

**DESCRIPTIONS BEFORE BIA**

**WEST PARCEL**

GOVERNMENT LOT 1 IN SECTION 19; GOVERNMENT LOT 4 IN SECTION 18; AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 18 LYING SOUTH AND WEST OF THE JOE LEARY SLOUGH; ALL IN TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THE SIX FOLLOWING DESCRIBED PARCELS:

- 1) DIKE, DITCH AND COUNTY ROAD RIGHTS-OF-WAY.
2) BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1 THAT BEARS NORTH 89°54'00" WEST 1,149.34 FEET FROM ITS SOUTHEAST CORNER; MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD MORE COMMONLY REFERRED TO AS THE BAYVIEW-EDISON ROAD, SAID POINT BEING ON A CURVE TO THE RIGHT IN A NORTHERLY AND EASTERLY DIRECTION HAVING A RADIUS OF 1,378.14 FEET, AT WHICH POINT THE TANGENT TO THE CURVE BEARS NORTH 120°31' EAST;
THENCE FOLLOWING ALONG THE WEST SIDE OF SAID ROAD IN A NORTHERLY AND EASTERLY DIRECTION HAVING A RADIUS OF 1,378.14 FEET AND A CENTRAL ANGLE OF 22°19'09", AN ARC DISTANCE OF 536.85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING IN A NORTHERLY AND EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,378.14 FEET AND A CENTRAL ANGLE OF 11°36'18", AN ARC DISTANCE OF 279.14 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO JOHN B. MOON AND JOYCE V. MOON, HUSBAND AND WIFE, GRANTEE'S FROM LESTER C. MERRITT AND EVELYN BERNICE MERRITT, HUSBAND AND WIFE, BY THAT INSTRUMENT DATED JUNE 11, 1973 AND RECORDED JUNE 20, 1973 UNDER AUDITOR'S FILE NO. 786810, RECORDS OF SKAGIT COUNTY, WASHINGTON AS ESTABLISHED FROM PHYSICAL SURVEY FOR LESTER C. MERRITT BY J. A. NEWMAN, PROFESSIONAL LAND SURVEYOR, ACCORDING TO THAT UNRECORDED SURVEY MAP DATED MARCH 5, 1973 AND DESCRIPTION FOR DEED DATED MARCH 6, 1973; THENCE NORTH 38°24'54" WEST ALONG THE SOUTHWESTERLY LINE OF SAID MOON TRACT AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 205.69 FEET TO THE APPROXIMATE BASE OF A RIDGE;
THENCE SOUTHERLY ALONG THE BASE OF SAID RIDGE ON THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°16'57" WEST, 117.26 FEET; SOUTH 13°26'08" WEST, 82.90 FEET; SOUTH 33°11'18" WEST, 81.41 FEET; SOUTH 17°30'04" WEST, 122.42 FEET TO A POINT WHICH BEARS NORTH 75°01'43" WEST, A DISTANCE OF 164.70 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING;
THENCE DEPARTING SAID BASE OF RIDGE SOUTH 75°01'43" EAST A DISTANCE OF 164.70 FEET TO THE POINT OF BEGINNING.

**DESCRIPTIONS AFTER BIA**

**WEST TRACT DESCRIPTION**

GOVERNMENT LOT 1 IN SECTION 19 AND GOVERNMENT LOT 4 IN SECTION 18; ALL IN TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THE SEVEN FOLLOWING DESCRIBED PARCELS:

