

202402280221

18:01 SOUTH PLAT 11:16 9n Pages: 4528 50

LEGAL DESCRIPTION

LEGAL DESCRIPTIONS PER STATUTORY WARRANTY DEED APR. 201806270025

PARCEL A:
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 384 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH TO A POINT 32 RODS (528 FEET) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;
 THENCE WEST 165 FEET;
 THENCE NORTH 8 RODS (132 FEET);
 THENCE WEST 40 RODS (660 FEET);
 THENCE SOUTH 17 RODS (280.5 FEET);
 THENCE EAST 493 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO LAWRENCE H. HALL, JR. BY DEED DATED SEPTEMBER 11, 1946, AND RECORDED IN VOLUME 21, 1946, UNDER AUDITOR'S FILE NO. 396226;
 THENCE NORTH ALONG THE WEST LINE OF SAID LAWRENCE HALL, JR., TRACT 4.5 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF;
 THENCE SOUTH 891.0 FEET TO THE POINT OF BEGINNING;
 THENCE EAST 301.4 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT A POINT 384 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH TO A POINT 528 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;
 THENCE WEST 165 FEET;
 THENCE SOUTH 17 RODS (280.5 FEET), MORE OR LESS, TO THE NORTH LINE OF A TRACT CONVEYED TO LAWRENCE H. HALL, JR. BY DEED DATED SEPTEMBER 11, 1946, AND RECORDED IN VOLUME 21, 1946, UNDER AUDITOR'S FILE NO. 396226;
 THENCE EAST ALONG THE NORTH LINE OF SAID HALL TRACT AND SAID LINE EXTENDED EAST TO THE POINT OF BEGINNING.
 AND EXCEPT FROM ALL THE ABOVE PROPERTY, THE EAST 186 FEET THEREOF.
 AND ALSO EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT A POINT 30 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 162.6 FEET;
 THENCE SOUTH 354.57 FEET;
 THENCE EAST TO THE POINT OF BEGINNING.

PARCEL B:
 THE WEST 7.5 FEET OF THE EAST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT 30 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 162.6 FEET;
 THENCE SOUTH 354.57 FEET;
 THENCE EAST TO THE POINT OF BEGINNING.

PARCEL C:
 AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE EAST 20 FEET OF THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT A POINT 30 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 162.6 FEET;
 THENCE SOUTH 354.57 FEET;
 THENCE EAST TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT 30 FEET NORTH AND 30.0 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 49.0 FEET;
 THENCE SOUTH 149.0 FEET;
 THENCE EAST 301.4 FEET TO THE PLACE OF BEGINNING;
 EXCEPT THE EAST 199.00 FEET THEREOF.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 20 FEET OF THE WEST 20 FEET OF THAT CERTAIN TRACT OF LAND LABELED PARCEL B ON DEED DATED AUGUST 15, 1985 AND RECORDED SEPTEMBER 9, 1985, AS AUDITOR'S FILE NO. 650900049.
 ALL SITUATED IN SKAGIT COUNTY, 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 RECORDING ACT AT THE REQUEST OF JOSE RIVAS GUTIERREZ IN SEPTEMBER, 2023.

John B. Semrau 2-28-2024 DATE:
 JOHN B. SEMRAU, P.E., P.L.L.C., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
 2118 RIVERSIDE DRIVE, SUITE 208
 MOUNT VERNON, WA 98273
 PHONE: 360-424-9586



LEGAL DESCRIPTION

LEGAL DESCRIPTIONS PER STATUTORY WARRANTY DEED APR. 202304210040

PARCEL A:
 TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 24-85, APPROVED JULY 15, 1985, RECORDED JULY 15, 1985, AS AUDITOR'S FILE NO. 201806270025, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.
 THE EAST 121.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT 384.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH TO A POINT 528 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE WEST 40 RODS;
 THENCE SOUTH 17 RODS;
 THENCE EAST 493.00 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO LAWRENCE H. HALL, JR., A BACHELOR, BY DEED DATED SEPTEMBER 11, 1946, AND RECORDED SEPTEMBER 21, 1946, UNDER AUDITOR'S FILE NO. 396226;
 THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST CORNER THEREOF;
 THENCE SOUTH 891.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN TRACT 3 OF SHORT PLAT 24-85, APPROVED JULY 15, 1985, RECORDED JULY 15, 1985, UNDER AUDITOR'S FILE NO. 201806270025, IN VOLUME 7 OF SHORT PLATS, PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 ALSO EXCEPT ROAD ALONG EAST LINE THEREOF;
 AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT A POINT 384.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH TO A POINT 528.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;
 THENCE WEST 165.00 FEET;
 THENCE SOUTH 17.00 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT CONVEYED TO LAWRENCE H. HALL, JR. BY DEED DATED SEPTEMBER 11, 1946, AND RECORDED SEPTEMBER 21, 1946, UNDER AUDITOR'S FILE NO. 396226;
 THENCE EAST ALONG THE NORTH LINE OF SAID HALL TRACT AND SAID LINE EXTENDED EAST TO A POINT OF BEGINNING.

