

BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION (BEFORE ADJUSTMENT)

PARCEL A (P121836)
 LOT 1, "PLAT OF PRESSENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B (P121856)
 LOT 22, "PLAT OF PRESSENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONVEYANCE (PARCEL B TO PARCEL A)

THAT PORTION OF LOT 22, "PLAT OF PRESSENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 22;
 THENCE NORTH 00°21'52" WEST ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 187.88 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 86°01'39" WEST 246.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22 WHICH BEARS NORTH 84°20'48" EAST 50.00 FEET FROM THE CENTER OF CULDESAC OF SCENIC RIVER COURT AS SHOWN ON SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION (AFTER ADJUSTMENT)

PARCEL A
 LOT 1, "PLAT OF PRESSENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 22 OF SAID PLAT OF PRESSENTIN RANCH LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 22;
 THENCE NORTH 00°21'52" WEST ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 187.88 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 86°01'39" WEST 246.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22 WHICH BEARS NORTH 84°20'48" EAST 50.00 FEET FROM THE CENTER OF CULDESAC OF SCENIC RIVER COURT AS SHOWN ON SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B
 LOT 22, "PLAT OF PRESSENTIN RANCH," RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 22;
 THENCE NORTH 00°21'52" WEST ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 187.88 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 86°01'39" WEST 246.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22 WHICH BEARS NORTH 84°20'48" EAST 50.00 FEET FROM THE CENTER OF CULDESAC OF SCENIC RIVER COURT AS SHOWN ON SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER

METHOD: FIELD TRAVERSE AND/OR NETWORK GPS

RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-130-085 AND 332-130-090.

TITLE REPORT: CHICAGO TITLE COMMITMENT NO. 620046343 DATED MARCH 24, 2021

BASIS OF BEARING

NORTH 60°39'31" WEST BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF PRESSENTIN RANCH DRIVE AS CALCULATED PER THE PLAT OF PRESSENTIN RANCH RECORDED UNDER AUDITOR'S FILE NUMBER 200408090115.

REFERENCES

PLAT OF PRESSENTIN RANCH AF#200408090115

TITLE RESTRICTIONS

- SUBJECT TO A 60 FOOT ROAD EASEMENT RECORDED UNDER SKAGIT COUNTY AF# 784691 (THIS APPEARS TO COVER THE ROAD SYSTEM AS SHOWN ON PLATS OF PRESSENTIN RANCH AF#200408090115 AND WILDERNESS VILLAGE DIV. NO. 1 AF#786213)
- SUBJECT TO AN EASEMENT FOR POWER LINES SKAGIT COUNTY AF#782728
- SUBJECT TO AN EASEMENT FOR ELECTRICAL TRANSMISSION AND OR DISTRIBUTION SKAGIT COUNTY AF#200203060096 (NOT ENOUGH INFO TO DEPICT GRAPHICALLY)
- SUBJECT TO AN EASEMENT FOR ELECTRICAL TRANSMISSION AND OR DISTRIBUTION SKAGIT COUNTY AF#200203060097
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED UNDER SKAGIT COUNTY AF#200408090115.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF PRESSENTIN RANCH RECORDED UNDER SKAGIT COUNTY AF#200408090115.

NOTE

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE PURCHASER. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL BUILDING LOT.

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON May 21, 2021.


 SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES



LAND 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 RAYMOND MAY

IN JANUARY, 2021

AARON ELI TYSON REGISTRATION #53114 DATE 5-20-2021

RECORDING CERTIFICATE

FILED FOR RECORD BY AARON ELI TYSON THIS 27 DAY OF

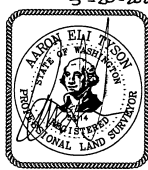
May, 2021 A.D., AT 12 MINUTES PAST 11 O'CLOCK A.M.

AND RECORDED IN VOLUME _____ OF SURVEYS ON PAGE _____

RECORDS OF SKAGIT COUNTY, WASHINGTON.


