

BOUNDARY LINE ADJUSTMENT

EXHIBITS OF THE BEFORE AND AFTER

A PORTION OF THE E 1/2 SECTION 10, THE THE W 1/2 AND S 1/2 OF SECTION 11, TOWNSHIP 34 N, RANGE 4 E, WM,
SKAGIT COUNTY BIA ACTION AFN 20071010105

201406090095
\$143.00
AUDITORS CERTIFICATE
FILED 09th RECORD AT THE OFFICE OF SOUND DEVELOPMENT GROUP, LLC
Skagit County Auditor
6/9/2014 Page 1 of 2 9:53AM

PARCEL 2A BEFORE BOUNDARY LINE ADJUSTMENT

THOSE PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, LYING SOUTHERLY OF NOOKACHAMPS CREEK;

PARCEL 2: THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

PARCEL 3: THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, EXCEPT COUNTY ROAD RIGHT OF WAY, ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE SOUTH LINE OF NOOKACHAMPS CREEK;

PARCEL 4: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, EXCEPT COUNTY ROAD RIGHT OF WAY;

PARCEL 5: BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 60.00 FEET NORTH OF WHERE THE NORTH LINE OF THE RIGHT OF WAY OF THE SEATTLE AND INTERNATIONAL RAILWAY CROSSES SAID LINE; THENCE NORTH 45° WEST TO THE SOUTHERLY BANK OF NOOKACHAMPS CREEK; THENCE WESTERLY, ALONG THE SOUTHERLY BANK OF SAID CREEK TO THE WEST LINE OF SAID SECTION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE EAST TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH TO THE PLACE OF BEGINNING, OF WHICH ALL LYING WESTERLY AND NORTHWESTERLY OF THE RIGHT OF THE NORTHERN PACIFIC RAILWAY COMPANY;

PARCEL 6: THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY, BY DEED RECORDED JUNE 2, 1890, IN VOLUME 10 OF DEEDS, PAGE 574, RECORDS OF SKAGIT COUNTY WASHINGTON, WHICH LIES WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

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EXCEPTING FROM ALL THE ABOVE DESCRIBED PARCELS:

THAT PORTION OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 88° 32' 07" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1168.41 FEET; THENCE NORTH 1° 06' 44" EAST 1024.71 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; EAST 1024.71 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; AND THE TRUE POINT OF BEGINNING, THENCE NORTH 65° 38' 15" WEST 89.27 FEET; THENCE NORTH 80° 12' 24" WEST 578.82 FEET; THENCE NORTH 58° 52' 21" WEST 337.35 FEET; THENCE NORTH 43° 09' 09" WEST 68.08 FEET; THENCE NORTH 0° 43' 05" WEST 371.65 FEET; THENCE NORTH 3° 01' 13" EAST 349.79 FEET; THENCE NORTH 28° 03' 28" EAST 282.53 FEET; THENCE NORTH 39° 46' 02" EAST 128.04 FEET; THENCE NORTH 73° 15' 44" EAST 458.76 FEET; THENCE NORTH 49° 28' 04" EAST 210.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.75 FEET THROUGH A CENTRAL ANGLE OF 87° 56' 43" AN ARC DISTANCE OF 228.33 FEET; THENCE NORTH 38° 28' 39" WEST 106.10 FEET; THENCE NORTH 28° 08' 06" WEST 48.98 FEET; THENCE NORTH 5° 45' 31" WEST 28.47 FEET; THENCE NORTH 27° 57' 37" EAST 255.36 FEET; THENCE NORTH 38° 29' 08" EAST 58.53 FEET; THENCE SOUTH 44° 26' 23" EAST 49.4 FEET; MORE OR LESS TO THE WESTERLY MARGIN OF BARBOCK ROAD; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF BARBOCK ROAD, MORE OR LESS TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 1° 06' 44" WEST ALONG SAID EAST LINE, 128.92 FEET TO THE CENTER OF NOOKACHAMPS CREEK; THENCE WESTERLY ALONG THE CENTERLINE OF NOOKACHAMPS CREEK, 157.43 FEET TO A POINT WHICH LIES SOUTH 1° 06' 44" WEST FROM THE AFOREMENTIONED POINT "A"; THENCE NORTH 1° 06' 44" EAST 627.08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 42.7 ACRES, MORE OR LESS.