EXCEPT ROAD ALONG THE EAST LINE THEREOF.
 PARCEL C:
 THE WEST 7.50 FEET OF THE EAST 12.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT 30.00 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 162.60 FEET;
 THENCE SOUTH 354.57 FEET;
 THENCE EAST TO THE POINT OF BEGINNING.
 TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE EAST 20 FEET OF THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT A POINT 30 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 162.60 FEET;
 THENCE SOUTH 354.57 FEET;
 THENCE EAST TO THE POINT OF BEGINNING.
 ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE WEST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT A POINT 235.00 FEET NORTH AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 870.00 FEET TO A DISTANCE OF 301.40 FEET;
 THENCE SOUTH 870.00 FEET TO THE PLACE OF BEGINNING;
 EXCEPT THE EAST 199.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF February, 2024 AT 11:18 A.M. UNDER AUDITOR'S FILE # 202402280221 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

John B. Semrau
 DEPUTY AUDITOR

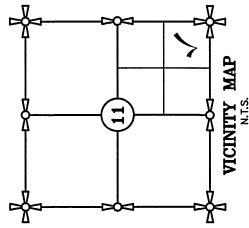
Tina Dickoh
 DEPUTY AUDITOR

NOTES

1. THE DESCRIPTIONS FOR THIS SURVEY ARE FROM STATUTORY WARRANTY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 201806270025 & 202304210040
2. BASIS OF BEARING: ASSUMED FROM SHORT PLAT 24-85, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEARING: N 0°43'34" E.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING 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.
6. 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.
7. THIS SURVEY, STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT SUPPORT 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 AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

REFERENCES

1. SKAGIT COUNTY SHORT PLAT NO. 24-85 PER AUDITOR'S FILE NO. 850750030
2. SKAGIT COUNTY SHORT PLAT NO. 55-81 PER AUDITOR'S FILE NO. 811240013