- 1) DIKE, DITCH AND COUNTY ROAD RIGHTS-OF-WAY.
2) BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1 THAT BEARS NORTH 89°54'00" WEST 1,149.34 FEET FROM ITS SOUTHEAST CORNER; MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD MORE COMMONLY REFERRED TO AS THE BAYVIEW-EDISON ROAD, SAID POINT BEING ON A CURVE TO THE RIGHT IN A NORTHERLY AND EASTERLY DIRECTION HAVING A RADIUS OF 1,378.14 FEET, AT WHICH POINT THE TANGENT TO THE CURVE BEARS NORTH 120°31' EAST;
THENCE FOLLOWING ALONG THE WEST SIDE OF SAID ROAD IN A NORTHERLY AND EASTERLY DIRECTION HAVING A RADIUS OF 1,378.14 FEET AND A CENTRAL ANGLE OF 22°19'09", AN ARC DISTANCE OF 536.85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING IN A NORTHERLY AND EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,378.14 FEET AND A CENTRAL ANGLE OF 11°36'18", AN ARC DISTANCE OF 279.14 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO JOHN B. MOON AND JOYCE V. MOON, HUSBAND AND WIFE, GRANTEE'S FROM LESTER C. MERRITT AND EVELYN BERNICE MERRITT, HUSBAND AND WIFE, BY THAT INSTRUMENT DATED JUNE 11, 1973 AND RECORDED JUNE 20, 1973 UNDER AUDITOR'S FILE NO. 786810, RECORDS OF SKAGIT COUNTY, WASHINGTON AS ESTABLISHED FROM PHYSICAL SURVEY FOR LESTER C. MERRITT BY J. A. NEWMAN, PROFESSIONAL LAND SURVEYOR, ACCORDING TO THAT UNRECORDED SURVEY MAP DATED MARCH 5, 1973 AND DESCRIPTION FOR DEED DATED MARCH 6, 1973; THENCE NORTH 38°24'54" WEST ALONG THE SOUTHWESTERLY LINE OF SAID MOON TRACT AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 205.69 FEET TO THE APPROXIMATE BASE OF A RIDGE;
THENCE SOUTHERLY ALONG THE BASE OF SAID RIDGE ON THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°16'57" WEST, 117.26 FEET; SOUTH 13°26'08" WEST, 82.90 FEET; SOUTH 33°11'18" WEST, 81.41 FEET; SOUTH 17°30'04" WEST, 122.42 FEET TO A POINT WHICH BEARS NORTH 75°01'43" WEST, A DISTANCE OF 164.70 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING;
THENCE DEPARTING SAID BASE OF RIDGE SOUTH 75°01'43" EAST A DISTANCE OF 164.70 FEET TO THE POINT OF BEGINNING.

**AUDITOR'S CERTIFICATE**

201603230025 \$167.00 Skagit County Auditor 1 of 3 10:57AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
I, JAMES J. MONAZZEB, Skagit County Auditor, have reviewed the descriptions before and after BIA and find them to be correct.

**DESCRIPTIONS AFTER BIA**

EAST TRACT DESCRIPTION
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY AND WESTERLY OF THE JOE LEARY SLOUGH, EXCEPT COUNTY ROAD, AND EXCEPT DIKE AND DITCH RIGHTS-OF-WAYS.
TOGETHER WITH THE EAST 88 FEET AND THAT PORTION LYING NORTH OF THE SOUTH 725 FEET OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THE COUNTY ROAD.

