

AUDITOR'S CERTIFICATE

CALCULATED POSITION FROM
ROS AFN 200112170023

201612230065
12/23/2016 Page 1 of 2 12:07PM
\$164.00

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

SKAGIT COUNTY AUDITOR
Janet McClane
Brenda Willis

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEALS.

12 DAY OF September 2016

TRACY CHRISTINE GIESKER
Tracy Christine Giesker

BRENDA R. WILLIS
Brenda Willis

JANE/McCLANE
Janet McClane

NOTES

- LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 155455-0, JUNE 7, 2016.
- MERIDIAN: ASSUMED FROM EXISTING MONUMENTS FOUND AND SHOWN ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M. BEARING = S89°54'33"E.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE, MAY 2016.
- INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE METER.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- 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 SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, PROTECTIVE COVENANTS AND ANY OTHER FACTS.

FOUND 3-1/2" BRASS DISK
"WASHINGTON COUNTY
REFERENCE MARKER" IN
CASE MAY 2016
CALCULATED POSITION FROM
ROS AFN 200112170023

APPLICANTS

TRACY GIESKER
BRENDA WILLIS
5880 INEZ STREET
BOW, WA 98232

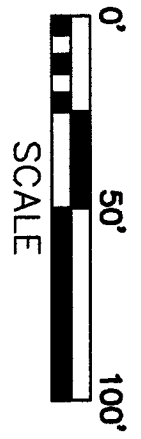
JANE McCLANE
5625 16TH AVE SW
SEATTLE, WA 98106

SHEET 1 OF 2

BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: BRENDA WILLIS

FB. 264 PG. 75-76	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 50'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5491
	MOUNT VERNON, WA 98273 360-424-9566	



PARCEL "B"
P48663
TAX ID 360334-4-008-000 9
209,016 Sq. Feet
4.80 Acres

SE 1/4, SE 1/4

PARCEL "A"
P48664
TAX ID 360334-4-009-008 8

TRACT "A"

TRACT "B"

INEZ STREET

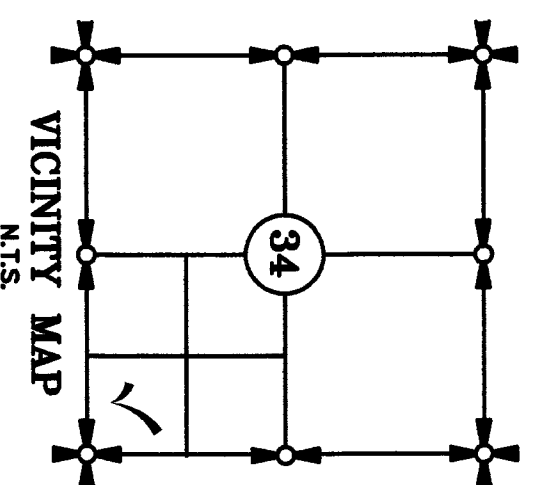
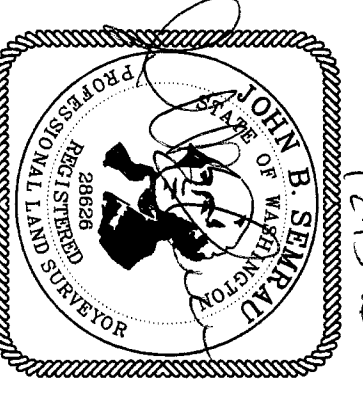
- KEY**
- - INDICATES SET 1/2" REBAR & CAP "SEMRAU 28626"
 - - INDICATES EXISTING PIPE OR REBAR FOUND.

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 BRENDA WILLIS IN APRIL 2016.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 12.15.16



FOUND 1" IRON PIPE W/PLUG
& TACK IN CASE MAY 2016

FOUND 3-1/2" BRASS DISK
"WASHINGTON COUNTY
REFERENCE MARKER" IN
CASE MAY 2016
CALCULATED POSITION FROM
ROS AFN 200112170023

LEGAL DESCRIPTIONS BEFORE BIA

P49864 - PARCEL "A"
 THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT CERTAIN 50 FOOT WIDE TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JANUARY 31, 1900 AND RECORDED FEBRUARY 6, 1900, UNDER AUDITOR'S FILE NO. 32631. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

P49863 - PARCEL "B"
 THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT CERTAIN 50 FOOT WIDE TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JANUARY 31, 1900 AND RECORDED FEBRUARY 6, 1900, UNDER AUDITOR'S FILE NO. 32631. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:
 A.) THE WEST 5 ACRES OF THE SOUTH 22 RODS (363 FEET) OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.
 B.) BEGINNING AT A POINT WHICH IS 50 FEET WEST AND 62 RODS (1,023 FEET) NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION;
 THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 12 RODS AND 18 LINKS (209.88 FEET);
 THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 12 RODS AND 18 LINKS (209.88 FEET);
 THENCE EAST 12 RODS AND 18 LINKS (209.88 FEET);
 THENCE NORTH 12 RODS AND 18 LINKS (209.88 FEET) TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS AFTER BIA

P49864 TRACT "A"
 THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT CERTAIN 50 FOOT WIDE TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JANUARY 31, 1900 AND RECORDED FEBRUARY 6, 1900, UNDER AUDITOR'S FILE NO. 32631.

AND EXCEPT A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34;
 THENCE NORTH 89°41'13" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 50.01 FEET TO THE WESTERLY MARGIN OF INEZ STREET AND THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°41'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 296.86 FEET;
 THENCE SOUTH 01°18'35" WEST A DISTANCE OF 11.47 FEET;
 THENCE SOUTH 85°19'56" EAST A DISTANCE OF 75.16 FEET;
 THENCE SOUTH 89°41'13" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 221.65 FEET TO SAID WESTERLY MARGIN;
 THENCE NORTH 11°25'0" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 17.18 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34;
 THENCE NORTH 89°41'13" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 50.01 FEET TO THE WESTERLY MARGIN OF INEZ STREET AND THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°41'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 296.86 FEET TO THE POINT OF TERMINATION.

