

BOUNDARY LINE ADJUSTMENT DESCRIPTION

A. F. NO. 200201240026

PURSUANT TO THAT CERTAIN APPROVED BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO.200201240025, ROBERT L. MATTHEWS AND DIANE J. TONISLAND, HUSBAND AND WIFE, GRANTORS, CONVEY AND QUIT CLAIM TO ROBERT L. MATTHEW AND DIANE J. TONISLAND, HUSBAND AND WIFE, GRANTEES, THE FOLLOWING DESCRIBED PORTION OF PARCELS A, B AND C:

PARCEL "A"

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, LYING EAST OF THE EXISTING ROAD EXTENDING OVER AND ACROSS SAID FRACTION OF SECTION, EXCEPT THE SOUTH 100 FEET THEREOF AS MEASURED ALONG THE EAST LINE THEREOF.

PARCEL "B"

THE SOUTH 100 FEET OF THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, LYING EAST OF THE EXISTING ROAD EXTENDING OVER AND ACROSS SAID FRACTION OF THE SECTION, AS MEASURED ALONG THE EAST LINE THEREOF.

PARCEL "C"

THE NORTH 315.34 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING NORTHEASTERLY AND EAST OF THE ROAD, AS IT EXISTED ON JUNE 27, 1947, ALL IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, 1/4.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF THAT CERTAIN 60 FOOT ROAD CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 14, 1956 UNDER AUDITOR'S FILE NO. 544073.

LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, SAID POINT BEARING SOUTH 1°24'10" EAST, 1974.05 FEET, FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 (NORTH 1/4 CORNER);

THENCE SOUTH 84°29'19" WEST, 1,082.22 FEET, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING OF SAID LINE DESCRIPTION;  
THENCE SOUTH 1°24'10" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 558.14 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 100.00 FEET OF SAID NORTHWEST 1/4;  
THENCE SOUTH 84°28'56" WEST 211.45 FEET;  
THENCE SOUTH 1°24'10" EAST 415.34 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 315.34 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, AND BEING THE TERMINUS OF SAID DESCRIBED LINE.

BEING SUBJECT TO AND TOGETHER WITH NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENTS, FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACTS:

-CONTINUED-

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 ROBERT MATTHEWS IN JANUARY 2002.



BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22960

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MOUNT VERNON, WA 98273  
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email: bruce@lissner.com

DATE:

Jan. 31, 2002

-CONTINUED-

EASEMENT "A"

A 60.00-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE THEREOF OVER, UNDER AND ACROSS PORTIONS OF THE ABOVE-DESCRIBED PARCEL, BEING 30.00-FEET LEFT AND 30.00-FEET RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, SAID POINT BEING SOUTH 1°24'10" EAST, 1974.05 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 (NORTH 1/4 CORNER);  
THENCE SOUTH 84°29'19" WEST, 1,082.22 FEET, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4;  
THENCE SOUTH 1°24'10" EAST, 429.18 FEET, TO THE CENTERLINE OF AN EXISTING GRAVEL DRIVE AND BEING THE POINT OF BEGINNING OF SAID CENTERLINE;  
THENCE SOUTH 78°43'17" WEST, 60.84 FEET, TO A POINT OF INTERSECTION OF TWO DRIVEWAYS, SAID POINT TO BE HEREAFTER REFERRED TO AS POINT "A";

THENCE SOUTH 75°48'33" WEST, 80.33 FEET;  
THENCE NORTH 86°46'41" WEST, 131.68 FEET;  
THENCE SOUTH 75°30'53" WEST, 57.87 FEET;  
THENCE SOUTH 62°23'16" WEST, 79.25 FEET;  
THENCE SOUTH 88°54'35" WEST, 81.08 FEET;  
THENCE SOUTH 64°11'47" WEST, 58.03 FEET;  
THENCE SOUTH 45°17'28" WEST, 11.06 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE EXISTING ROADWAY SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN VOLUME 9 OF SURVEYS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING THE TERMINUS OF SAID LINE.

EASEMENT "B"

A 50.00-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND MAINTENANCE THEREOF OVER, UNDER AND ACROSS PORTIONS OF THE ABOVE-DESCRIBED PARCEL, LYING 25.00-FEET LEFT AND 25.00-FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT "A";  
THENCE NORTH 4°23'18" WEST 101.78 FEET;  
THENCE NORTH 81°09'01" EAST 74.71 FEET, MORE OR LESS, TO THE NEW PROPERTY LINE ESTABLISHED BY BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201240025, AND BEING THE TERMINUS OF SAID LINE.

