



201512040092

Skagit County Auditor \$79.00
12/4/2015 Page 1 of 7 11:31AM

When recorded return to:

Johnson, Gary K. & Kristine M.
16936 Lake View Blvd.
Mount Vernon, WA 98274

Filed for record at request of:

Johnson, Gary K. & Kristine M.

Quit Claim Deed

THE GRANTORS, **Gary K. Johnson and Kristine M. Johnson, Husband and Wife,**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b), ONLY,** grant and convey to

THE GRANTEES, **Gary K. Johnson and Kristine M. Johnson, Husband and Wife,**

As Hereto attached:

- 1) EXHIBIT 'A': LEGAL DESCRIPTIONS BEFORE BLA
- 2) EXHIBIT 'B': LEGAL DESCRIPTIONS AFTER BLA
- 3) Parcel Depiction BEFORE ADJUSTMENT.
- 4) Parcel Depiction AFTER ADJUSTMENT.

#(P67125) 3941-000-054-0001 and (P67126) 3941-000-055-0000

Abbreviated Legal:

Lots 54 & 55 of BLA #201304290223, being a portion of PLAT 1, LAKEVIEW TRACTS

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Dated: 1 Dec, 2015

Gary K. Johnson
Gary K. Johnson

Kristine M. Johnson
Kristine M. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4894
DEC 04 2015

State of Washington
County of Skagit

Amount Paid \$ 0
Skagit Co. Treasurer
By *MUNA* Deputy

I certify that I know or have satisfactory evidence that **Gary K. Johnson and Kristine M. Johnson** are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 1 day of DECEMBER 20 15.

J. B. Sempal

Notary Public in and for the
State of Washington, residing at
MOUNT VERNON

My appointment expires 10/31/18.

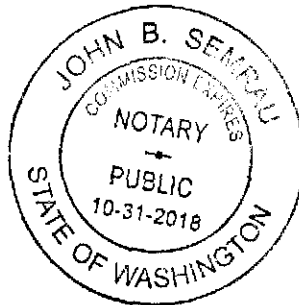


EXHIBIT 'A'
DESCRIPTIONS BEFORE BLA

PARCEL "A"

Lot 54 of that certain Boundary Line Adjustment approved April 3, 2013, recorded April 29, 2013, under Auditor's File No. 201304290223, records of Skagit County, Washington, being more fully described as follows:

That portion of Lots 53, 54, 55 and 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File No. 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West; thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency; thence North 10°38'25" West 62.74 feet along said margin and the Westerly line of said Lot 63; thence North 77°11'52" East 204.04 feet; thence South 12°48'08" East 43.46 feet to the true point of beginning; thence continue South 12°48'08" East 93.78 feet; thence South 77°11'52" West 36.84 feet; thence South 18°14'55" East 200.21 feet; thence North 64°40'44" East 134.28 feet; thence North 00°29'30" West 273.10 feet to a point that is North 76°14'44" East from the true point of beginning; thence South 76°14'44" West 171.50 feet to the true point of beginning;

Situate in the County of Skagit, State of Washington

PARCEL "B"

Lot 55 of that certain Boundary Line Adjustment approved April 3, 2013, recorded April 29, 2013, under Auditor's File No. 201304290223, records of Skagit County, Washington, being more fully described as follows:

That portion of Lots 53, 54, 55, 56, 57 and 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, and vacated LAKEVIEW BOULEVARD adjoining said Lots 53 and 63, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File No. 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West; thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency; thence North 10°38'25" West 62.74 feet along said margin and the Easterly line of said Lot 63; thence North 77°11'52" East 204.04 feet; thence South 12°48'08" East 137.24 feet; thence South 77°11'52" West 36.84 feet; thence South 18°14'55" East 200.21 feet; thence North 64°40'44" East 134.28 feet; thence North 62°39'25" East 81.80 feet; thence North 34°49'00" East a distance of 139.82 feet to the centerline of said vacated LAKEVIEW BOULEVARD as shown on said Plate 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH."; thence South 00°35'13" East 71.54 feet along said centerline to an angle point in said centerline;