AND SUBJECT TO A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34;
 SOUTHEAST 1/4 OF SECTION 34;
 THENCE NORTH 89°41'13" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 50.01 FEET TO THE WESTERLY MARGIN OF INEZ STREET;
 THENCE SOUTH 11°25'0" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 17.18 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 11°25'0" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 15.00 FEET;
 THENCE NORTH 89°41'13" WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 221.98 FEET;
 THENCE NORTH 85°19'56" WEST A DISTANCE OF 53.14 FEET;
 THENCE NORTH 1°24'45" EAST A DISTANCE OF 15.03 FEET;
 THENCE SOUTH 85°19'56" EAST A DISTANCE OF 53.48 FEET;
 THENCE SOUTH 89°41'13" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 221.65 FEET TO SAID WESTERLY MARGIN AND THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AFTER BIA

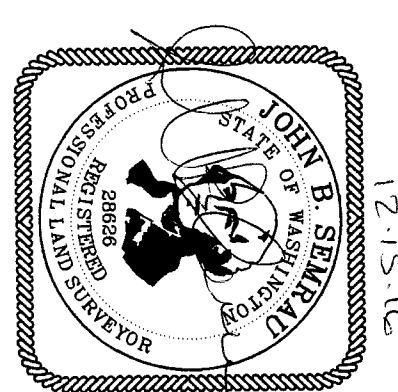
P49863 TRACT "B"
 THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT CERTAIN 50 FOOT WIDE TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JANUARY 31, 1900 AND RECORDED FEBRUARY 6, 1900, UNDER AUDITOR'S FILE NO. 32631. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34;
 THENCE NORTH 89°41'13" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 50.01 FEET TO THE WESTERLY MARGIN OF INEZ STREET AND THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°41'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 296.86 FEET;
 THENCE SOUTH 01°18'35" WEST A DISTANCE OF 11.47 FEET;
 THENCE SOUTH 85°19'56" EAST A DISTANCE OF 75.16 FEET;
 THENCE SOUTH 89°41'13" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 221.65 FEET TO SAID WESTERLY MARGIN;
 THENCE NORTH 11°25'0" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 17.18 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34;
 THENCE NORTH 89°41'13" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 50.01 FEET TO THE WESTERLY MARGIN OF INEZ STREET AND THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°41'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 683.21 FEET TO THE POINT OF TERMINATION.

AND ALSO TOGETHER WITH A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34;
 THENCE NORTH 89°41'13" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 A DISTANCE OF 50.01 FEET TO THE WESTERLY MARGIN OF INEZ STREET AND THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°41'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 221.65 FEET TO SAID WESTERLY MARGIN AND THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 THENCE CONTINUING NORTH 89°41'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 221.65 FEET TO SAID WESTERLY MARGIN AND THE POINT OF BEGINNING.
AND SUBJECT TO A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 THENCE SOUTH 89°41'13" EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 221.65 FEET TO SAID WESTERLY MARGIN AND THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



2016-09-22 3:00:06
 \$184.00
 Skagit County Auditor
 12/23/2016, Page 2 of 2 12:07PM

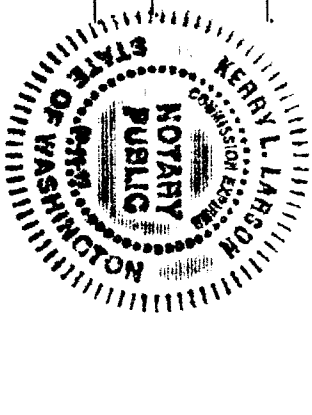
ACKNOWLEDGEMENTS

STATE OF Washington
 COUNTY OF Skagit
 ON THIS DAY PERSONALLY APPEARED BEFORE ME TRACY CHRISTINE GIESKER AND BRENDA R. WILLIS, A MARRIED COUPLE, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREELAND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL, THE 22 DAY OF September 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
 RESIDING AT Mount Vernon
 MY COMMISSION EXPIRES: 8-06-2019



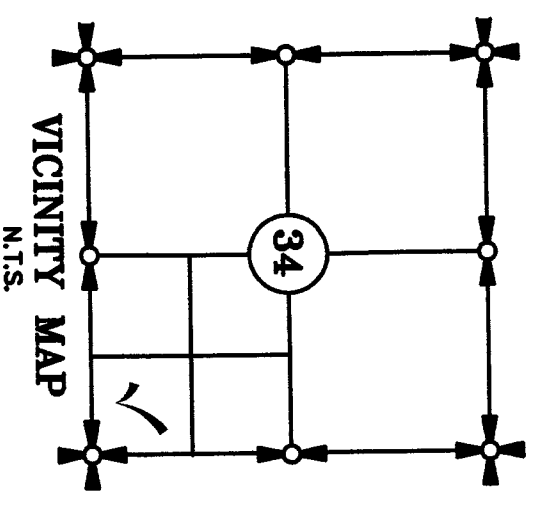
ON THIS DAY PERSONALLY APPEARED BEFORE ME JANE MCANIE, AN UNMARRIED WOMAN, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREELAND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 3 DAY OF December 2016.



BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON
 December 15, 2016.

Reviewed and Approved by
 Haas R. Beale
 SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES



SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M., SKAGIT COUNTY, WASHINGTON
 FOR: BRENDA WILLIS

FB. 264 Pg. 75-76	SEMRATU ENGINEERING & SURVEYING	SCALE: 1" = 50'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5491
	MOUNT VERNON, WA 98273 360-424-9566	