

LEGAL DESCRIPTION

PARCEL "A"

TRACT A, SKAGIT COUNTY SHORT PLAT NO. 5-80, APPROVED MAY 1, 1980, AND RECORDED ON MAY 2, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 75, UNDER AUDITOR'S FILE NO. 8005020015, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

TRACT 3, SKAGIT COUNTY SHORT PLAT NO. PLO4-0614, APPROVED JANUARY 16, 2008 AND RECORDED ON JANUARY 18, 2008, UNDER AUDITOR'S FILE NO. 200801180156, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

NEW DESCRIPTIONS

BLA 1

THAT PORTION OF TRACT A, SKAGIT COUNTY SHORT PLAT NO. 5-80, APPROVED MAY 1, 1980 AND RECORDED ON MAY 2, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 75, UNDER AUDITOR'S FILE NO. 8005020015, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M. AND ALSO A PORTION OF TRACT 3, SKAGIT COUNTY SHORT PLAT NO. PLO4-0614, APPROVED JANUARY 16, 2008 AND RECORDED ON JANUARY 18, 2008, UNDER AUDITOR'S FILE NO. 200801180156, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 89°55'45" EAST 647.60 FEET ALONG THE NORTH LINE OF SAID SECTION 12; THENCE SOUTH 00°24'17" WEST 1061.53 FEET; THENCE SOUTH 36°35'46" EAST A DISTANCE OF 15.98 FEET; THENCE SOUTH 00°05'08" WEST A DISTANCE OF 49.16 FEET; THENCE SOUTH 81°09'00" EAST A DISTANCE OF 162.44 FEET; THENCE SOUTH 89°08'41" WEST A DISTANCE OF 64.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81°09'00" WEST A DISTANCE OF 162.44 FEET; THENCE NORTH 00°05'08" EAST A DISTANCE OF 49.16 FEET; THENCE NORTH 36°35'46" WEST A DISTANCE OF 15.98 FEET; THENCE SOUTH 37°23'22" WEST A DISTANCE OF 68.57 FEET; THENCE SOUTH 19°34'46" WEST A DISTANCE OF 162.37 FEET TO THE NORTH LINE OF EXCEPTION (2) AS SHOWN ON SAID SKAGIT COUNTY SHORT PLAT NO. 5-80 AND ON SAID SKAGIT COUNTY SHORT PLAT NO. PLO4-0614 (ALSO AS DESCRIBED IN A QUIT CLAIM DEED FROM SKAGIT COUNTY TO RAND N. JOHNSON DATED FEBRUARY 13, 1989, AND RECORDED UNDER AUDITOR'S FILE NO. 8903170002, RECORDS OF SKAGIT COUNTY, WASHINGTON); THENCE NORTH 89°54'36" EAST A DISTANCE OF 438.48 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 89°54'36" EAST A DISTANCE OF 39.05 FEET TO A POINT THAT IS SOUTH 00°04'15" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 00°04'15" WEST A DISTANCE OF 144.10 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

BLA 2

TRACT A, SKAGIT COUNTY SHORT PLAT NO. 5-80, APPROVED MAY 1, 1980 AND RECORDED ON MAY 2, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 75, UNDER AUDITOR'S FILE NO. 8005020015, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

ALSO TRACT 3, SKAGIT COUNTY SHORT PLAT NO. PLO4-0614, APPROVED JANUARY 16, 2008 AND RECORDED ON JANUARY 18, 2008, UNDER AUDITOR'S FILE NO. 200801180156, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