EASEMENT "C"

AN EASEMENT OF VARYING WIDTHS FOR INGRESS, EGRESS, UTILITIES AND DRAINFIELD PURPOSES AND MAINTENANCE THEREOF OVER, UNDER AND ACROSS PORTIONS OF THE ABOVE-DESCRIBED PARCELS, LYING 15.00- FEET LEFT AND 15.00- FEET RIGHT (OR AS ADDITIONALLY SPECIFIED) OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE AFOREMENTIONED POINT "A";  
THENCE NORTH 4°23'18" WEST 111.78 FEET, TO THE POINT OF BEGINNING OF SAID LINE;  
THENCE SOUTH 81°04'01" WEST, 168.31 FEET;  
THENCE (WITH AN EASEMENT WIDTH OF 15.00 FEET RIGHT AND 50.00 FEET LEFT) SOUTH 73°27'55" WEST, 84.00 FEET, TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF THE ABOVE-DESCRIBED EASEMENTS A AND B SHALL BE LENGTHENED OR SHORTENED AS NECESSARY TO CONFORM TO EXISTING PROPERTY LINES.

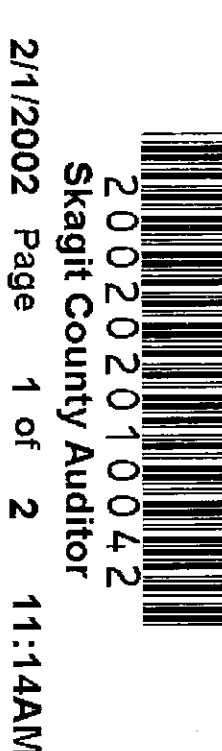
ALL OF THE ABOVE ALSO BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE BASIS OF BEARING AND SUBDIVISION USED FOR THIS DEED DESCRIPTION IS FROM THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 9 OF SURVEYS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



200202010042

Skagit County Auditor

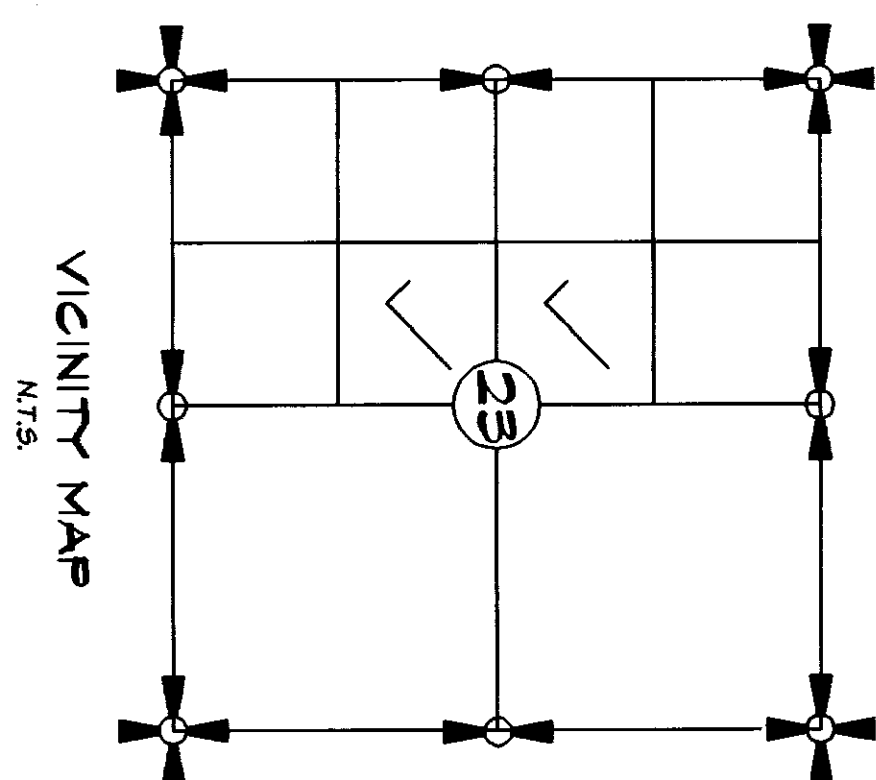
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Norma Brunnett  
SKAGIT COUNTY AUDITOR

Wadey Denroff  
DEPUTY

NOTES

- INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSNER 22960
- INDICATES EXISTING REBAR OR IRON PIPE FOUND
- DESCRIPTION FOR THIS SURVEY IS FROM THOSE CERTAIN DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201240026, THE BOUNDARY LINE WAS ESTABLISHED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 200201240025.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 9 OF SURVEYS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, BEARING = NORTH 0°55'20" WEST
- THIS SURVEY WAS PREPARED AT THE REQUEST OF ROBERT L. MATTHEWS AND DIANE J. TONISLAND, HUSBAND AND WIFE, FOR THE DELINEATION OF THE DESCRIBED BOUNDARY LINES.
- 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.