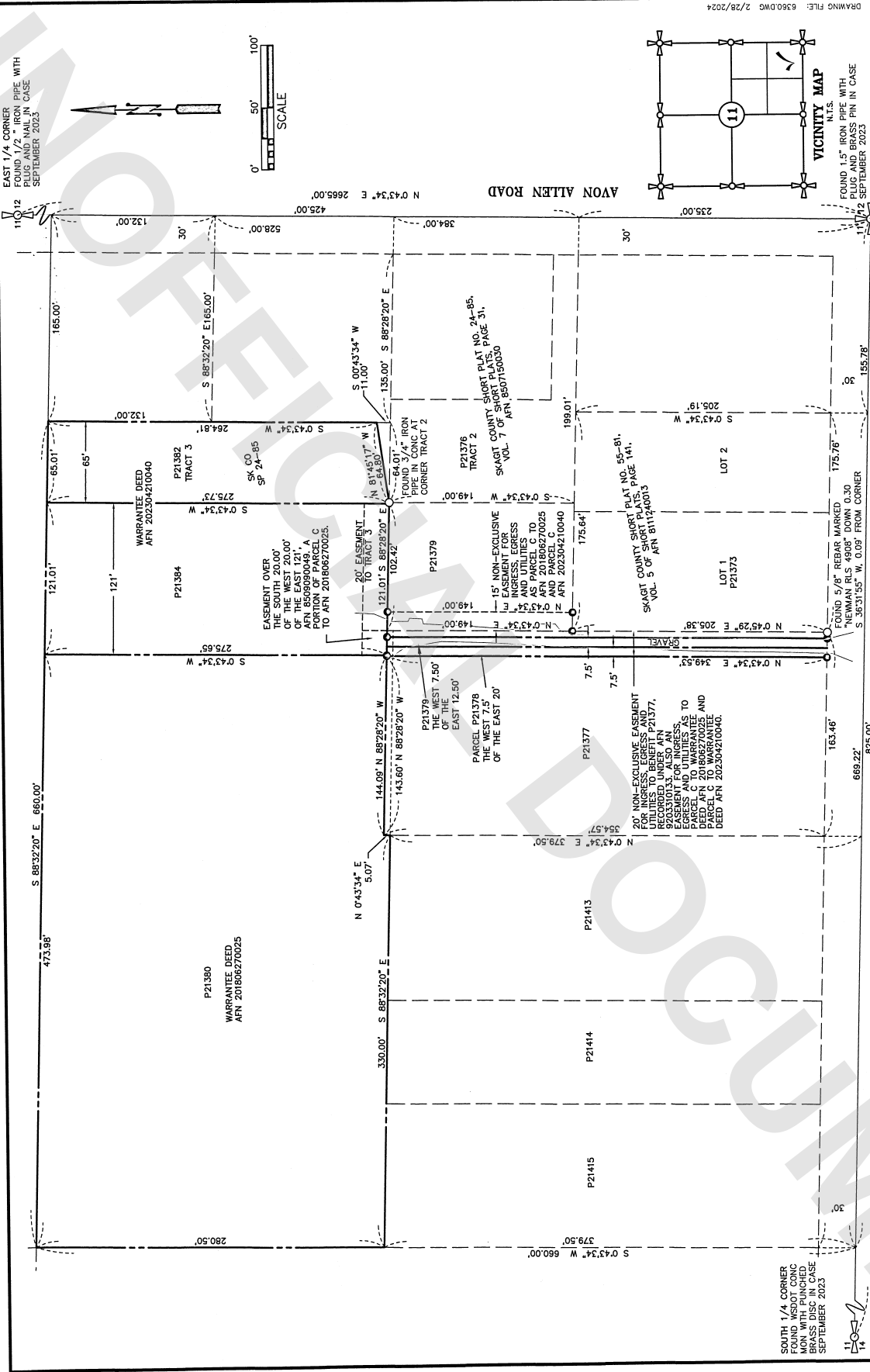


SHEET 1 OF 2

SURVEY OF A PORTION OF SE 1/4 OF THE SE 1/4 AND TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 24-85 SECTION 11, T. 34 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: JOSE RIVAS GUTIERREZ

FB. 328 PC. 42-45 SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 50'
 MRREDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 6360

DRAWING FILE: 8350.DWG 2/28/2024



SHEET 2 OF 2

**SURVEY OF PORTION OF
SE 1/4 OF THE SE 1/4 AND
TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 24-85
SECTION 11, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSE RIVAS GUTIERREZ**

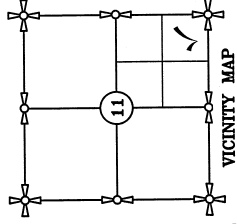
FB. 328 FC. 42-45 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 50'
MERIDIAN: ASSUMED MOUNTAIN VIEW, WA 98273 362-424-8666 JOB NO. 6350



KEY
○ REBAR SET WITH YELLOW CAP - SEMRAU 28626
○ FOUND REBAR, AS NOTED

SOUTH 1/4 CORNER
FOUND WSDOT CONIC
IRON WITH YELLOW CAP
REBAR SET WITH YELLOW CAP
SEPTEMBER 2023

EAST 1/4 CORNER
FOUND 1/2" IRON PIPE WITH
PLUG AND NAIL IN CASE
SEPTEMBER 2023



VICINITY MAP
N.T.S.
FOUND 1.5" IRON PIPE WITH
PLUG AND BRASS PIN IN CASE
SEPTEMBER 2023

BENNETT ROAD
S 86°32'20" E 2655.14'

S 86°32'20" E 660.00'

110.12

132.00'

528.00'

N 0°43'34" E 2665.00'

384.00'

425.00'

AVON ALLEN ROAD

235.00'

30'

117.74'

165.00'

132.00'

264.81'

S 86°32'20" E 165.00'

S 09°43'34" W
11.00'

135.00'

S 86°28'20" E

199.01'

199.01'

205.19'

S 09°43'34" W

175.76'

175.76'

175.76'

175.76'

175.76'

175.76'

175.76'

65.01'

65'

275.73'

S 0°43'34" W

121.01'

121'

102.42'

N 81°45'17" W
58.50'

64.01'

N 81°45'17" W
58.50'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

149.00'

121.01'

121'

275.65'

S 0°43'34" W

102.42'

102.42'

102.42'

102.42'

102.42'

102.42'

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102.42'

121.01'

121'

275.65'

S 0°43'34" W

102.42'

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102.42'

102.42'

102.42'

102.42'

102.42'

102.42'

102.42'

102.42'

102.42'

473.98'

S 86°32'20" E 660.00'

N 0°43'34" E 5.07'

144.09'

N 88°28'20" W

143.60'

N 88°28'20" W

143.60'

N 88°28'20" W

143.60'

N 88°28'20" W

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143.60'

N 88°28'20" W

143.60'

N 88°28'20" W

143.60'

473.98'

S 86°32'20" E 660.00'

N 0°43'34" E 5.07'

144.09'

N 88°28'20" W

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143.60'

N 88°28'20" W

143.60'

N 88°28'20" W

143.60'

280.50'

S 0°43'34" W 660.00'

179.50'

S 0°43'34" W 660.00'

330.00'

S 86°32'20" E

330.00'

S 86°32'20" E

330.00'

S 86°32'20" E

330.00'

379.50'

S 0°43'34" W 660.00'

379.50'

S 0°43'34" W 660.00'

379.50'

S 0°43'34" W 660.00'

379.50'

S 0°43'34" W 660.00'

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S 0°43'34" W 660.00'

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S 86°32'20" E

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S 0°43'34" W 660.00'

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S 0°43'34" W 660.00'

379.50'

S 0°43'34" W 660.00'

379.50'

S 0°43'34" W 660.00'

379.50'

KEY

○ REBAR SET WITH YELLOW CAP - SEMRAU 28626

○ FOUND REBAR, AS NOTED

7.26.2624

2.28.2624