

**LEGAL DESCRIPTION**

**PARCEL 16173 (LOT 38):** PLAT-0565, APPROVED JULY 29, 2008 AND RECORDED JULY 29, 2008, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20080799012, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 17; THENCE SOUTH 17°24' WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1400.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 88°10'39" EAST, A DISTANCE OF 132.30' ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 40°41'17" EAST, A DISTANCE OF 197.56'; THENCE NORTH 33°30'00" EAST, A DISTANCE OF 332.18'; THENCE NORTH 32°54'22" EAST, A DISTANCE OF 430.95'; THENCE NORTH 34°29'04" EAST, A DISTANCE OF 277.65'; THENCE SOUTH 55°30'56" EAST, A DISTANCE OF 424.63'; THENCE NORTH 32°08'35" EAST, A DISTANCE OF 114.52'; THENCE NORTH 82°12'27" EAST, A DISTANCE OF 65.39'; THENCE NORTH 01°31'21" EAST, A DISTANCE OF 139.13' TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°07'34" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 920.09' TO THE POINT OF BEGINNING.

**PARCEL 16173 (TOGETHER WITH 381):**

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION CONDEMNATED BY DRAINAGE DISTRICT NO. 17 IN SKAGIT COUNTY CIVIL CAUSE NO. SC 9271;

TOGETHER WITH A PORTION OF LOT 38, SHORT PLAT NO. PLAT-0565, APPROVED JULY 29, 2008 AND RECORDED JULY 29, 2008, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20080799012, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;  
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SAID SECTION 17; THENCE SOUTH 21°24' WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1400.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 88°10'39" EAST, A DISTANCE OF 132.30' ALONG THE SOUTH LINE OF SAID SUBDIVISION;  
 THENCE NORTH 40°41'17" EAST, A DISTANCE OF 197.56';  
 THENCE NORTH 33°30'00" EAST, A DISTANCE OF 332.18';  
 THENCE NORTH 32°54'22" EAST, A DISTANCE OF 430.95';  
 THENCE NORTH 34°29'04" EAST, A DISTANCE OF 277.65';  
 THENCE SOUTH 55°30'56" EAST, A DISTANCE OF 424.63';  
 THENCE NORTH 32°08'35" EAST, A DISTANCE OF 114.52';  
 THENCE NORTH 82°12'27" EAST, A DISTANCE OF 65.39';  
 THENCE NORTH 01°31'21" EAST, A DISTANCE OF 139.13' TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION;  
 THENCE NORTH 89°07'34" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 920.09' TO THE POINT OF BEGINNING.

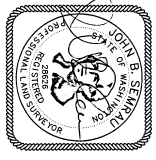
**PARCEL 16173**

THE SOUTH 60 RODS AND THE NORTH 20 RODS OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;  
 EXCEPT THE NORTH 85 FEET OF THE SOUTH 1420.31 FEET OF THE WEST 290 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;  
 AND EXCEPT THE WEST 403 FEET OF THE SOUTH 476 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;  
 EXCEPT ROADS AND DITCH RIGHTS--OF-WAY  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SURVEYOR'S CERTIFICATE**

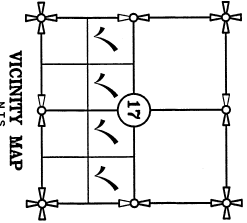
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF CHARLE BOON IN AUGUST 2021.  
 JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28628  
 SEMRAU ENGINEERING & SURVEYING, PLLC.  
 2108 REVEREND WINE STATE 208  
 MOUNT VERNON, WA 98273  
 PHONE 360-424-9566

DATE: 12-22-2021



**NOTES**

1. SURVEY DESCRIPTION IS FROM ALTA COMMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. 21-12272-10, DATED JULY 15, 2021.
2. BASIS OF BEARING - MONUMENTS ON THE EAST LINE OF SE 1/4 OF SECTION 17-33-4, BEARING = NORTH 21°20' EAST.
3. MERIDIAN - ASSUMED FROM SHORT PLAT NO. 69-81.
4. INSTRUMENTATION: LEICA M500 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: FIELD TRAVERSE.
6. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD MENTIONED IN THIS TITLE REPORT.
7. UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 772019, 803047, 82308024, 846501, 671778, 682024, 620104, 739593, 758224, 79171, 859285041, 859285012, 85928510300 AND 200707170087.
7. CEDARDALE ROAD (FRONTAGE ROAD) RIGHT-OF-WAY WIDTH IS FROM WSPOT PLAN SHEET 8 OF 20, INTERSTATE 5 MP 216.19 TO MP 222.10 CONWAY HILL TO JOHNSON ROAD, JUNE 20, 1988.