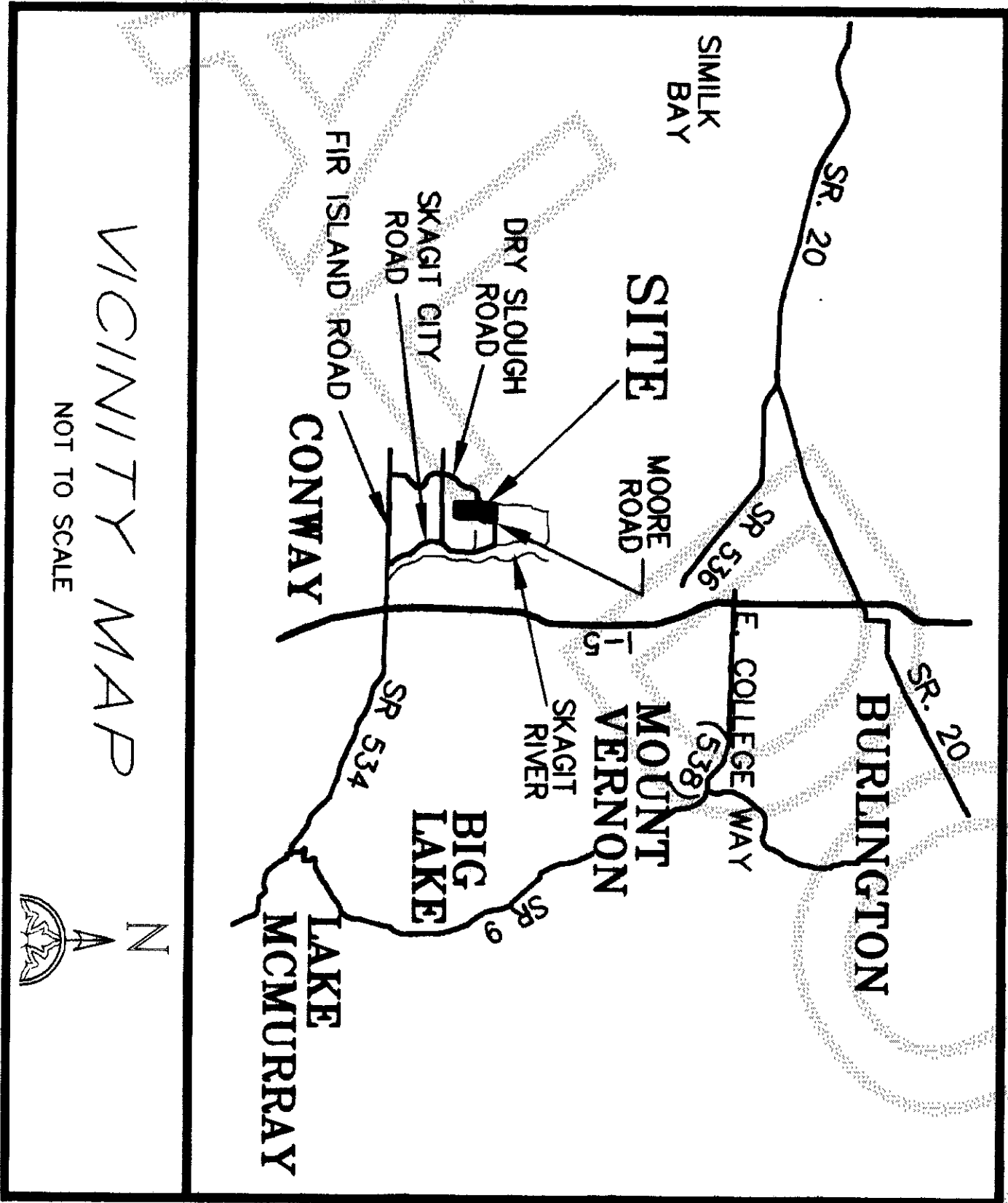
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 89°55'45" EAST 647.60 FEET ALONG THE NORTH LINE OF SAID SECTION 12; THENCE SOUTH 00°24'17" WEST 1061.53 FEET; THENCE SOUTH 36°35'46" EAST A DISTANCE OF 15.98 FEET; THENCE SOUTH 00°05'08" WEST A DISTANCE OF 49.16 FEET; THENCE SOUTH 81°09'00" EAST A DISTANCE OF 162.44 FEET; THENCE SOUTH 89°08'41" WEST A DISTANCE OF 64.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81°09'00" WEST A DISTANCE OF 162.44 FEET; THENCE NORTH 00°05'08" EAST A DISTANCE OF 49.16 FEET; THENCE NORTH 36°35'46" WEST A DISTANCE OF 15.98 FEET; THENCE SOUTH 37°23'22" WEST A DISTANCE OF 68.57 FEET; THENCE SOUTH 19°34'46" WEST A DISTANCE OF 162.37 FEET TO THE NORTH LINE OF EXCEPTION (2) AS SHOWN ON SAID SKAGIT COUNTY SHORT PLAT NO. 5-80 AND ON SAID SKAGIT COUNTY SHORT PLAT NO. PLO4-0614 (ALSO AS DESCRIBED IN A QUIT CLAIM DEED FROM SKAGIT COUNTY TO RAND N. JOHNSON DATED FEBRUARY 13, 1989, AND RECORDED UNDER AUDITOR'S FILE NO. 8903170002, RECORDS OF SKAGIT COUNTY, WASHINGTON); THENCE NORTH 89°54'36" EAST A DISTANCE OF 438.48 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 89°54'36" EAST A DISTANCE OF 39.05 FEET TO A POINT THAT IS SOUTH 00°04'15" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 00°04'15" WEST A DISTANCE OF 144.10 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.  
○ - INDICATES MONUMENT FOUND.
- LEGAL DESCRIPTION IS FROM STEWART TITLE GUARANTY CO. SUBDIVISION GUARANTEE ORDER NO. 114375-S, DATED DECEMBER 11, 2007, AND FROM COMMITMENT FOR TITLE INSURANCE FROM STEWART TITLE GUARANTY COMPANY ORDER NO. 131190-SE, DATED SEPTEMBER 29, 2008.
- BASIS OF BEARING - NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., BEARING = N 89°55'45" E.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY MITCHELL F. JOHNSON.
- 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.
- 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, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
- THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, EJECTA AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 2 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8805020015, VOL. 152 OF DEEDS, PAGE 461, 740894, 744285, 8605020071, 8605020005, 95060210070, 9904200132, 751542, 869163, 200610300167, 200703280101 200507280217, 200510270121, 200612270197, 200905140057, 200907130205, 200907130206 AND 200907130207.