**OWNER'S DECLARATION**

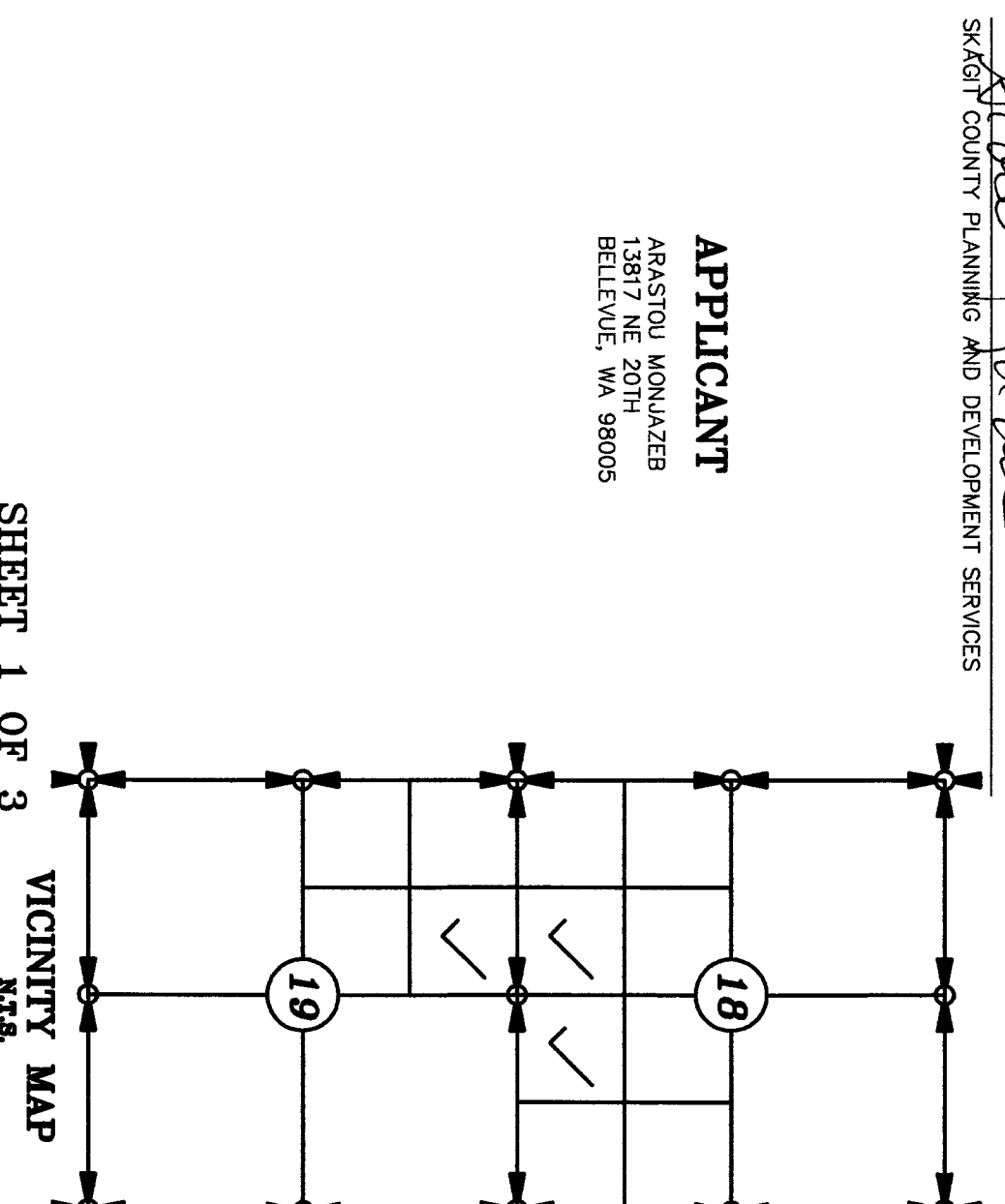
ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT TO THEREOF PURSUANT TO CHAPTER 14.18.700 BOUNDARY LINE ADJUSTMENTS OF THE SKAGIT COUNTY CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE SAID OWNERS.
THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES; FURTHER, WE HAVE ALSO BEEN NOTIFIED TO EXECUTE WITH RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

**BOUNDARY LINE ADJUSTMENT**

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON
March 16, 2016

Skagit County Planning and Development Services

APPLICANT
ARASTOU MONAZZEB
13817 NE 20TH
BELLEVUE, WA 98005



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS REASONABLY AND FAIRLY BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120 WAC.

