

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 121°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 181°4'55" 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 121°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;

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 121°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 181°4'55" EAST 200.21 FEET;

THENCE NORTH 64°40'44" 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 121°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;

AUDITOR'S CERTIFICATE

201512040093  
Skagit County Auditor  
12/14/2015 Page 1 of 1  
\$16290  
11:32AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

*Janne Johnson*  
DEPUTY COUNTY AUDITOR

NOTES

- 1. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- 2. INDICATES EXISTING MONUMENT FOUND.
- 3. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE PREPARED BY LAND TITLE AND ESCROW, UNDER ORDER NO. 153057-0, DATED NOVEMBER 16, 2015.
- 4. BASIS OF BEARINGS: PLAT OF LAKEVIEW TRACTS.
- 5. ALL DISTANCES ARE SHOWN IN FEET.
- 6. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- 7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- 8. THIS SURVEY WAS REQUESTED BY GARY JOHNSON.
- 9. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 530.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF BASED ON OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
- 10. THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF VARIOUS INSTRUMENTS, AGREEMENTS, LEASES, COVENANTS, RESTRICTIONS, AND EASEMENTS INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED AS AUDITOR'S FILE NUMBERS 895396, 9512190066, 9601080086, 200302130117, 201105040072, 201210010045, 201304290222, AND 201304290223.

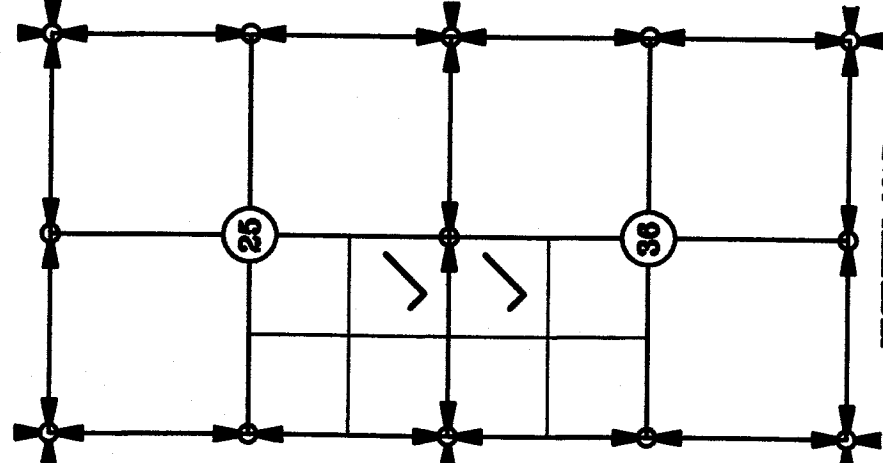
BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

Dec 14 2015

*David R. Johnson*

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES



VICINITY MAP N.T.S.

SHEET 1 OF 2

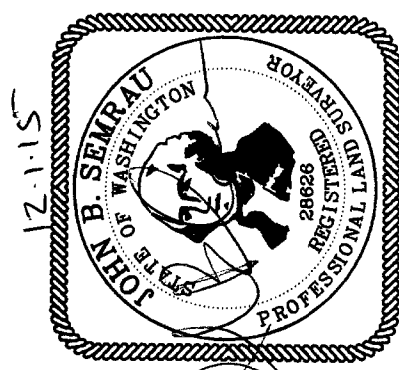
BOUNDARY LINE ADJUSTMENT

SURVEY IN A PORTION OF THE

SE 1/4 OF THE SW 1/4 OF SECTION 25 AND IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36, T. 34 N., R. 4 E., W.M.

FOR: GARY JOHNSON

FB. 227 PG. 55-58	ASSUMED	SEMRAU ENGINEERING & SURVEYING	SCALE: N/A
MERIDIAN:		SURVEYING - ENGINEERING - PLANNING	JOB NO. 4338
		MOUNT VERNON, WA 98273 360-424-9566	



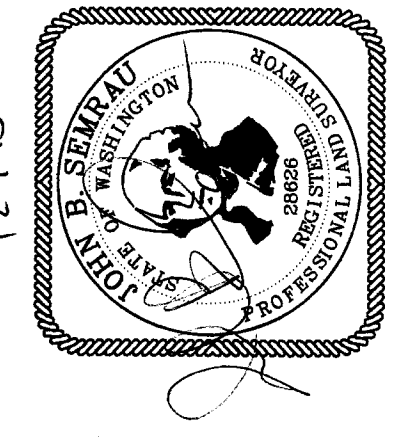
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY JOHNSON

*John B. Semrau*

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

12-11-15

DATE:



SHEET 2 OF 2

**BOUNDARY LINE ADJUSTMENT**

SURVEY IN A PORTION OF THE  
 SE 1/4 OF THE SW 1/4 OF SECTION 25 AND  
 IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF  
 SECTION 36, T. 34 N., R. 4 E., W.M.  
 FOR: GARY JOHNSON

FB. 227 PG. 55-58  
 MERIDIAN: ASSUMED  
 SEMRAU ENGINEERING & SURVEYING  
 SURVEYING - ENGINEERING - PLANNING  
 MOUNT VERNON, WA 98273 360-424-9566  
 SCALE: 1" = 50'  
 JOB NO. 4338

**KEY**

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- - INDICATES EXISTING MONUMENT FOUND.

17-115