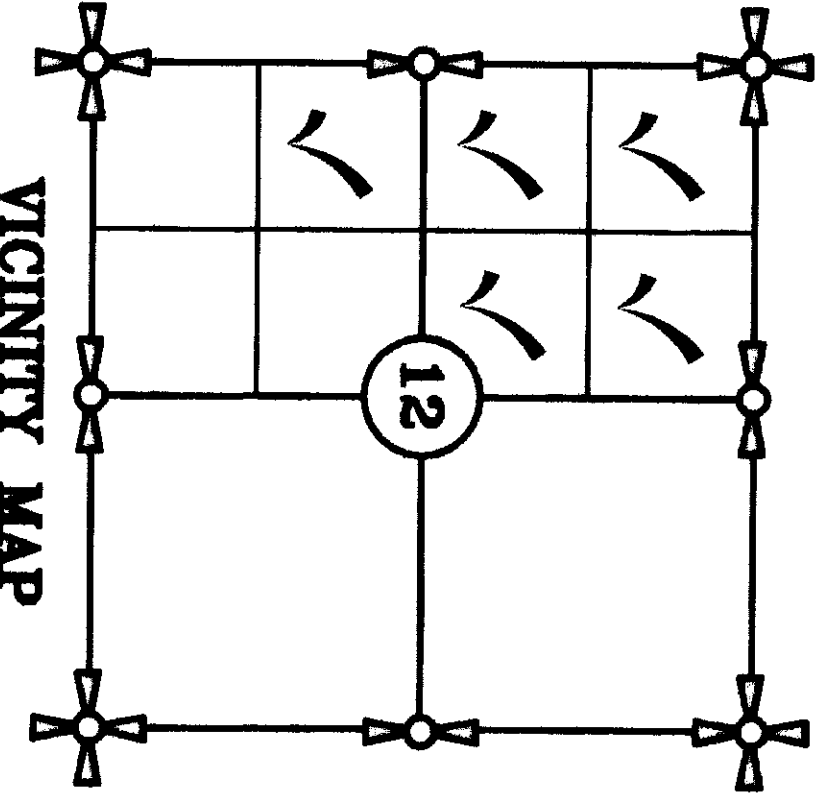
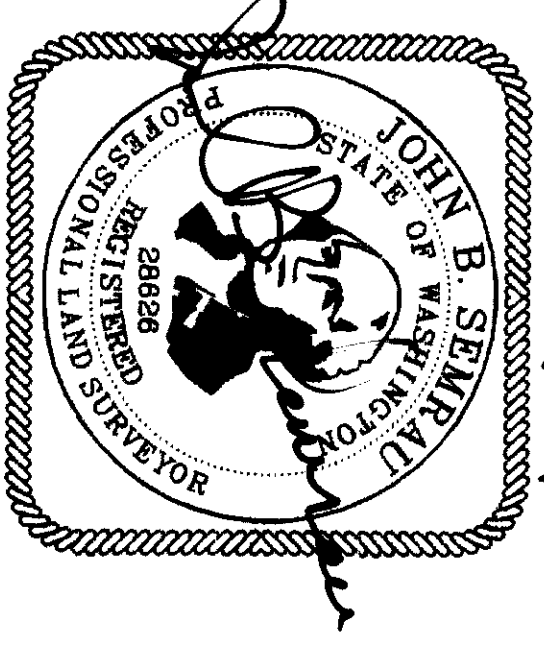