thence South $87^{\circ}13'49''$ East 25 feet, more or less, along said centerline to Big Lake;
thence Westerly and Southwesterly along the shoreline of said Big Lake to the South line of said Lot 57, as described in Quit Claim Deed to Matthew Mihelich and Tristine Mihelich and recorded under Auditor's File Nos. 9512190066 and 9601080086, records of Skagit County, Washington;
thence North $70^{\circ}37'16''$ West 25 feet, more or less, to the Southeast corner of said Mihelich tract;
thence North $18^{\circ}14'12''$ East 75.80 feet along said Mihelich tract;
thence North $52^{\circ}12'00''$ East 104.26 feet to a point on the line between said Lots 55 and 56;
thence North $18^{\circ}14'54''$ West 247.27 feet along said Lot 55 to a corner as shown on said Boundary Line Adjustment;
thence North $87^{\circ}38'30''$ West 114.82 feet along the North lines of said Lots 55 and 56 to the point of beginning

Situate in the County of Skagit, State of Washington

EXHIBIT 'B'
DESCRIPTIONS AFTER BLA

BLA LOT 54

A portion of Lots 54 and 55 of that certain Boundary Line Adjustment approved April 3, 2013, recorded April 29, 2013, under Auditor's File No. 201304290223, records of Skagit County, Washington, being more fully described as follows:

That portion of Lots 53, 54, 55 and 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File No. 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West; thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency; thence North 10°38'25" West 62.74 feet along said margin and the Westerly line of said Lot 63; thence North 77°11'52" East 204.04 feet; thence South 12°48'08" East 43.46 feet to the true point of beginning; thence continue South 12°48'08" East 93.78 feet; thence South 12°23'45" West 71.94 feet; thence South 18°14'55" East 152.82 feet; thence North 57°13'22" East 137.66 feet; thence North 00°29'30" West 273.10 feet to a point that is North 76°14'44" East from the true point of beginning; thence South 76°14'44" West 171.50 feet to the true point of beginning;

Situate in the County of Skagit, State of Washington

BLA LOT 55

A portion of Lots 54 and 55 of that certain Boundary Line Adjustment approved April 3, 2013, recorded April 29, 2013, under Auditor's File No. 201304290223, records of Skagit County, Washington, being more fully described as follows:

That portion of Lots 53, 54, 55, 56, 57 and 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, and vacated LAKEVIEW BOULEVARD adjoining said Lots 53 and 63, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File No. 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West; thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency; thence North 10°38'25" West 62.74 feet along said margin and the Easterly line of said Lot 63; thence North 77°11'52" East 204.04 feet; thence South 12°48'08" East 137.24 feet; thence South 12°23'45" West 71.94 feet; thence South 18°14'55" East 152.82 feet; thence North 57°13'22" East 137.66 feet; thence North 62°39'25" East 81.80 feet;

thence North 34°49'00" East a distance of 139.82 feet to the centerline of said vacated LAKEVIEW BOULEVARD as shown on said Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.";

thence South 00°35'13" East 71.54 feet along said centerline to an angle point in said centerline;
thence South 87°13'49" East 25 feet, more or less, along said centerline to Big Lake;
thence Westerly and Southwesterly along the shoreline of said Big Lake to the South line of said Lot 57, as described in Quit Claim Deed to Matthew Mihelich and Tristine Mihelich and recorded under Auditor's File Nos. 9512190066 and 9601080086, records of Skagit County, Washington;

thence North 70°37'16" West 25 feet, more or less, to the Southeast corner of said Mihelich tract;

thence North 18°14'12" East 75.80 feet along said Mihelich tract;

thence North 52°12'00" East 104.26 feet to a point on the line between said Lots 55 and 56;

thence North 18°14'54" West 247.27 feet along said Lot 55 to a corner as shown on said Boundary Line Adjustment;

thence North 87°38'30" West 114.82 feet along the North lines of said Lots 55 and 56 to the point of beginning.