SHEET 1 OF 2

DATE 1/29/02

BOUNDARY LINE ADJUSTMENT SURVEY  
IN PORTIONS OF THE  
NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF  
SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, 1/4, 1/4,  
SKAGIT COUNTY, WASHINGTON

FOR: ROBERT MATTHEWS

FB 27	PG 40	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1" = 100' DRAWING: 01-0716.DWG
MERIDIAN: ASSUMED			

N¼ SECT CORNER  
CONC. MONT  
BRASS CAP  
MONT (1984)

N84°30'33"E

2562.92'

200202010042  
Skragit County Auditor  
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N 1/4 CORNER  
CALCULATED CORNER

NORTHEAST CORNER  
SOUTH 1/2 OF THE SOUTH 1/2  
OF THE NORTHWEST 1/4

S84°24'19"W

1082.28'

LINE ESTABLISHED PER  
BOUNDARY LINE ADJUSTMENT  
A.F. NO. 200201240025

WESTERLY PARCEL  
A.F. NO. 200201240026

EASTERLY PARCEL  
A.F. NO. 200201240027

N1°24'10"W  
2632.07'

558.02'

E 1/4 CORNER  
2" IRON  
PIPE (1984)

N84°28'56"E

237.24'

N84°28'56"E

N1°24'10"W  
2632.21'

315.34'

2316.87'

N84°28'56"E

1440.52'

N84°02'23"W

R=1016.2  
Δ=66°54'55"  
L=115.68'

S10°04'38"E  
365.14'

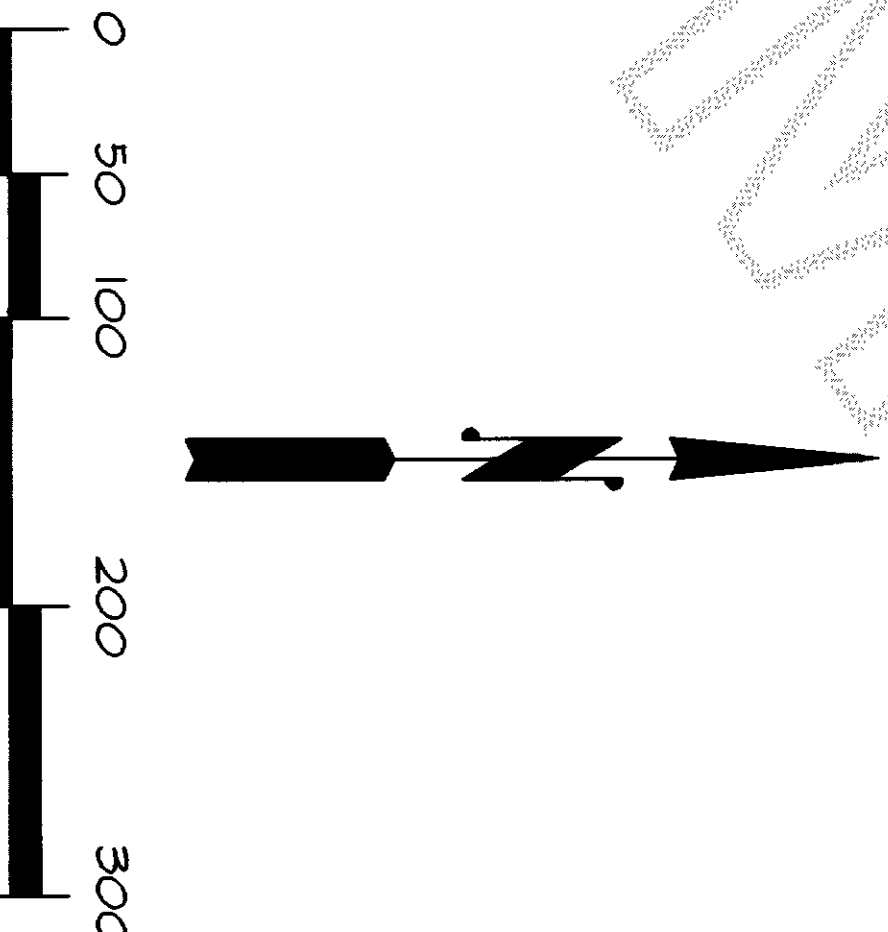
S1°24'10"E  
415.34'

EASEMENT "A"  
EASEMENT "B"  
EASEMENT "C"

PUMP HOUSE

HOUSE

HOUSE



EASEMENT "A"  
EASEMENT "B"  
EASEMENT "C"

PUMP HOUSE

HOUSE

HOUSE

WOOD LANE

WOOD ROAD

N 1/4 CORNER  
1" IRON PIPE  
(1984)

222.23'

N0°55'20"W  
2633.03'

N6°10'33"W  
253.15'

R=1402.40'  
Δ=3°54'05"  
L=95.44'



1-31-02

LINE TABLE	
NUM	DISTANCE
L1	60.84'
L2	80.33'
L3	131.66'
L4	57.87'
L5	74.25'
L6	81.08'
L7	58.03'
L8	11.06'
L9	101.78'
L10	74.71'
L11	111.78'
L12	168.31'
L13	64.00'

SHEET 2 OF 2

DATE 1/29/02

BOUNDARY LINE ADJUSTMENT SURVEY  
IN PORTIONS OF THE  
NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF  
SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON

FOR: ROBERT MATTHEWS

FB 21 PG 40 LISTER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275 360-424-5511  
SCALE: 1" = 100'  
DRAWING: 01-076.DWG