SURVEYOR'S CERTIFICATE

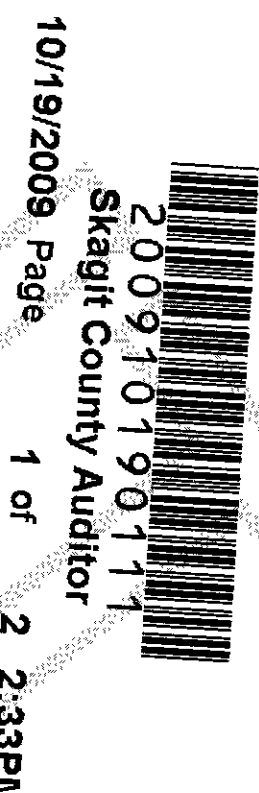
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MITCHELL F. JOHNSON.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 8.11.09



AUDITOR'S CERTIFICATE



AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING, P.L.L.C.

J. Vonnegut  
SKAGIT COUNTY AUDITOR  
DEPUTY

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS AND SEALS THIS

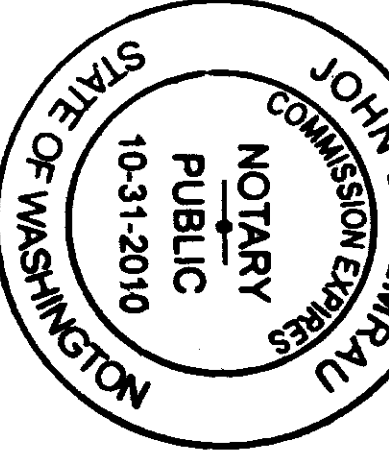
19 DAY OF AUGUST 2009

Mitchell F. Johnson  
Cynthia K. Johnson  
Hubert C. Johnson  
BY: Mitchell F. Johnson, ATTORNEY-IN-FACT FOR HUBERT C. JOHNSON  
Rob Johnson

ACKNOWLEDGMENT

STATE OF WASHINGTON  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE MITCHELL F. JOHNSON AND CYNTHIA K. JOHNSON, HUSBAND AND WIFE, AS THEIR SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

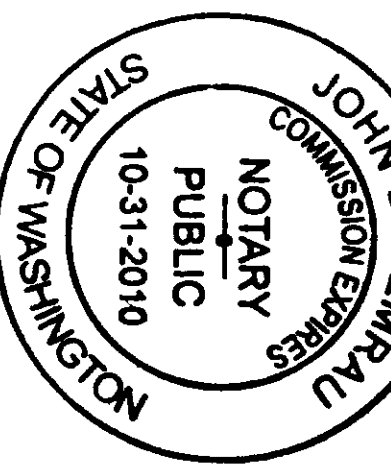
DATED 8.19.2009  
SIGNATURE Mitchell F. Johnson  
TITLE Attorney  
MY APPOINTMENT EXPIRES 10.31.2010



