST LINE OF SAID EAST 1/2 OF SECTION 35 TO THE SOUTH LINE OF SAID LOT 1, ALSO BEING A NORTHEASTERLY CORNER OF LOT 2 OF SAID SKAGIT COUNTY SHORT PLAT NO. 96-045; THENCE NORTH 84°30'00" EAST 180.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF SAID KNUITZEN PARCEL, THENCE NORTH 0°24'45" EAST 209.00 FEET ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE WEST LINE OF SAID KNUITZEN PARCEL, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 229460.
- INDICATES EXISTING IRON PIPE OR REBAR.
- DESCRIPTIONS FOR THIS SURVEY ARE FROM THOSE CERTAIN DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200205210122 AND 200205210123.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 96-045 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGES 128 AND 129 UNDER AUDITOR'S FILE NO. 9609150021, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- MERIDIAN: ASSUMED
- BASIS OF BEARINGS: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M; BEARING = NORTH 0°24'45" EAST
- THIS SURVEY WAS PREPARED AT THE REQUEST OF WILLIAM A. AND MARIAN L. KNUITZEN AND ROGER K. AND COLLEEN M. KNUITZEN FOR THE DELINEATION AND STAKING OF THE DESCRIBED BOUNDARY LINES.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. S-44475 DATED 10/29/00 LISTS THE FOLLOWING DOCUMENTS, AUDITOR'S FILE NUMBERS 120363, 9609150021, 194907260141, AND 194907260144.
- THE EXISTING GRANARY BUILDING FALLS WITHIN THE SKAGIT COUNTY ROAD RIGHT OF WAY AND ALSO DOES NOT MEET THE SETBACK REQUIREMENTS FOR THE ZONING CLASSIFICATION. IN THE EVENT THE BUILDING IS DESTROYED OR RAZED ANY NEW CONSTRUCTION ON PARCEL "A" SHOWN HEREON MUST CONFORM TO THE BUILDING AND ZONING CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