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 22 DAY OF December, 2021 AT 1:13 PM, UNDER AUDITOR'S FILE # 202112220081 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.  
 Brenda Johnson  
 DEPUTY AUDITOR

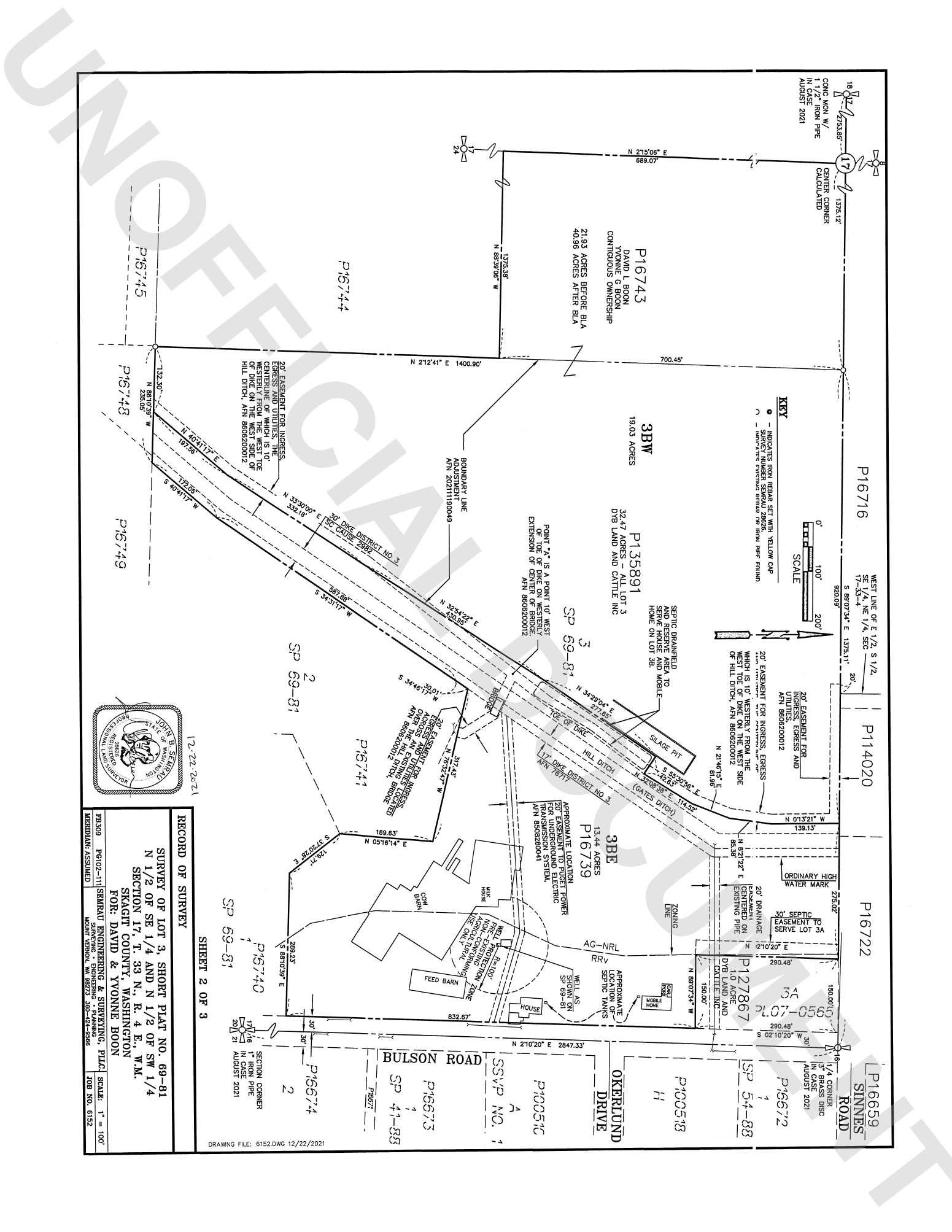
**OWNER**

DAVID & YVONNE BOON  
 20616 BILSON ROAD  
 MOUNT VERNON, WA 98274

**RECORD OF SURVEY**

SURVEY OF LOT 3, SHORT PLAT NO. 69-81  
 N 1/2 OF SE 1/4 AND N 1/2 OF SW 1/4  
 SECTION 17, T. 33 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: DAVID & YVONNE BOON  
 SEMRAU ENGINEERING & SURVEYING, PLLC.  
 SURVEYING • ENGINEERING • PLANNING  
 MOUNT VERNON, WA 98273 360-424-9566  
 JOB NO. 6152

