

202408130058

08/13/2024 02:49 PM Pages: 1 of 1 Fees: \$423.50  
Skagit County Auditor

## SURVEY DESCRIPTION

PARCEL "A": A 1/4 SECTION OF BLOCK 55, PLAT OF THE TOWN OF MONTBONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, LING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEASTERN CORNER OF LOT 1, BLOCK 43 OF SAID PLAT OF THE TOWN OF MONTBONE;  
THENCE NORTH 47°25'45" EAST ALONG A PROJECTION OF THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 50.22 FEET;  
THENCE SOUTH 71°00'00" EAST PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 43 AND A DISTANCE OF 369.99 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 196.95 FEET TO A POINT OF CURVATURE;  
THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°25'45" 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, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B": THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVERTED TO THE SEATTLE LAKE & SKAGIT RAILROAD) AND SAID RAILROAD RIGHT OF WAY, AS SHOWN ON THE NORTHERLY AND SOUTHERLY LINES OF THAT PORTION OF BLOCK 55, PLAT OF THE TOWN OF MONTBONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVERTED TO FIFTEEN MAIN WILSON, ET AL. BY DEED RECORDED UNDER AUDITOR'S FILE NO. 891020079, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WESTERLY OF THE CENTERLINE OF SAID RIGHT OF WAY.

EXCEPT THOSE PORTIONS THEREOF, IF ANY, CONVERTED TO SILVA JENSEN TO THE SEATTLE LAKE & SKAGIT RAILROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 891020079, AND EXCEPT THOSE PORTIONS THEREOF, IF ANY, CONVERTED TO HEMER LOY ET UX, BY AUDITOR'S FILE NO. 840320053, AND CITED IN HEMER LOY ET UX, DEED ENTERED NOVEMBER 8, 1988 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 87-2-00748-3.

PARCEL "C": COMMENCING AT THE NORTHEASTERN CORNER OF LOT 1, BLOCK 43 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 07°00'00" E ALONG THE CENTERLINE OF SAID LOT 1, A DISTANCE OF 369.99 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 196.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°25'45" AN ARC DISTANCE OF 82.50 FEET TO THE SOUTHEASTERN CORNER OF THAT TRACT OF LAND CONVERTED TO F. JAMES BECKNER AND KAREN A. BECKNER BY DEED FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200560008, THENCE S 66°07'28" E ALONG THE SOUTHEASTERN LINE OF THE NEWER NORTHERN PACIFIC RAILWAY RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NORTHERN PACIFIC RAILWAY RIGHT OF WAY, THENCE S 63°51'49" W, A DISTANCE OF 3.87 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING S 63°51'49" W, A DISTANCE OF 9.76 FEET; THENCE S 74°59'00" W, A DISTANCE OF 16.68 FEET; THENCE S 81°06'52" W, A DISTANCE OF 18.93 FEET; THENCE N 81°43'49" W, A DISTANCE OF 8.28 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF BECKNER TRACT WHICH IS 82.02 FEET SOUTHWESTERLY OF THE NORTHEASTERN CORNER OF BECKNER TRACT, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERN LINE, A DISTANCE OF 51.60 FEET; THENCE S 29°48'49" E, A DISTANCE OF 4.96 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

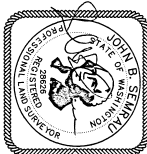
ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECONING ACT AT THE REQUEST OF KAREN BECKNER IN JULY 2024.