JOHN B. SEMRAU, P.L.L.C., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
1118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

DATE: 3-11-16

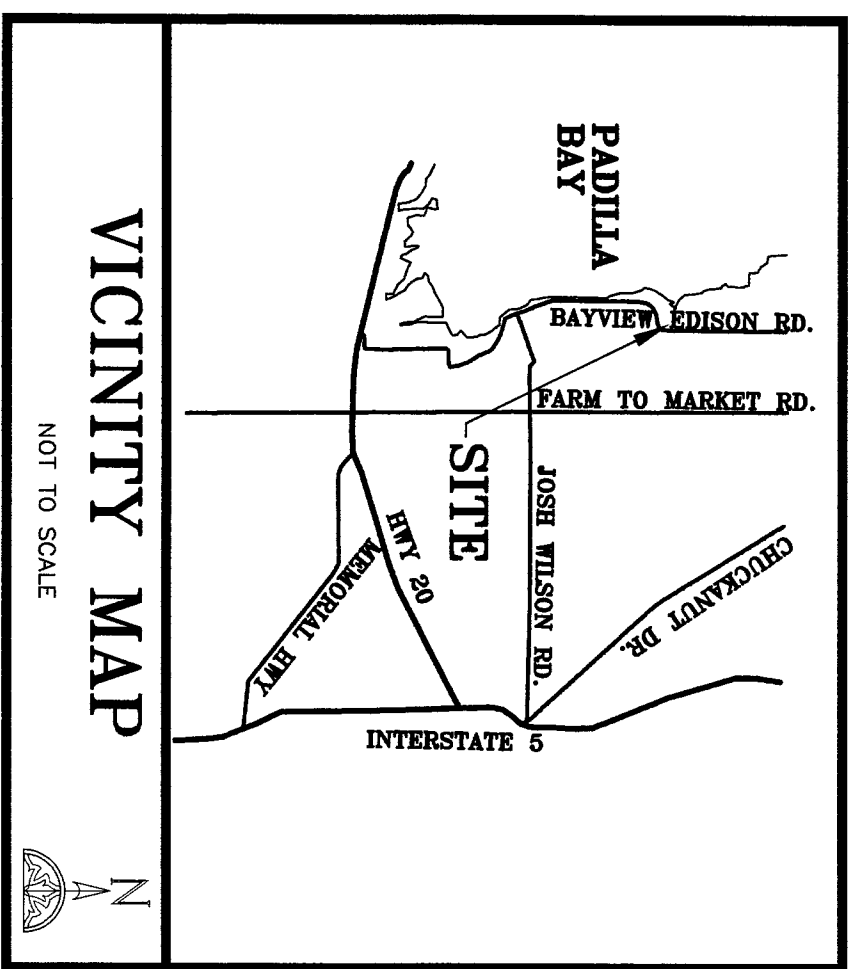
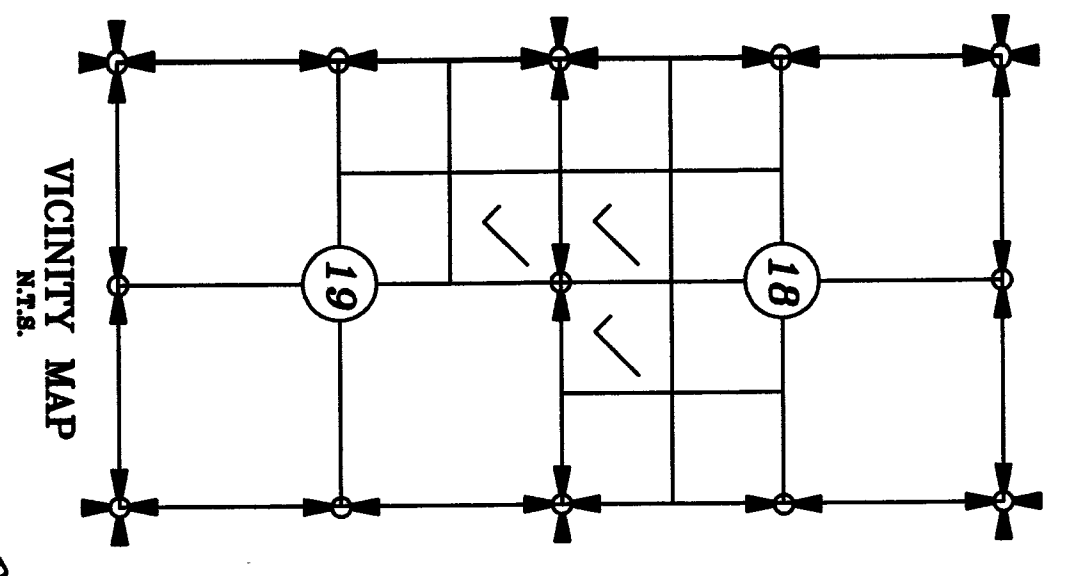