 COUNTY ASSESSOR


 DEPUTY AUDITOR



NorthLine
 Surveying
 Surveying and Construction Technologies
 2025 RIVERSIDE DRIVE SUITE D
 MOUNT VERNON, WA 98273
 (360)899-9598

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
RAYMOND MAY

PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SEC. 8, TWP. 35 N, RGE. 08 E, W.M.

SKAGIT COUNTY, WASHINGTON

PREP: 2-18-2021

REV:

DRAFT: AT

CHK

SHEET 1 OF 3

PROJECT: 21-04

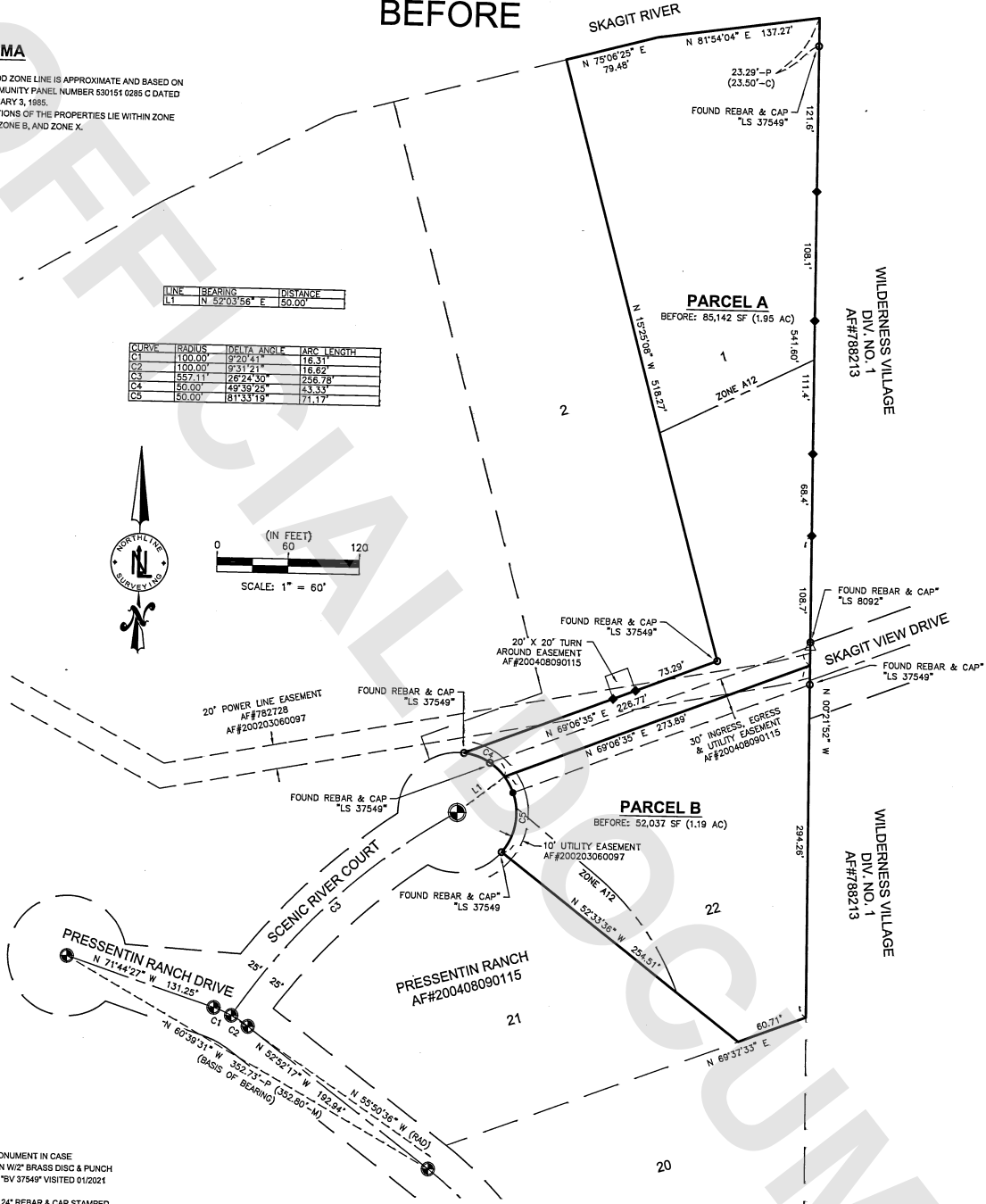
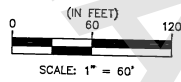
BOUNDARY LINE ADJUSTMENT BEFORE