BOUNDARY LINE ADJUSTMENT

REGISTERED AND APPROVED IN ACCORDANCE WITH SEC CHAPTER 14.18.700 ON

Michael E. Ware
2014

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDEING ACT AT THE REQUEST OF CLEAR VALLEY FARM, LLC, IN APRIL, 2014

Michael E. Ware
MICHAEL E. WARE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 39428

PARCEL 2A AFTER BOUNDARY LINE ADJUSTMENT

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PARCEL 2B BEFORE BOUNDARY LINE ADJUSTMENT

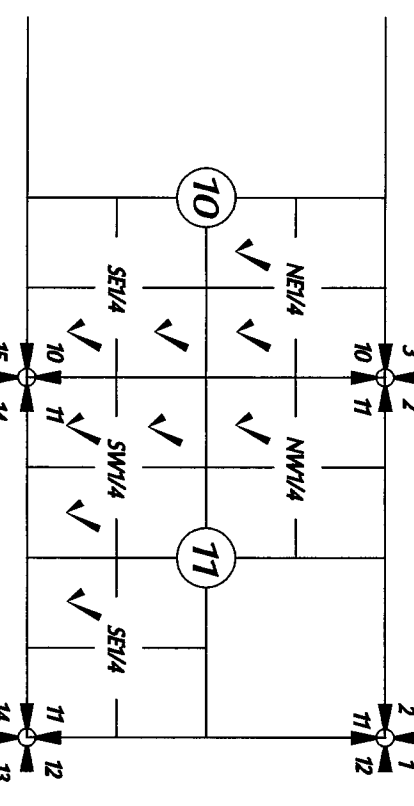
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PARCEL 2B AFTER BOUNDARY LINE ADJUSTMENT

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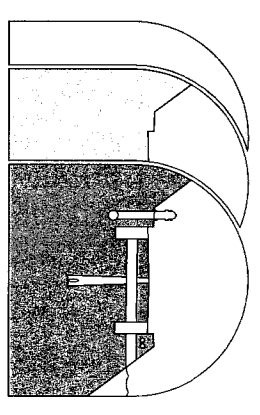
SECTION 10 AND 11 TWP 34 N, R 4 E, W1/2, S1/2
INDEX MAP

BOUNDARY LINE ADJUSTMENT

REGISTERED AND APPROVED IN ACCORDANCE WITH SEC CHAPTER 14.18.700 ON

Michael E. Ware
2014

Michael E. Ware
MICHAEL E. WARE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 39428



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

CLEAR VALLEY LLC
OWNERS
BOUNDARY LINE ADJUSTMENT
EXHIBITS BEFORE - AFTER
A PORTION OF SECTIONS 10 AND 11 TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, SKAGIT COUNTY, STATE OF WASHINGTON

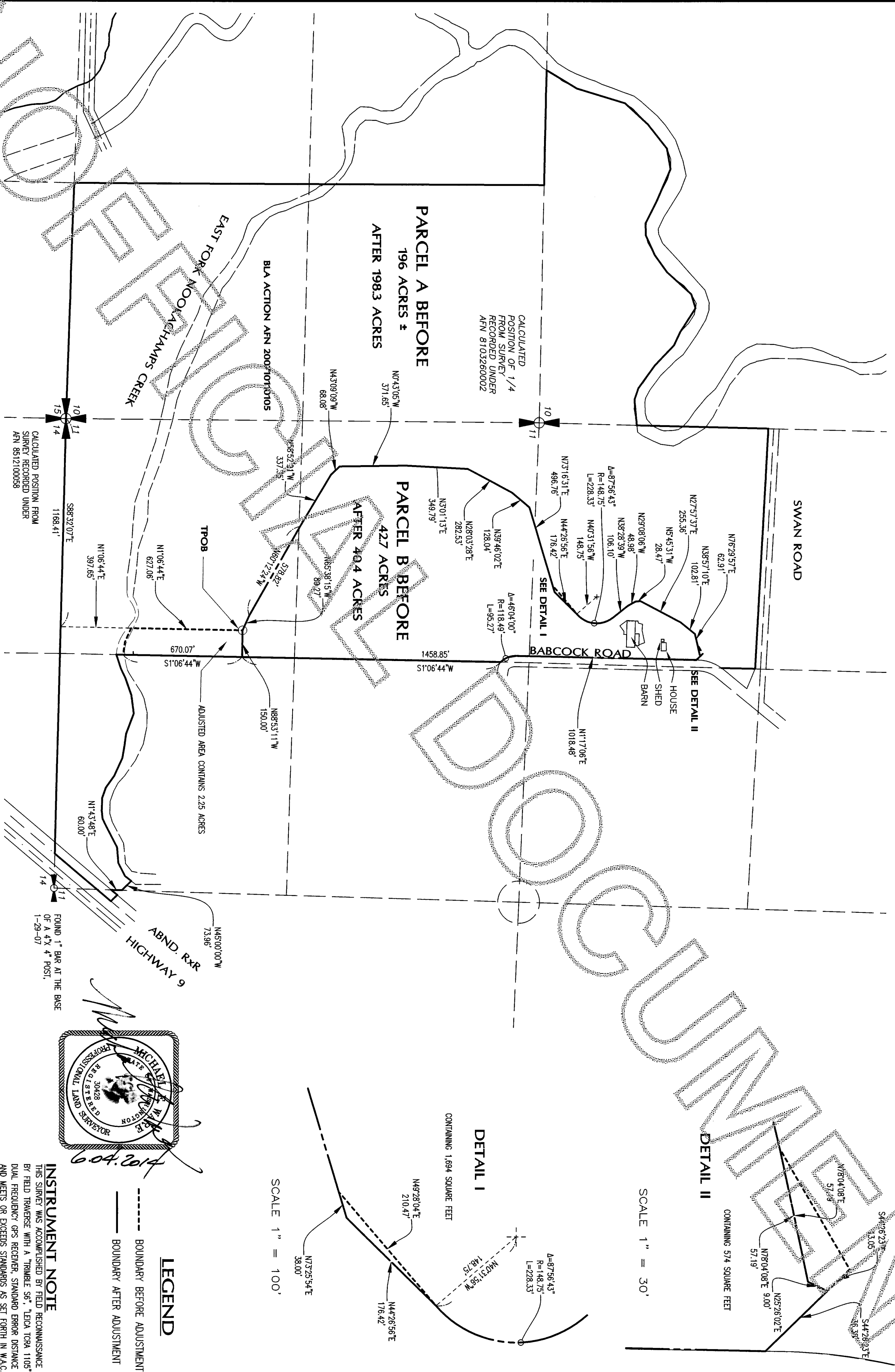
DATE: 05.10.2014 BY: WWARE SCALE: AS NOTED
PROJECT NO. 14021 - S06 RED BARN BLADING F.B.