SHEET 1 OF 3



18  
 273.85' -  
 CONG MON W/  
 1 1/2" IRON PIPE  
 IN CASE PIPE  
 AUGUST 2021

17  
 1375.12  
 CENTER CORNER  
 CALCULATED

P16743  
 DAVID L BOON  
 YVONNE G BOON  
 CONTIGUOUS OWNERSHIP  
 21.93 ACRES BEFORE B/LA  
 40.96 ACRES AFTER B/LA

3BW  
 19.03 ACRES

P135891  
 39.47 ACRES  
 D/B LAND AND CATTLE INC

SEPTIC DRAINFIELD  
 AND RESERVE AREA TO  
 SERVE HOUSE AND MOBILE  
 HOME ON LOT 3B.

KEY  
 - INDICATES IRON REBAR SET WITH YELLOW CAP  
 - SURVEY NUMBER SEMAUL 28828  
 - UNUSUAL FEATURE BRASS OR IRON PIPE FINISH

SCALE  
 0' 100' 200'

P16716

P114020

P16722

P16659  
 SINNES  
 ROAD

WEST LINE OF E 1/2, S 1/2  
 SE 1/4, NE 1/4, SEC  
 17-35-4  
 S 89°07'34" E 1375.11'  
 820.09'

20' EASEMENT FOR  
 UTILITIES, EGRESS AND  
 UTILITY  
 AFN 8806200012  
 WHICH IS 10' WESTERLY FROM THE  
 WEST TOE OF DIKE ON THE WEST SIDE  
 OF HILL DITCH, AFN 8806200012

ORDINARY HIGH  
 WATER MARK  
 275.02'

P127867  
 1.0 ACRE  
 D/B LAND AND  
 CATTLE INC

SP 54-83  
 1

P100513  
 H

OKERLUND  
 DRIVE

P100510

SSVP NO. 1

P16673

SP 41-83

P16744

SP 69-81  
 2

P16741

P16740

P16674

SP 69-81  
 1

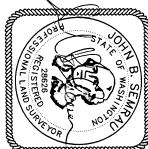
SECTION CORNER  
 IN CASE PIPE  
 AUGUST 2021

20' EASEMENT FOR INGRESS,  
 EGRESS AND UTILITIES, THE  
 CENTERLINE OF WHICH IS 10'  
 WESTERLY FROM THE WEST SIDE OF  
 HILL DITCH, AFN 8806200012