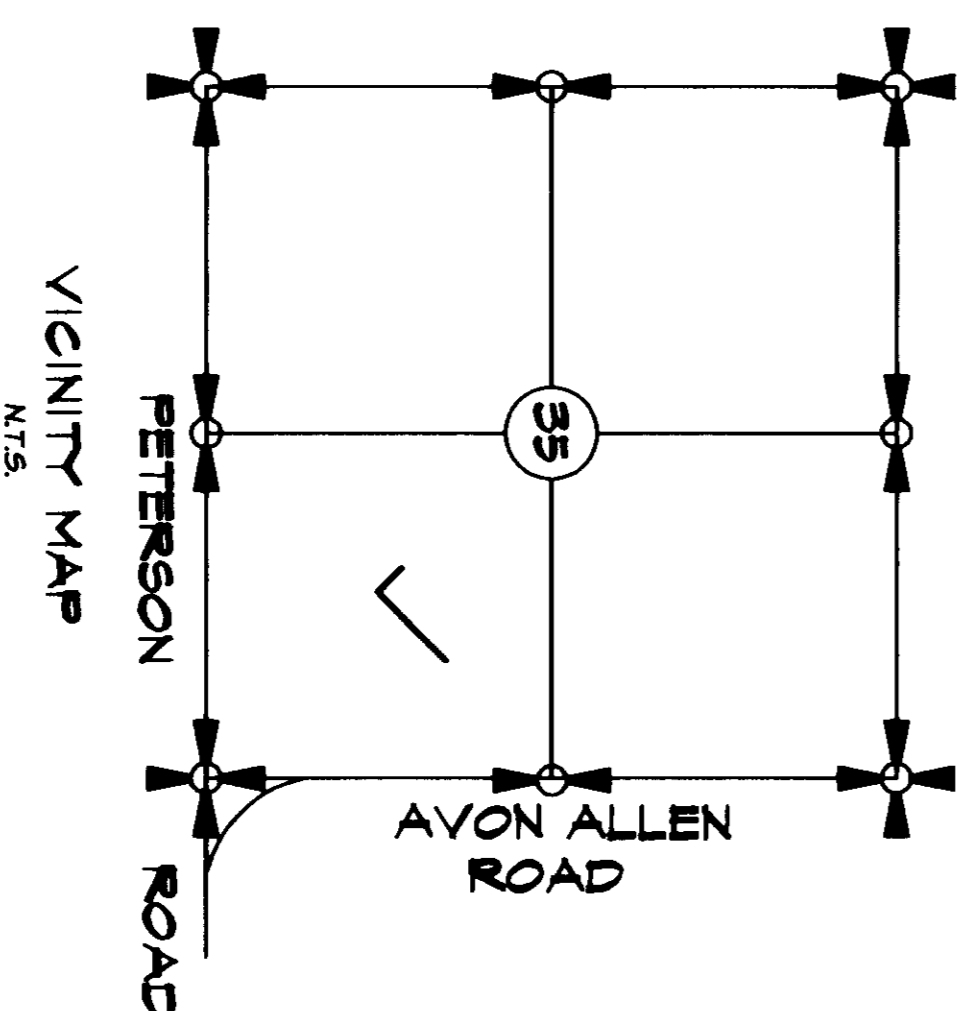
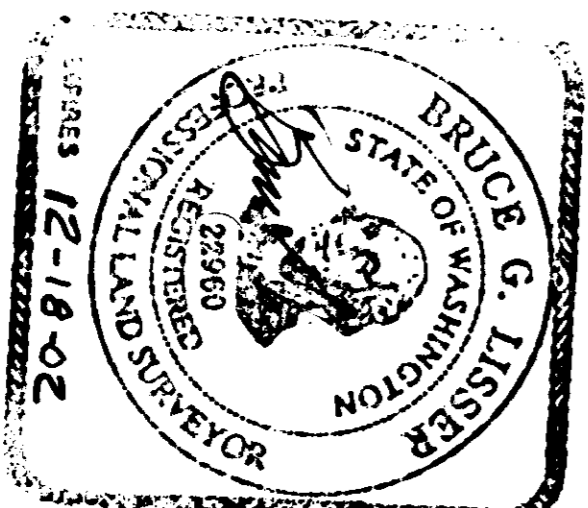
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Skagit County Auditor
5/24/2002 Page 1 of 2 12:34PM
SKAGIT COUNTY AUDITOR
Norma Bimmerell
DEPUTY
Wanda Nervosoff

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 WILLIAM A. AND MARIAN L. KNUITZEN AND ROGER K. AND COLLEEN M. KNUITZEN FROM NOVEMBER 2000 TO MAY 2002.

Bruce G. Lissner
DATE May 24, 2002

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 229460
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PHONE: (360) 419-1442
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e-mail: bruce@lissner.com