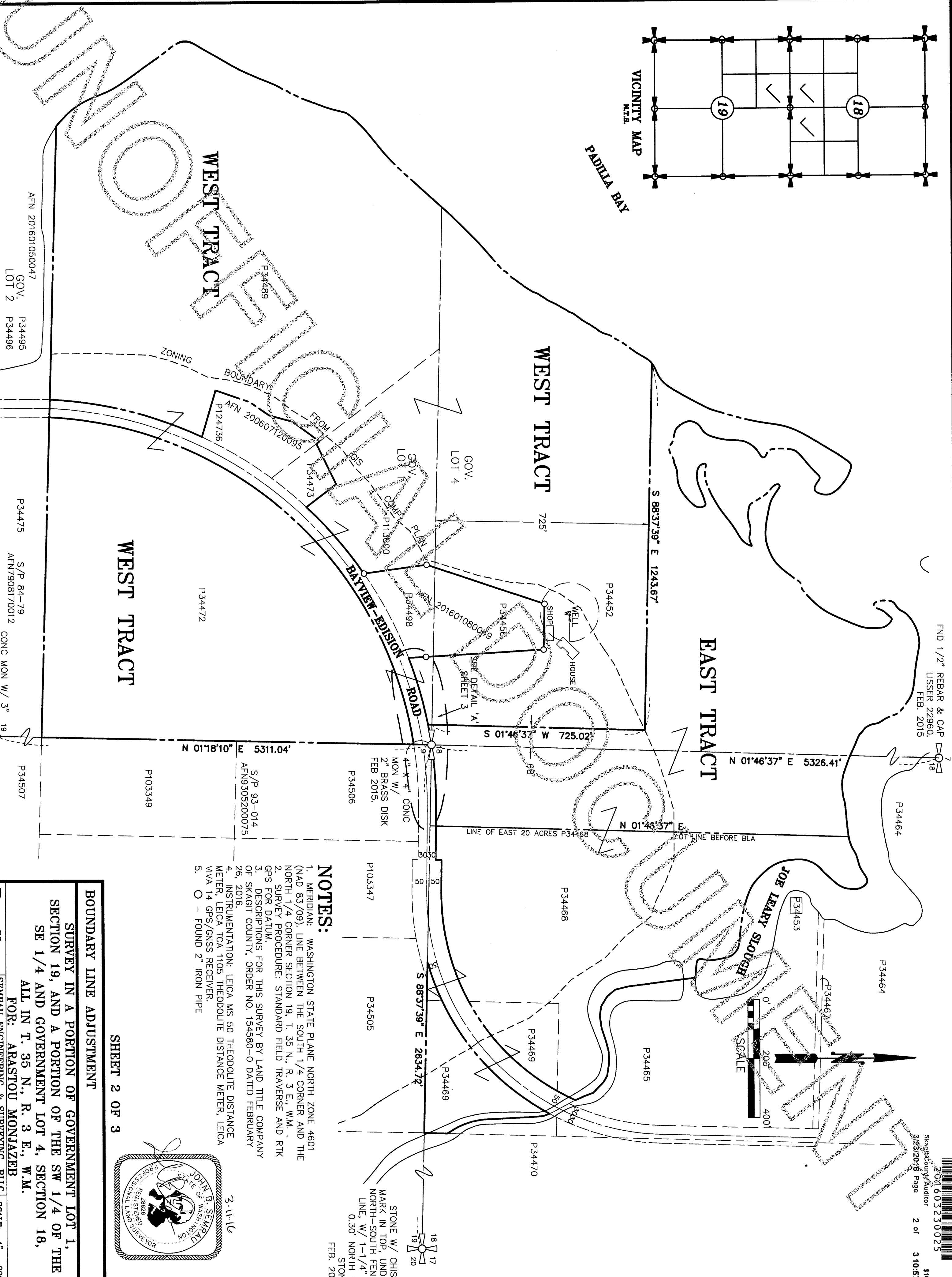
Table with columns: FB, PG, MERIDIAN, ASSUMED, SEMRAU ENGINEERING & SURVEYING, P.L.L.C., SCALE, N/A, JOB NO. 5353

