

# SURVEY DESCRIPTION

PARCEL "A" PART OF BLOCK 55, PLAT OF THE TOWN OF MONTBONE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEASTLY CORNER OF LOT 1, BLOCK 43 OF SAID LOT 1, A DISTANCE OF 50.22 FEET; THENCE SOUTH 37°00'00" EAST ALONG A PROJECTION OF THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 50.22 FEET; THENCE SOUTH 37°00'00" EAST PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 43 AND A DISTANCE OF 389.99 FEET TO A POINT OF CURVATURE IN SAID CENTERLINE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,146.28 FEET, THROUGH A CENTRAL ANGLE OF 9°50'39" AN ARC DISTANCE OF 186.95 FEET TO A POINT OF BEGINNING; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°07'25" AN ARC DISTANCE OF 82.50 FEET; THENCE SOUTH 66°40'00" WEST 82 FEET, MORE OR LESS, TO THE SHORELINE OF BIG LAKE; THENCE NORTHEASTERLY ALONG SAID SHORELINE 74 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 60°46'02" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 60°46'02" EAST 92 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THAT CERTAIN 20 FOOT STRIP OF LAND LYING NORTHERLY OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT, AS GRANTED AND REFERRED TO IN DEED DATED AUGUST 20, 1965 AND RECORDED SEPTEMBER 15, 1971, UNDER AUDITOR'S FILE NO. 758080.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B" PART OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONNECTED TO THE SEATTLE, LACE SHORE AND EASTERN RAILWAY) LYING BETWEEN THE EASTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY LINES OF THAT PORTION OF BLOCK 55, PLAT OF THE TOWN OF MONTBONE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED TRACT: KATHLEEN ANN WILSON, ET AL, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8910200079, AND WESTERLY OF THE CENTERLINE OF SAID RIGHT OF WAY.

EXCEPT THOSE PORTIONS THEREOF, IF ANY, CONNECTED TO SALVA, EISEN TO THE SOUTH BY AN UNRECORDED DEED DATED MAY 22, 1977 AND TO ROBERT G. MILLER TO THE NORTH BY A DEED RECORDED UNDER AUDITOR'S FILE NO. 844525.

AND ALSO EXCEPT THOSE PORTIONS THEREOF, IF ANY, CONNECTED TO HELMER LOY, ET AL, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 844525.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED MY HAND AND AFFIXED MY SEAL TO THIS DEED ENTERED NOVEMBER 8, 1998 IN SKAGIT COUNTY SUPERIOR COURT CASE NO. 87-2-00748-3.

PARCEL "C" COMMENCING AT THE NORTHEASTERN CORNER OF LOT 1, BLOCK 43 OF THE PLAT OF THE TOWN OF MONTBONE, RECORDED IN VOLUME 2 OF PLATS, AT PAGE 80 RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE N 47°25'45" E ALONG A PROJECTION OF THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 50.22 FEET; THENCE S 37°00'00" E ALONG A PROJECTION OF THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 389.99 FEET TO A POINT OF CURVATURE IN SAID CENTERLINE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,146.28 FEET, THROUGH A CENTRAL ANGLE OF 9°50'39" AN ARC DISTANCE OF 186.95 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°07'25" AN ARC DISTANCE OF 82.50 FEET; THENCE SOUTH 66°40'00" WEST 82 FEET, MORE OR LESS, TO THE SHORELINE OF BIG LAKE; THENCE NORTHEASTERLY ALONG SAID SHORELINE 74 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 60°46'02" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 60°46'02" EAST 92 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KAREN BECKNER IN JUNE 2020.

