



| LOT AREA TABLE | |
|---------------------------|-------------|
| PARCEL A (P19007) | 14.70 ACRES |
| PARCEL B (P19011)(P19010) | 21.71 ACRES |
| | 36.41 ACRES |
| NEW LOT A | 26.41 ACRES |
| | 10.00 ACRES |
| NEW LOT B | 36.41 ACRES |

● REBAR SET - SEMRAU 28626
○ FOUND REBAR OR IRON PIPE, AS NOTED

- ## REFERENCES
1. RECORD OF SURVEY, RECORDED OCTOBER 1975, BOOK 1 OF SURVEYS, PAGE 158, PER AUDITOR'S FILE NUMBER 825386
 2. PANZER, VISTA II SHORT PLAT, NO. PL07-0077, PER AUDITOR'S FILE NUMBER 20081190072
 3. SKAGIT COUNTY SHORT PLAT NO. 39-78, PER AUDITOR'S FILE NUMBER 888377

NOTES

1. EXISTING LEGAL DESCRIPTIONS FOR THIS SURVEY PER FIRST AMERICAN TITLE SUBDIVISION GUARANTEE #0503353-0003689
2. BASIS OF BEARING: THE MONUMENTED NORTH QUARTER CENTER LINE OF SECTION 2, TOWNSHIP UNDER AUDITOR'S FILE NUMBER 825368, RECORDS OF SKAGOT COUNTY, WASHINGTON, BEARING = NORTH 09°09'54" EAST.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENT TYPE: LEICA MDSI THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STATIONED TOTAL STATION.
6. 3322.30 LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIPS 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. 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, RESTRICTIONS COVENANTS, SUBDIVISION RESTRICTIONS, EMINENT DOMAIN, AND OTHER FACTS THAT CAN AFFECT THE CURRENT AND FUTURE INTERESTS IN THE PROPERTY.
8. LOSS OF RECORD CERTIFICATIONS HAVE BEEN ISSUED FOR ALL LOTS INCLUDED IN THIRD BOUNDARY LINE ADJUSTMENT PLAT 02-88, APPROVED JUNE 27, 2004, CENTERLINE PLAT 01-010 AND PLGLOT AS ONE PARCEL, AND RECORDED JANUARY 11, 2002. FURTHER ADJUSTMENT BOTH NEEDED AND REQUIRED TO CORRECT THIS BOUNDARY LINE. AN EXCEPTION LISTED IN SCC 14.1.6.85(4)(C), FOR THE RURAL RESERVE (SRV) ZONING DISTRICT AND SHALL BE CONSIDERED UNLESS OTHERWISE RESTRICTED. CONCEALED AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT PL24--0030

SURVEY IN GOVERNMENT LOT 2,
SECTION 2, T. 34 N., R. 1 E., W.M.
ANACORTES, WASHINGTON
FOR: JUDY PEPPER

| | | |
|-------------------|---|------------------|
| FB. 334 PG. 68-73 | SEBRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9366 | SCALE: 1" = 100' |
| MERIDIAN: ASSUMED | | JOB NO. 6285 |