

LEGAL DESCRIPTIONS BEFORE BIA

PARCEL "A" (P24566)

LOT 2, SHORT CARD NO. PLO8-0415, APPROVED MARCH 2, 2009, AND RECORDED MARCH 4, 2009 UNDER AUDITOR'S FILE NO. 200903040074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B" (P69063)

LOT 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AFTER BIA

TRACT "A" (P24566)

LOT 2, SHORT CARD NO. PLO8-0415, APPROVED ON MARCH 2, 2009 AND RECORDED MARCH 4, 2009 UNDER AUDITOR'S FILE NO. 200903040074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID LOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0°02'44" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 13.17 FEET; THENCE SOUTH 89°16'15" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 104.64 FEET; THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 13.16 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°16'15" WEST ALONG SAID SOUTH LINE A DISTANCE OF 104.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°16'15" WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 93.91 FEET; THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 14.69 FEET; THENCE NORTH 89°16'15" EAST PARALLEL WITH SAID NORTH A DISTANCE OF 93.73 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 0°03'02" WEST ALONG SAID EAST LINE A DISTANCE OF 14.69 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AFTER BIA

TRACT "B" (P69063)

LOT 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID LOT 5 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°16'15" WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 93.91 FEET; THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 14.69 FEET; THENCE NORTH 89°16'15" EAST PARALLEL WITH SAID NORTH A DISTANCE OF 93.73 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 0°03'02" WEST ALONG SAID EAST LINE A DISTANCE OF 14.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 2, SHORT CARD NO. PLO8-0415, APPROVED MARCH 2, 2009 AND RECORDED MARCH 4, 2009 UNDER AUDITOR'S FILE NO. 200903040074, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0°02'44" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 13.17 FEET; THENCE SOUTH 89°16'15" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 104.64 FEET; THENCE SOUTH 0°43'45" EAST PERPENDICULAR TO SAID SOUTH LINE A DISTANCE OF 13.16 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°16'15" WEST ALONG SAID SOUTH LINE A DISTANCE OF 104.79 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S DECLARATION:

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

1st DAY of March 2017

Ellis H. Buchanan
RUBY R. BUCHANAN

AUDITOR'S CERTIFICATE

201703060091
\$182.00
Skagit County Auditor
3/8/2017 Page 1 of 2 8:53AM

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

SKAGIT COUNTY AUDITOR

ACKNOWLEDGEMENTS

STATE OF Washington
COUNTY OF Skagit

ON THIS DATE PERSONALLY APPEARED BEFORE ME ELLIS H. BUCHANAN AND RUBY R. BUCHANAN, HUSBAND AND WIFE, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 1st DAY of March 2017.

Karen E. Ashley
NOTARY PUBLIC
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Sedro-Wholey
MY COMMISSION EXPIRES: 9-11-2018

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

Libbey
2017.

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

APPLICANTS
ELLIS H. BUCHANAN
RUBY R. BUCHANAN
PO BOX 130
CLEAR LAKE, WA 98235

SHEET 1 OF 2

BOUNDARY LINE ADJUSTMENT

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NW 1/4 OF
SECTION 12, T. 34 N., R. 4 E., W.M.
FOR: ELLIS BUCHANAN

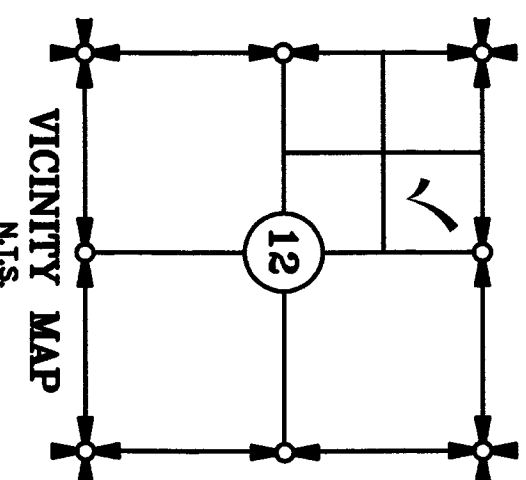
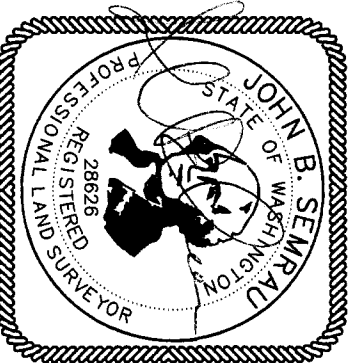
PB. 300 Pg. 31-32 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
MERRIDIAN: ASSUMED SURVEYING * ENGINEERING * PLANNING MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 5608