BOUNDARY LINE ADJUSTMENT

EXHIBITS OF THE BEFORE AND AFTER

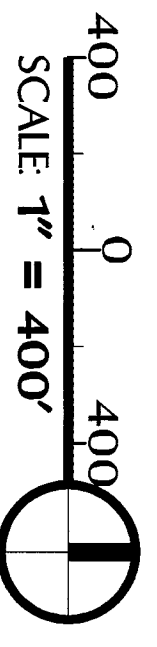
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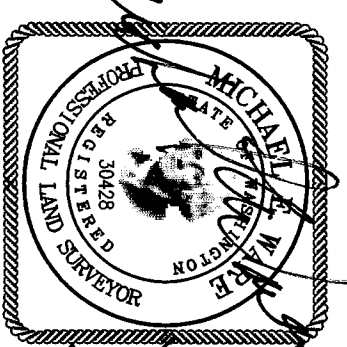
SURVEYORS NOTES

1. BOUNDARIES AS SHOWN WERE NOT INVESTIGATED DURING THE COURSE OF THIS SURVEY. WE DO NOT PURPORT TO SHOW ANY OCCUPATION ISSUES THAT MAY EXIST IF A TITLE BOUNDARY INVESTIGATION WAS DONE ON THE GROUND.
2. NO PROPERTY CORNERS WERE SET DURING THE COURSE OF THIS SURVEY.
3. THIS STAINCY MAP IS BEING RECORDED TO ASSIST IN CLARIFYING THE BOUNDARIES AFTER ADJUSTMENT.
4. WE DO NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.

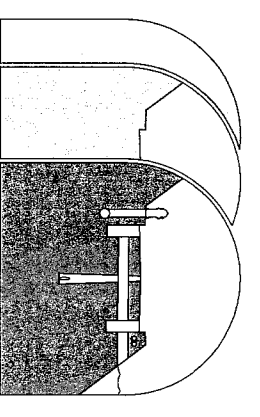


BASIS OF BEARING

ASSUMED N 88° 32' 07" W BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE CALCULATED SOUTHWEST CORNER OF SECTION 11 AS SHOWN HERON.



6.04.2014



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
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Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

BOUNDARY LINE ADJUSTMENT

EXHIBITS BEFORE - AFTER
A PORTION OF SECTIONS 10 AND 11 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, STATE OF WASHINGTON

OWNERS
CLEAR VALLEY LLC

SHEET 2 OF 2

DATE:	05.10.2014	BY:	MWARE	SCALE:	AS NOTED
PROJECT NO.:	14021 - SIG RED BARN BLADING	F.B.:			