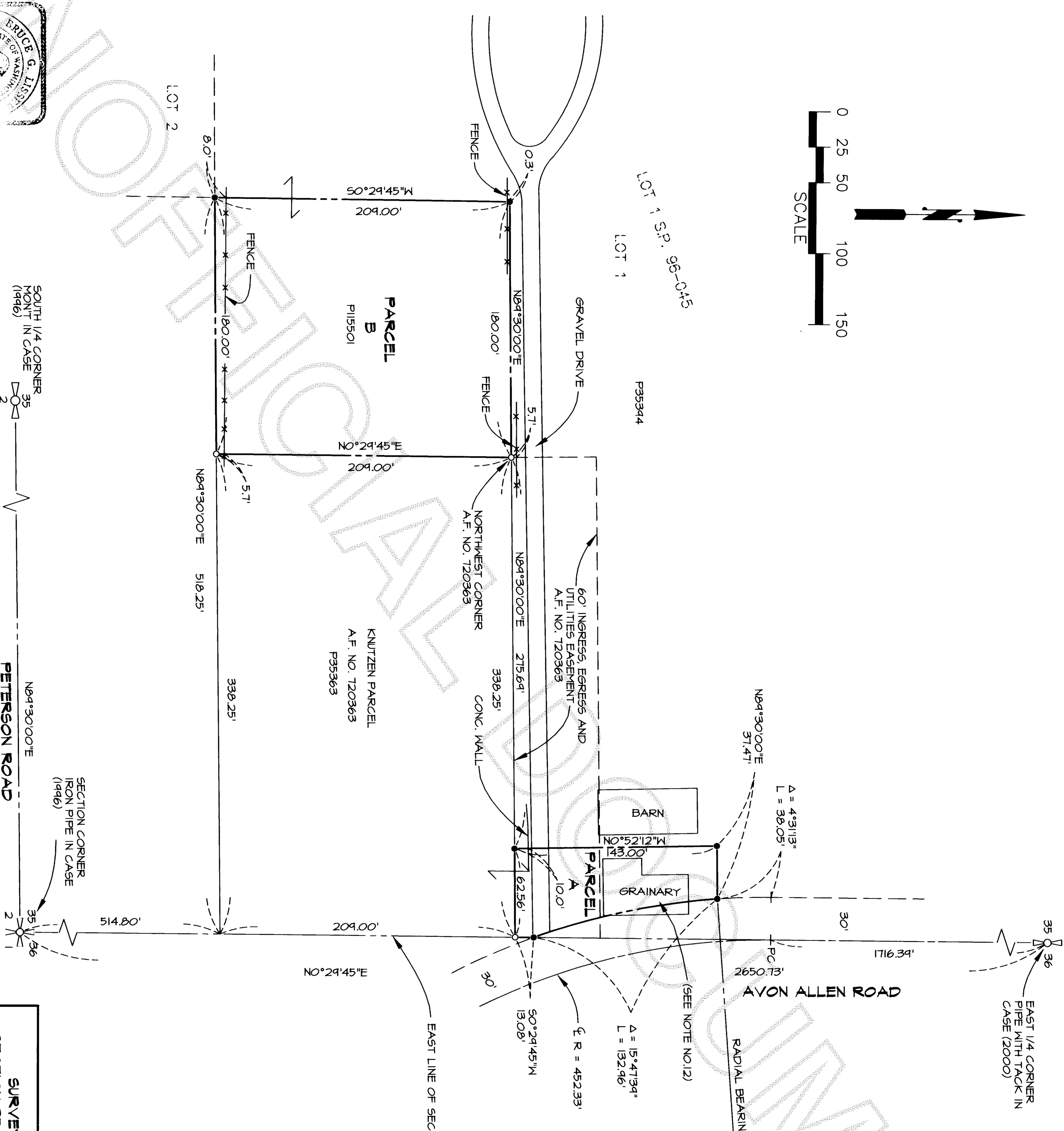
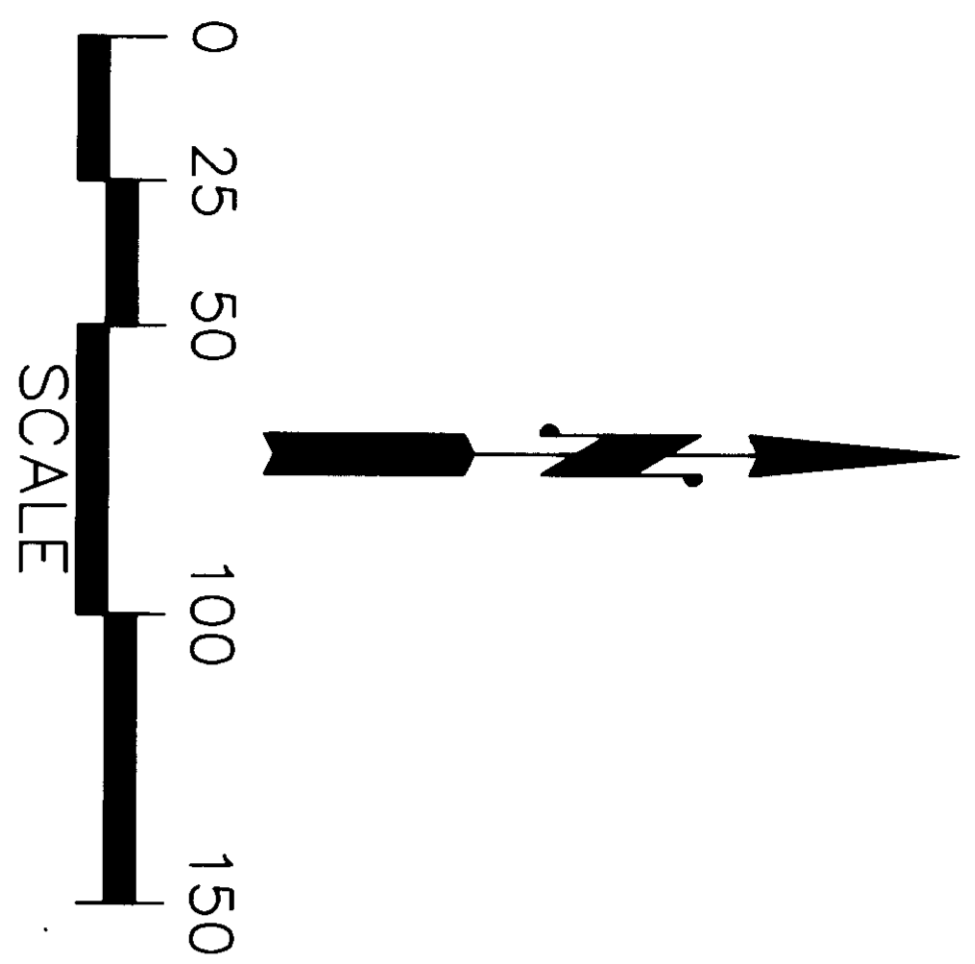
VICINITY MAP
N.T.S.