FEMA

FLOOD ZONE LINE IS APPROXIMATE AND BASED ON
COMMUNITY PANEL NUMBER 530151 0285 C DATED
JANUARY 3, 1985.
PORTIONS OF THE PROPERTIES LIE WITHIN ZONE
A12, ZONE B, AND ZONE X.

LINE	BEARING	DISTANCE
L1	N 52°03'56" E	50.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	100.00'	8°20'41"	16.31'
C2	100.00'	8°31'21"	16.82'
C3	557.11'	26°24'30"	256.78'
C4	50.00'	49°39'25"	43.33'
C5	50.00'	81°33'19"	71.17'



LEGEND

- ⊕ FOUND MONUMENT IN CASE
CONC MON W/2" BRASS DISC & PUNCH
STAMPED "BV 37549" VISITED 01/2021
- SET 1/2" X 24" REBAR & CAP STAMPED
"NLS 53114"
- △ SET NAIL & WASHER STAMPED "NLS 53114"
- FOUND SURVEY MARKER AS NOTED
- ◆ SET 2" X 2" WHITE LINE STAKE
- P PLAT OF PRESENTIN RANCH AF#200408090115
- C CALCULATED
- M MEASURED
- (RAD) RADIAL



NorthLine
Surveying

Surveying and Construction Technologies

2025 RIVERSIDE DRIVE SUITE D
MOUNT VERNON, WA 98273
(360)899-9598

**RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
RAYMOND MAY**

PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF
SEC. 8, TWP. 35 N, RGE. 08 E, W.M.

SKAGIT COUNTY, WASHINGTON

PREP: 2-18-2021

REV:

DRAFT: AT

CHK

SHEET 2 OF 3

PROJECT: 21-04

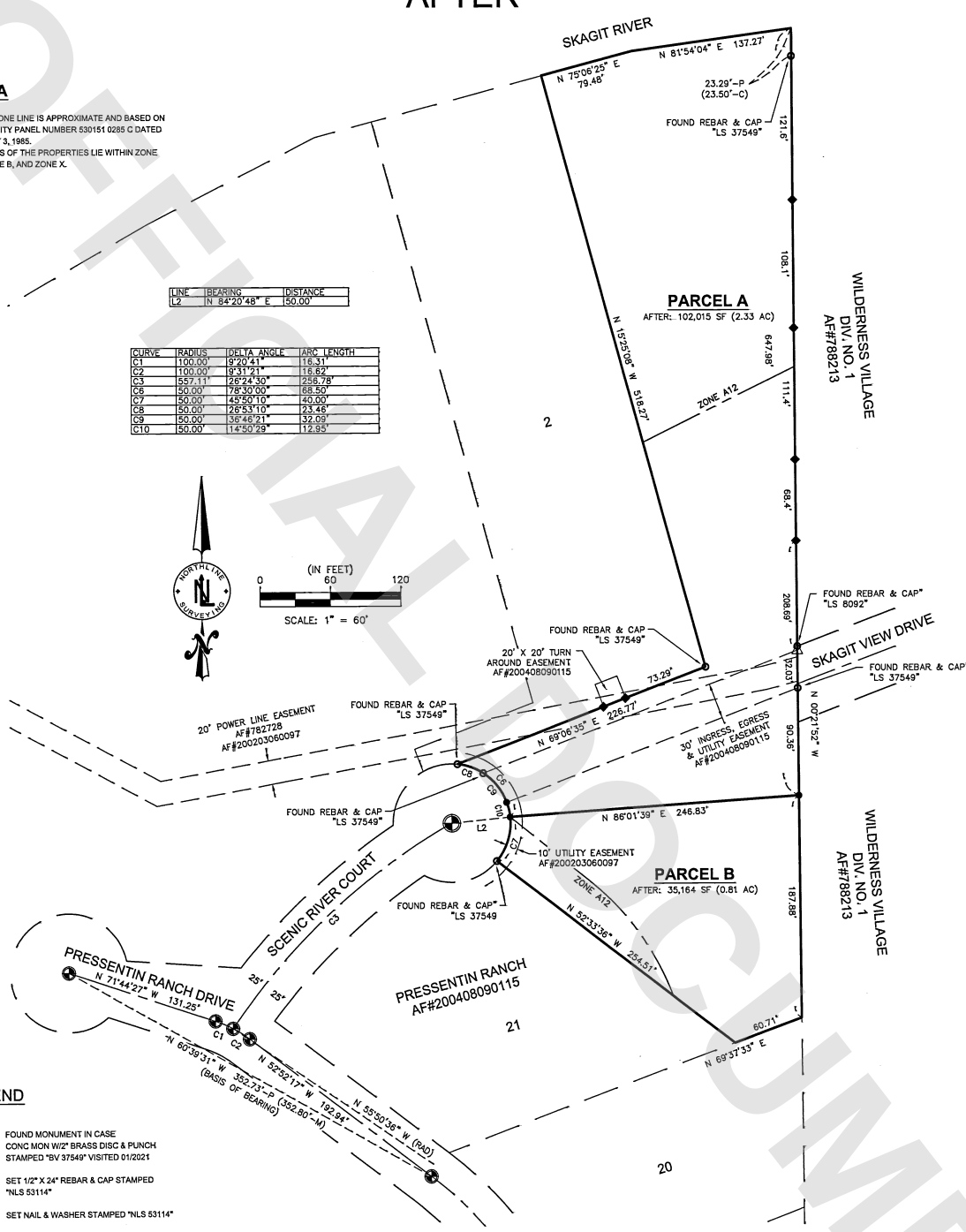
BOUNDARY LINE ADJUSTMENT AFTER

FEMA

FLOOD ZONE LINE IS APPROXIMATE AND BASED ON COMMUNITY PANEL NUMBER 530151 0285 C DATED JANUARY 3, 1985. PORTIONS OF THE PROPERTIES LIE WITHIN ZONE A12, ZONE B, AND ZONE X.

LINE	BEARING	DISTANCE
L2	N 84°20'48" E	150.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
G1	100.00'	9°20'41"	16.31'
G2	100.00'	9°31'21"	16.52'
G3	557.11'	28°24'30"	258.78'
G6	50.00'	78°30'09"	68.50'
G7	50.00'	45°50'10"	43.00'
G8	50.00'	28°53'10"	23.48'
G9	50.00'	38°46'21"	32.09'
G10	50.00'	14°50'29"	12.95'



LEGEND

- FOUND MONUMENT IN CASE CONC MON W/2\"/> BRASS DISC & PUNCH STAMPED \"SV 37549\" VISITED 01/2021
- SET 1/2\"/> X 24\"/> REBAR & CAP STAMPED \"NLS 53114\"
- SET NAIL & WASHER STAMPED \"NLS 53114\"
- FOUND SURVEY MARKER AS NOTED
- SET 2\"/> X 2\"/> WHITE LINE STAKE
- PLAT OF PRESENTIN RANCH AF#200408090115
- CALCULATED
- MEASURED
- RADIAL



NorthLine
Surveying
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RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
RAYMOND MAY
PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF
SEC. 8, TWP. 35 N, RGE. 08 E, W.M.
SKAGIT COUNTY, WASHINGTON

PREP:	2-18-2021
REV:	
DRAFT:	AT
CHK:	
SHEET 3 OF 3	
PROJECT:	21-04