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 ELLIS BUCHANAN IN JANUARY 2017.

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: 2-27-17



BUCHANAN AVENUE

S 89°38'24" W
1335.70'

MON IN CASE
3" BRASS DISK
"WA COUNTY REF MARK"
JANUARY 2017

MON IN CASE
3" BRASS DISK
"WA COUNTY REF MARK"
JANUARY 2017

201703080601 \$192.00
Skagit County Auditor
3/8/2017 Page 2 of 2 2:53:58 AM

P128344
S/P P108-0415
LOT 1
AFN200903040074

S 00°57'34" W 13.12'
N 89°16'15" E 88.11'
S 89°38'15" E 35.85'
S 00°21'45" W 18.44'
N 89°16'15" E 74.82'
PK NAIL
PK NAIL IN CEDAR STUMP

P24566
S/P P108-0415
LOT 2
AFN200903040074

LOT 2
P121043

BUCHANAN LANE

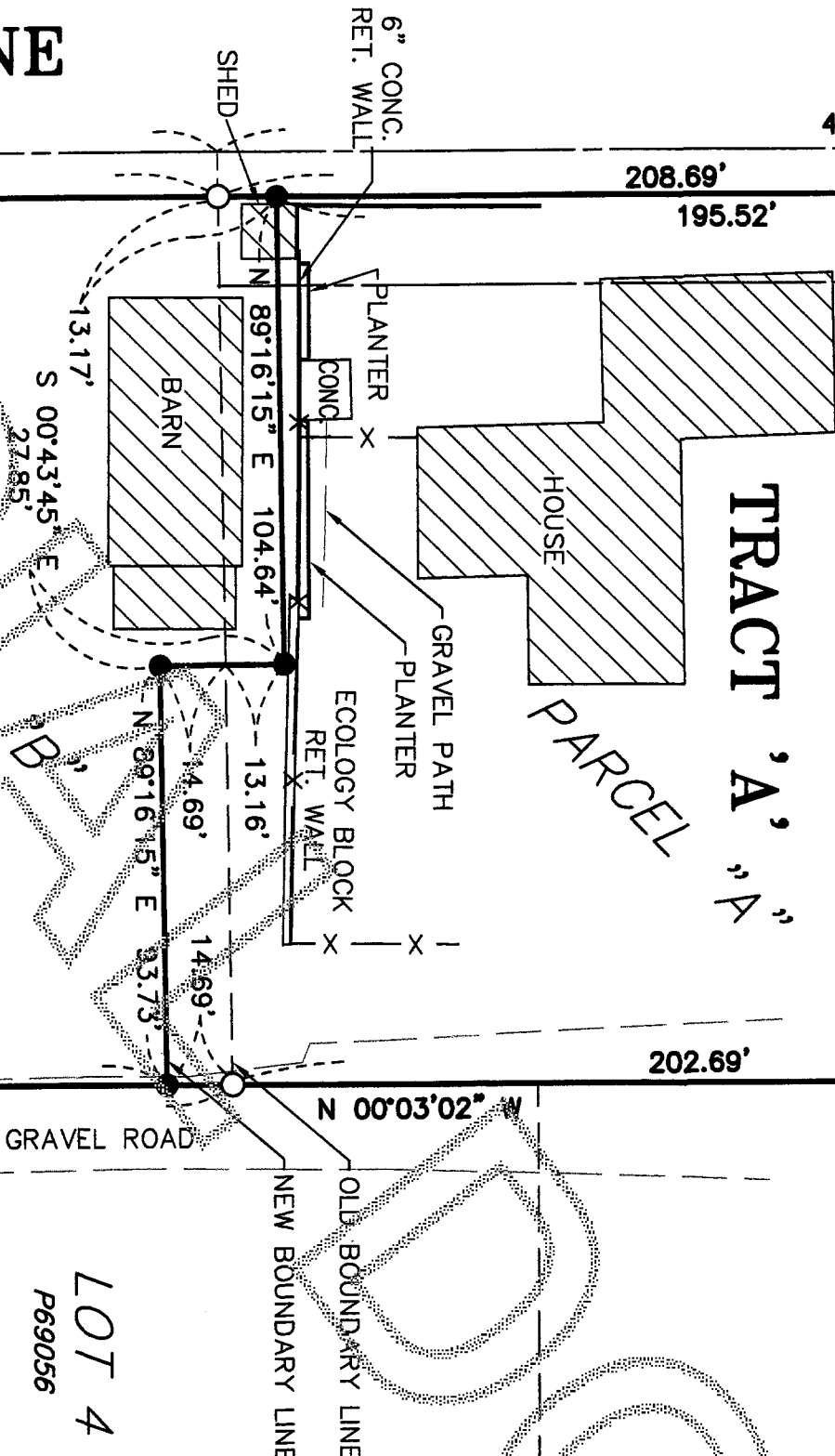
S 00°02'44" E 1331.07'