JOHN B. SEMRAU P.E., P.L.S., CERTIFICANT NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
MOUNT VERNON, WA 98273

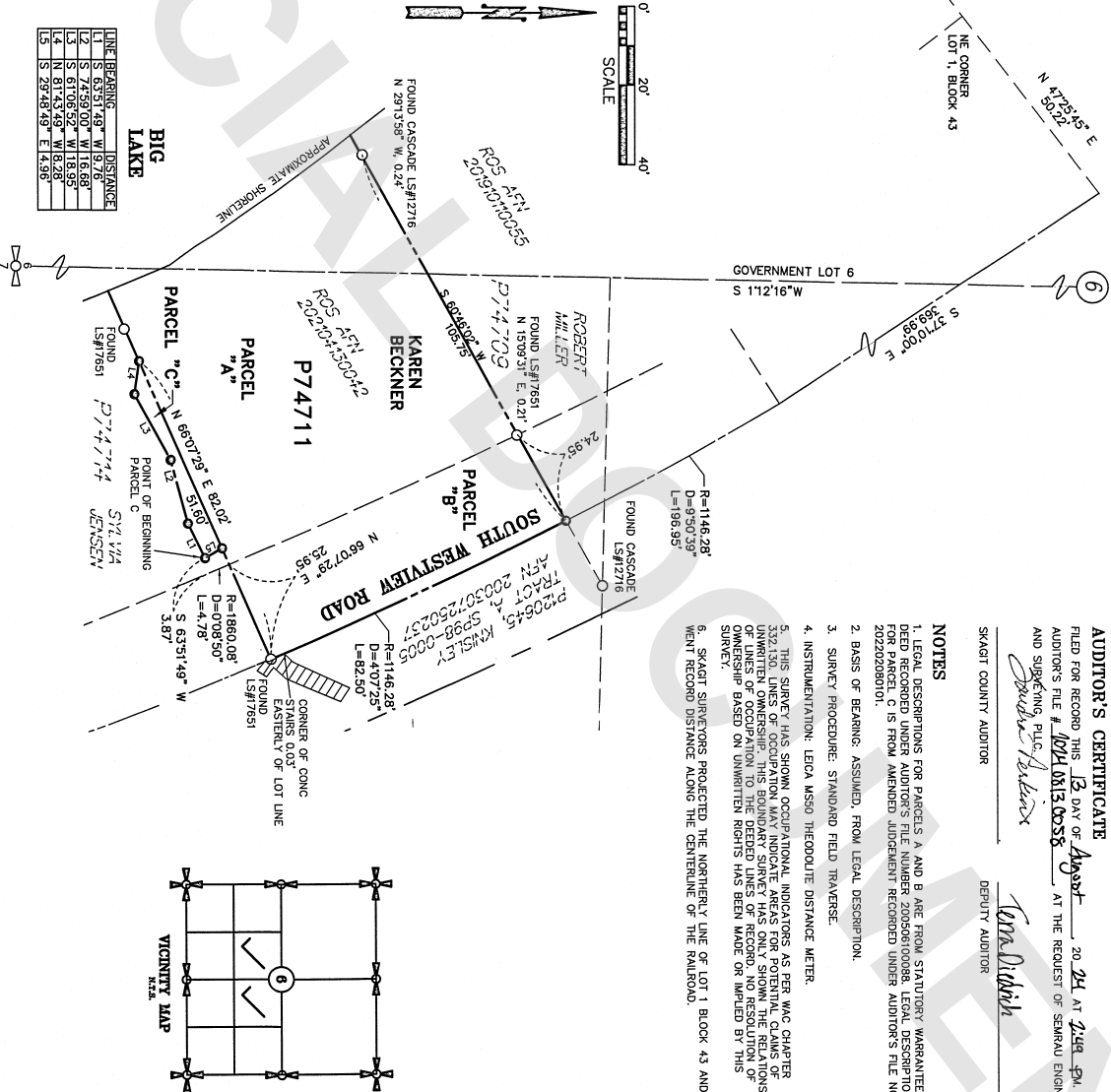
DATE: 8-13-2024



8-13-2024

LINE	BEARING	W	DISTANCE
1	S 74°59'00" W	18.93	
2	S 81°06'52" W	16.68	
3	S 63°51'49" W	9.76	
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 August 20 24 AT 2:48 PM UNDER AUDITOR'S FILE # 202408130058 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

*David Reuben*

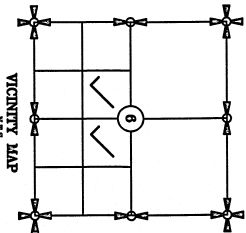
*Tina Dittich*

SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR

## NOTES

1. LEGAL DESCRIPTIONS FOR PARCELS A AND B ARE FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20056010088, LEGAL DESCRIPTION FOR PARCEL C IS FROM AMENDED JUDGEMENT RECORDED UNDER AUDITOR'S FILE NO. 20220280101.
2. BASIS OF BEARING: ASSUMED, FROM LEGAL DESCRIPTION.
3. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE MEETER.
5. THIS SURVEY HAS SHOWN OCCUPANCY INDICATORS AS PER WAS CHAPTER 33.2.130, LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNLAWFUL OCCUPATION OR UNLAWFUL ENCROACHMENT, BUT DOES NOT ESTABLISH OR CONFIRM OWNERSHIP OR INTEREST IN THE DESCRIBED AREAS. OWNERSHIP OR INTEREST IN THE DESCRIBED AREAS IS 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 WENT RECORD DISTANCE ALONG THE CENTERLINE OF THE RAILROAD.



SHEET 1 OF 1

SURVEY IN GOVERNMENT LOT 6 AND SECTION 1/4 OF THE SOUTHEAST 1/4 OF SKAGIT COUNTY, WASHINGTON FOR: KAREN BECKNER	
PR. 320 Pg. 152-153	SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 20'
MEASUREMENT: ASSUMED	SURVEYING: ENGINEERING & PLANNING
	MOUNT VERNON, WA 98273 206-247-2586
	JOB NO. 60300