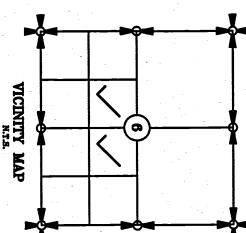
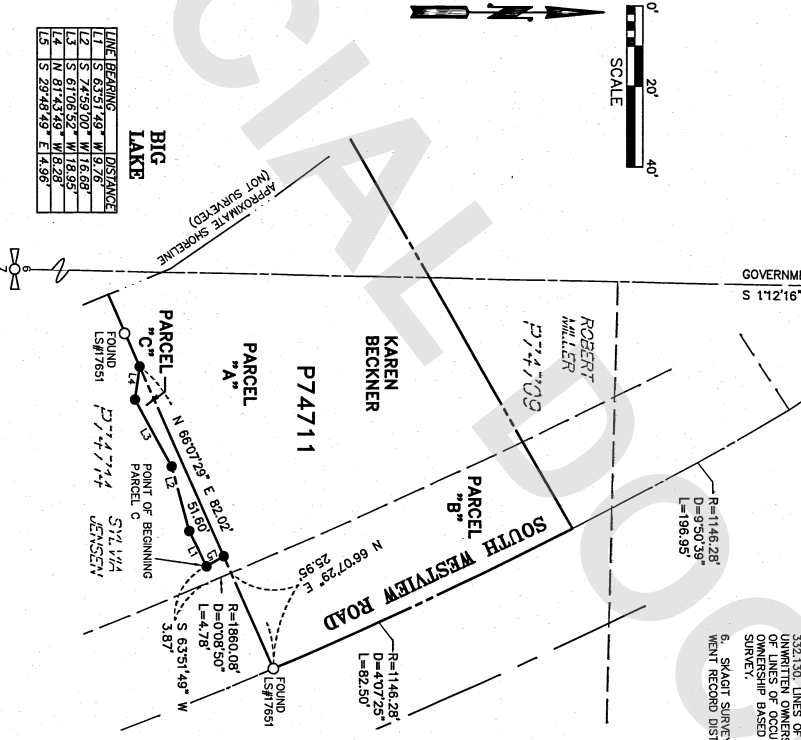
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
 3145 10TH AVENUE, SE  
 MOUNT VERNON, WA 98273 208

DATE: 4-12-2021



LINE	BEARING	DISTANCE
1	S 63°51'07" W	19.76
2	S 61°06'50" W	18.95
3	S 61°06'50" W	18.95
4	N 81°43'49" W	8.28
5	S 29°48'49" E	4.96

BIG LAKE



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF April, 2021 AT 9:18 A.M. UNDER AUDITOR'S FILE # 202104130042 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR  
*Debra Helmer*  
 DEPUTY AUDITOR  
*Andy Zambala*

## NOTES

1. LEGAL DESCRIPTION IS FROM UNRECORDED QUIET CLAIM DEED REQUESTED BY ATTORNEY KATHLEEN ANN WILSON, ET AL, RECORDED UNDER AUDITOR'S FILE NO. 8910200079, DATED SEPTEMBER 15, 1971, UNDER AUDITOR'S FILE NO. 758080.
2. BASIS OF BEARING: ASSUMED, FROM LEGAL LEGAL DESCRIPTION.
3. SURVEY PREPARATION: STANDARD FIELD TRAVERSE.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. THIS SURVEY HAS SHOWN OCCUPANCIAL INDICATORS AS PER A/C CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS BEEN CONDUCTED FROM A POSITION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
6. SKAGIT SURVEYORS PROJECTED THE NORTHERLY LINE OF LOT 1 BLOCK 43 AND WEST RECORD DISTANCE ALONG THE CENTERLINE OF THE RAILROAD.

SHEET 1 OF 1

SURVEY IN GOVERNMENT LOT 6 AND SECTION 6, T. 33 N., R. 5 E., W. M. SKAGIT COUNTY, WASHINGTON FOR: KAREN BECKNER

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, T. 33 N., R. 5 E., W. M. SKAGIT COUNTY, WASHINGTON FOR: KAREN BECKNER

FOR: KAREN BECKNER

SCALE: 1" = 20'

108 NO. 6030