APPROXIMATE LOCATION  
 FOR UNDERGROUND  
 FOR UNDERGROUND  
 FOR UNDERGROUND  
 FOR UNDERGROUND  
 AFN 8806200041



BULSON ROAD



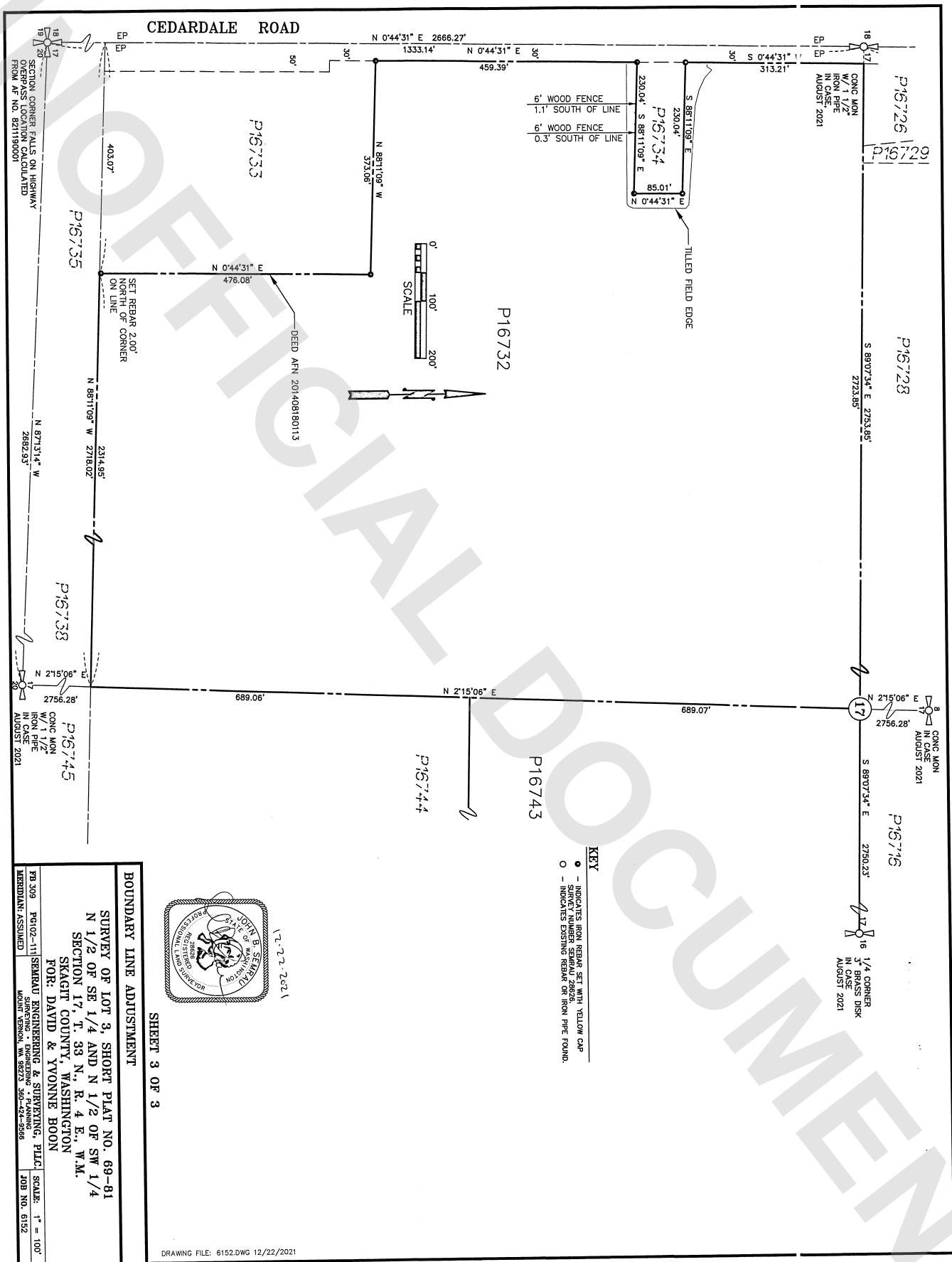
12-22-2021

RECORD OF SURVEY

SURVEY OF LOT 3, SHORT PLAT NO. 69-81  
 N 1/2 OF SE 1/4 AND N 1/2 OF SW 1/4  
 SECTION 17, T. 33 N., R. 4 E., W.M.  
 SKAGHT COUNTY, WASHINGTON  
 FOR: DAVID & YVONNE BOON

PG309	PG102-111	SEARAUL ENGINEERING & SURVEYING, PLLC	SCALE: 1" = 100'
MEASUREMAN: ASSUMED		100' NO. 6152	
		MOORET VERNON, WA 98272 360-424-9586	

SHEET 2 OF 3



**KEY**

- - INDICATES IRON REBAR SET WITH YELLOW CAP
- - SURVEY NUMBER SEMPAU 28625
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.



SHEET 3 OF 3

**BOUNDARY LINE ADJUSTMENT**

SURVEY OF LOT 3, SHORT PLAT NO. 69-81  
 N 1/2 OF SE 1/4 AND N 1/2 OF SW 1/4  
 SECTION 17, T. 33 N., R. 4 E., W.M.  
 SRAIGHT COUNTY, WASHINGTON  
 FOR: DAVID & YVONNE BOON

DAVID & YVONNE BOON  
 ENGINEERING & SURVEYING, PLLC  
 1001 1/2 AVENUE, SUITE 200  
 WASHINGTON, WA 98003  
 PHONE: 206-425-8588

DATE: 12/22/2021  
 SCALE: 1" = 100'  
 JOB NO. 6152