DATE: 5/23/02

SHEET 1 OF 2

SURVEY IN A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, SKAGIT COUNTY, WASHINGTON
FOR: WILLIAM A. AND MARIAN L. KNUITZEN AND ROGER K. AND COLLEEN M. KNUITZEN

FB 14	Pg 68	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 50'
		SURVEYING & LAND-USE CONSULTATION	DRAWING: 00-07TBDRY
		MOUNT VERNON, WA 98273 360-419-1442	
MERIDIAN: ASSUMED			



PARCEL AREAS
 A = 6,934 SQ. FT.
 B = 37,614 SQ. FT.

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SHEET 2 OF 2

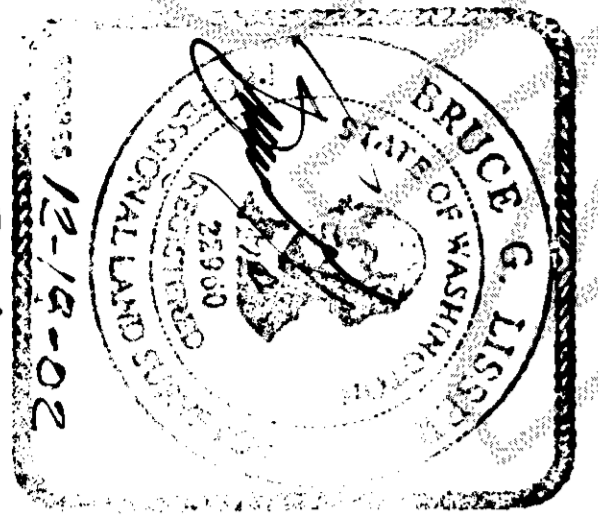
DATE: 5/23/02

SURVEY IN A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, M.M. SKAGIT COUNTY, WASHINGTON
FOR: WILLIAM A. AND MARIAN L. KNUTZEN AND ROGER K. AND COLLEEN M. KNUTZEN

FB 14 Pg 68
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98275 360-414-7442

SCALE: 1" = 50'
 DRAWING: 00-07TBDRY



SOUTH 1/4 CORNER
 MOUNT IN CASE
 (1946)

PETERSON ROAD

SECTION CORNER
 IRON PIPE IN CASE
 (1946)

EAST 1/4 CORNER
 PIPE WITH TACK IN
 CASE (2000)

RADIAL BEARING = N05°58'32"E

(SEE NOTE NO.12)

60' INGRESS, EGRESS AND
 UTILITIES EASEMENT
 A.F. NO. 720363

NORTHWEST CORNER
 A.F. NO. 720363

KNUTZEN PARCEL
 A.F. NO. 720363
 P35363

PARCEL
 B
 P115501

LOT 1 S.P. 96-045
 LOT 1
 P35394

LOT 2