FND 1/2" REBAR & CAP  
LISSER 22960.  
FEB. 2015

Shaght County Auditor  
3/23/2015 Page 2 of 3 10:57AM  
\$167.00



PADILLA BAY



- NOTES:**
1. MERIDIAN: WASHINGTON STATE PLANE NORTH ZONE 4801 (NAD 83/09). LINE BETWEEN THE SOUTH 1/4 CORNER AND THE NORTH 1/4 CORNER SECTION 19, T. 35 N., R. 3 E., W.M..
  2. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RTK GPS FOR DATUM.
  3. DESCRIPTIONS FOR THIS SURVEY BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 154580--O DATED FEBRUARY 26, 2016.
  4. INSTRUMENTATION: LEICA MS 50 THEODOLITE DISTANCE METER, LEICA TCA 1105 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVER.
  5. ○ - FOUND 2" IRON PIPE



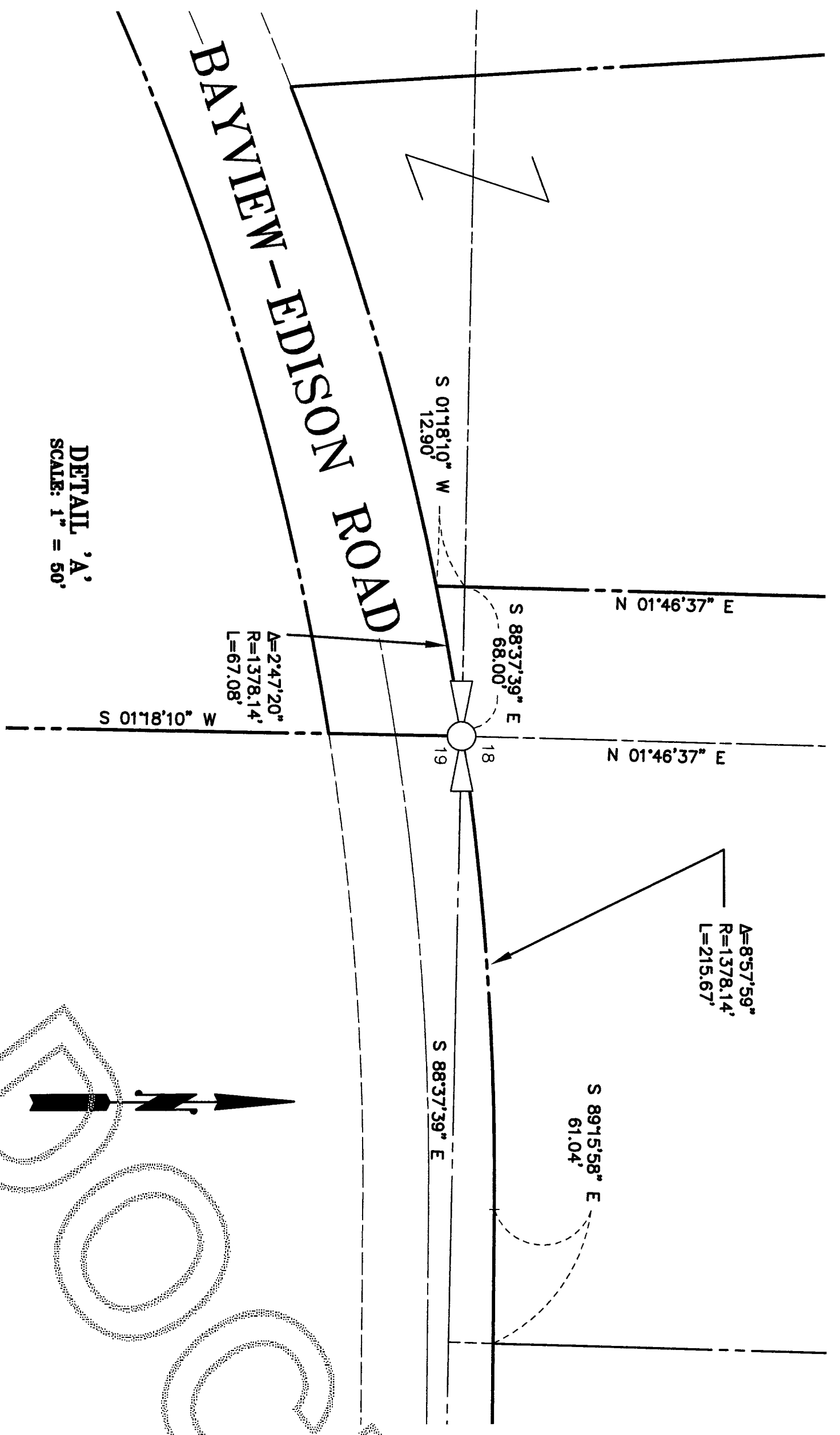
**BOUNDARY LINE ADJUSTMENT**

SURVEY IN A PORTION OF GOVERNMENT LOT 1, SECTION 19, AND A PORTION OF THE SW 1/4 OF THE SE 1/4 AND GOVERNMENT LOT 4, SECTION 18, ALL IN T. 35 N., R. 3 E., W.M.  
FOR: ARASTOU MONJAZEB

FB.	Pg.	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: 1" = 200'
MERIDIAN: ASSUMED		SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5353