LOADING DOCK
SEE NOTE 5
SEE NOTE 9
N 89°22'15" E 198.71'
(P=208.71')
P69062
LOT 6

P69063
PLAT OF WM SHAUGERS
ACREAGE
LOT 5
AFN9208140040

TRACT 'B'

TRACT 'A'



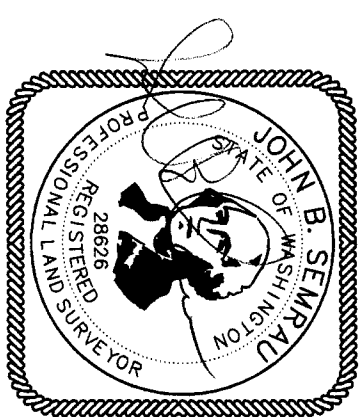
LOT 4
P69056
LOT 7
P109600
RO5 AFN200005240098

NOTES

- LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 01-161046-F, JANUARY 17, 2017.
- MERIDIAN: ASSUMED FROM EXISTING MONUMENTS FOUND AND SHOWN ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, T. 34 N., R. 4 E., W.M. BEARING = S89°38'24" W.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE, JANUARY 2017.
- INSTRUMENTATION: LEICA MSS0 THEODOLITE DISTANCE METER.
- 26'x48' CONCRETE LOADING DOCK AT SOUTHWEST CORNER OF TRACT 'B' EXTENDS 5.2 FEET SOUTH OF THE SOUTH LINE AND 3.9 FEET WEST OF THE WEST LINE OF TRACT 'B'.
- 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.
- PLAT DIMENSIONS (P) ARE AS SHOWN ON PLAT OF "WM SHAUGER ACREAGE", VOLUME 4 OF PLATS PAGE 36.
- HELD AVERAGE BEARING AND SPLIT OF LOTS AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9208140040.

LEGEND

- - INDICATES SET 1/2"x24" REBAR & CAP "SEMRAU 28626"
- ⊗ - INDICATES SET PK NAIL & SHINER "SEMRAU 28626"
- ⊙ - INDICATES FOUND MONUMENT IN CASE AS DESCRIBED
- - INDICATES FOUND 2" ALUM DISK "ALPINE LAND SURVEYS", "PLS 18960", "FORREST SHOEMAKER"
- ⊗ - INDICATES FOUND PK NAIL



SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NW 1/4 OF
SECTION 12, T. 34 N., R. 4 E., W.M.
FOR: ELLIS BUCHANAN

FB. 300 Pg. 31-32 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
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