Situate in the County of Skagit, State of Washington

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Arvid Roeder
Skagit Co. Planning & Dev. Services

12/4/2015
Date



A
P67139
BIG LAKE WATER CO INC
64

JUNE ANDERSON
P67138



S 88°19'33" E
633.45'

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

200' CREEK BUFFER LINE

NEW LOT 63
3.21 ACRES

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

17.28'

63
P67137
GARY & KRIS
JOHNSON

100' LAKE
BUFFER LINE

100'
LAKE
BUFFER
LINE

LOCATION OF
LOG WEIR
AND LAKE
CONTROL

5

N 77°11'52" E
204.04'

N 76°14'44" E
171.50'

NEW LOT 53
1.0 ACRES

BIG LAKE

LAKEVIEW BOULEVARD
596.91'
N 10°35'01" W

NEW LOT 55
2.5 ACRES

114.82'
N 87°38'30" W
PLAT

NEW LOT 54
1.02 ACRES

SHOP

HOUSE

P67070
GARY & KRIS
JOHNSON

P67072
GARY & KRIS
JOHNSON

220.96'
S 87°13'49" E

WEST BIG LAKE BOULEVARD

NEW LOT 56
BLA AFN
200302130117

N 18°45'4" W
200.21'

N 00°29'30" W
273.10'

HOUSE

P67124
GARY & KRIS
JOHNSON

S 34°49'00" W
136.82'

LAKE SHORELINE
AND LOT LINE
(TYPICAL)

52
P67122
KAREN SUSAN DEC

N 25°52'35" E
746.93'
EXISTING
DRIVE

P67127
DEJONG

P67126
GARY & KRIS
JOHNSON

P67125
GARY & KRIS
JOHNSON

57

P67128
MIHELICH

P67129
TALLQUIST

TENNIS
COURT

N 18°14'12" E
131.80'
BEACH
ACCESS
EASEMENT

N 52°12'00" E
104.28'
BEACH
ACCESS
EASEMENT
AFN #
207210010045

S 56°58'58" E
75'+/-
AS SHOWN ON BLA
AFN 200302130117

LAKE SHORELINE
AND LOT LINE
(TYPICAL)

BIG LAKE

BEFORE BLA

A
P67139
SEDRO-WOLLEY SCHOOLS
UNIT 101
64

JUNE ANDERSON
P67138

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

S 88°19'33" E
633.45'

200' CREEK BUFFER LINE



NEW LOT 63
BLA AFN
201304290223
3.21 ACRES
63

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

100' LAKE
BUFFER LINE

P67137
GARY & KRIS
JOHNSON

LOCATION OF
LOG WEIR
AND LAKE
CONTROL

8' SIDEYARD SETBACK
N 77°11'52" E
204.04'

NEW
LOT 53
BLA AFN
201304290223
1.0 ACRES
P67124
KAALEN & GRETCHEN
JOHNSON

P67070
GARY & KRIS
JOHNSON

PARCEL "B"
R=412.45'
Δ=12°11'10"
L=87.72'

BLA LOT 54
1.02 ACRES

PARCEL "A"
BUILDING
SETBACK

BLA LOT 55
2.5 ACRES

OLD LOT LINE
AFN 201304290223

P67072
GARY & KRIS
JOHNSON

114.82'
N 87°38'30" W
PLAT

220.96'
S 87°13'49" E

NEW LOT 56
BLA AFN
200302130117

P67124
GARY & KRIS
JOHNSON

P67122
KAREN SUSAN DEC

P67127
DEJONG

P67126
GARY & KRIS
JOHNSON

P67125
GARY & KRIS
JOHNSON

52

N 25°32'35" E
148.93'

57

P67128
MIHELICH

P67129
TALLQUIST

TENNIS
COURT

104.26'
N 57°12'00" E
BEACH
ACCESS
EASEMENT
AFN #
201210010045

S 56°59'58" E
75+/-
AS SHOWN ON BLA
AFN 200302130117

LAKE SHORELINE
AND LOT LINE
(TYPICAL)

BIG LAKE

AFTER BLA