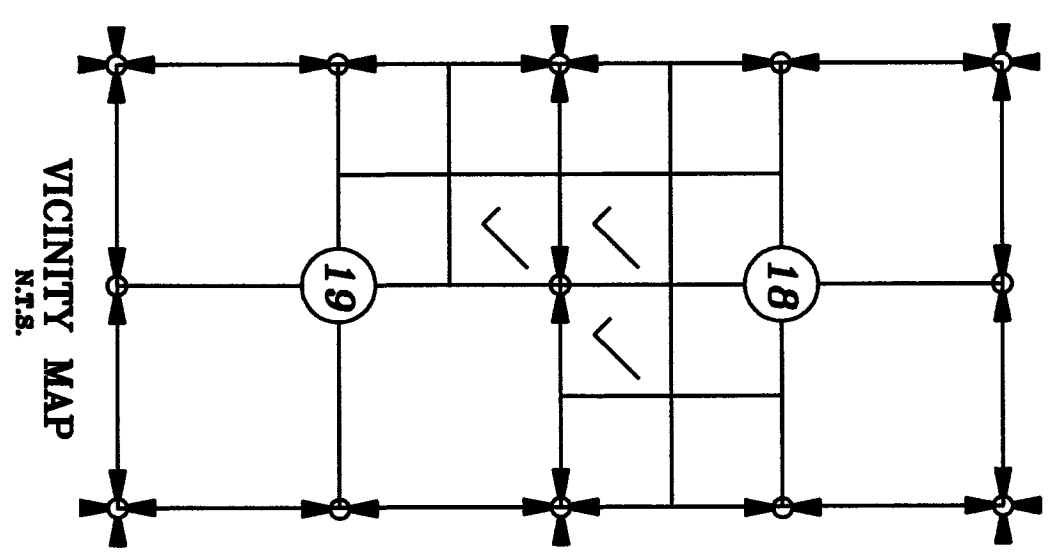
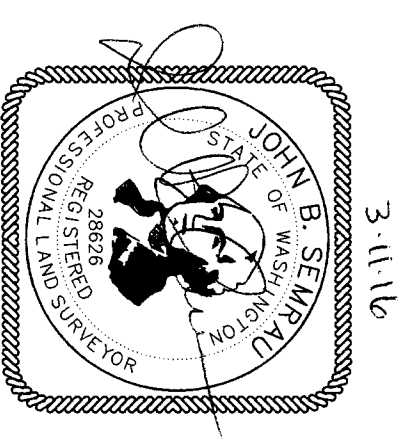
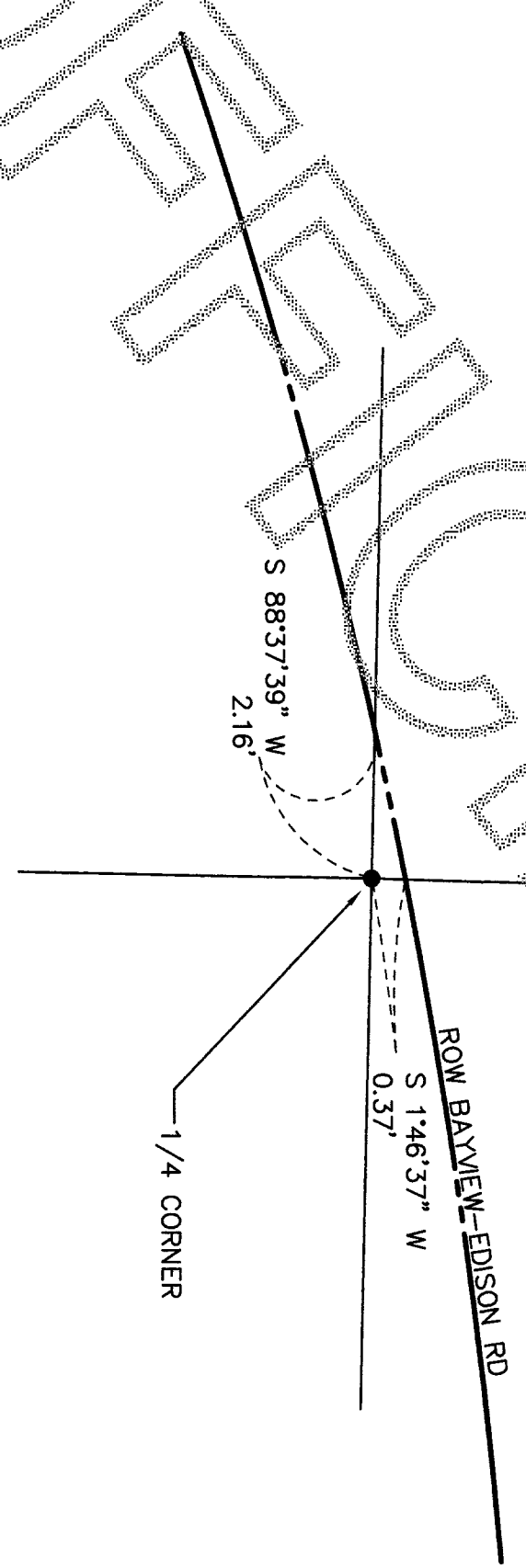
SHEET 2 OF 3

201603230025  
 Skagit County Assessor  
 3/23/2016 Page 3 of 3 10:57AM  
 \$167.00



DETAIL 'A'  
 SCALE: 1" = 50'

DETAIL 1/4 CORNER TO ROAD RIGHT-OF-WAY  
 NOT TO SCALE



SHEET 3 OF 3

BOUNDARY LINE ADJUSTMENT

SURVEY IN A PORTION OF GOVERNMENT LOT 1, SECTION 19, AND A PORTION OF THE SW 1/4 OF THE SE 1/4 AND GOVERNMENT LOT 4, SECTION 18, ALL IN T. 35 N., R. 3 E., W.M.  
 FOR: ARASTOU MONJAZEB

FB.	PG.	SEBRAU ENGINEERING & SURVEYING, PLLC. SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: AS SHOWN
MERIDIAN: ASSUMED			JOB NO. 5353