ACKNOWLEDGMENT

STATE OF WASHINGTON  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE MITCHELL F. JOHNSON AND CYNTHIA K. JOHNSON, HUSBAND AND WIFE, AS THEIR SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 8.19.2009  
SIGNATURE Mitchell F. Johnson  
TITLE Attorney  
MY APPOINTMENT EXPIRES 10.31.2010



BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

August 11, 2009

John B. Semrau

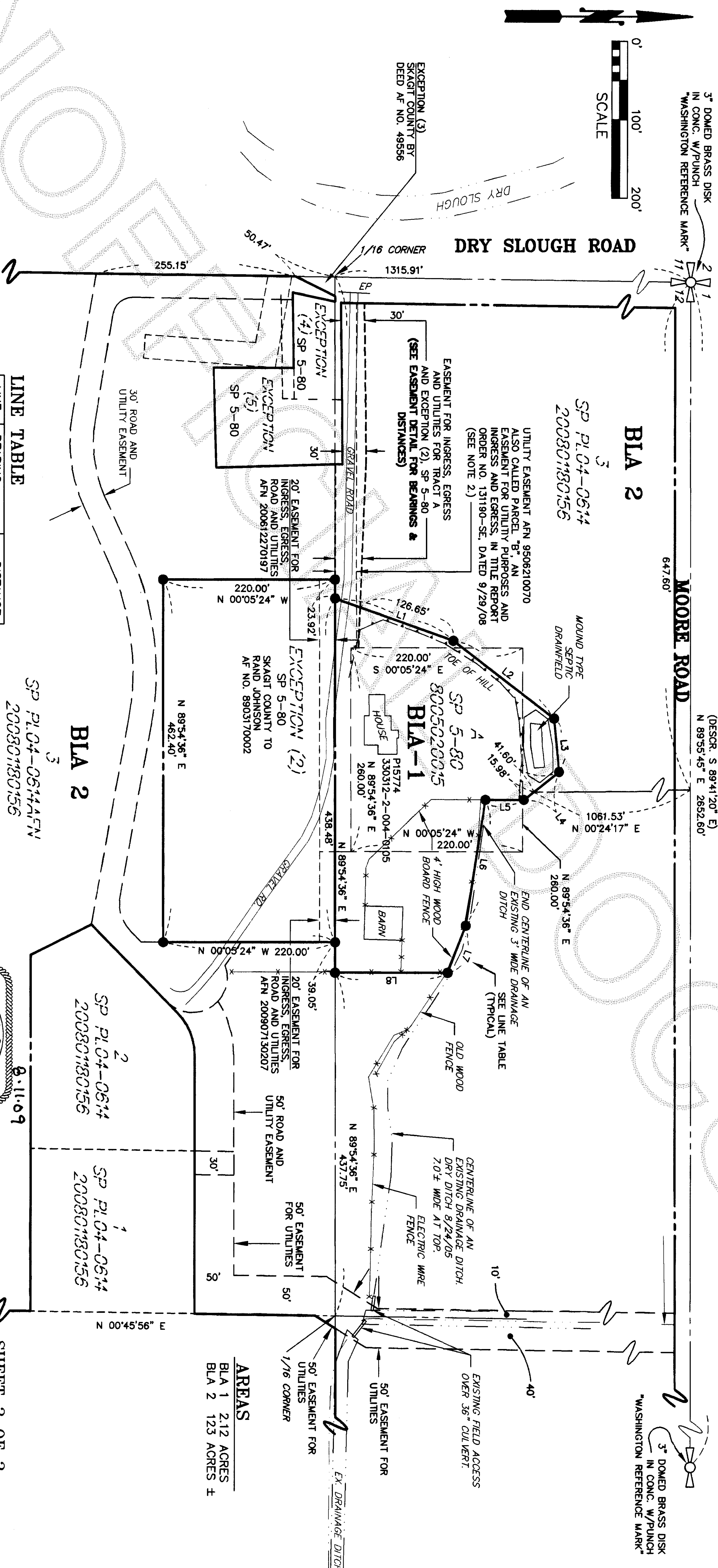
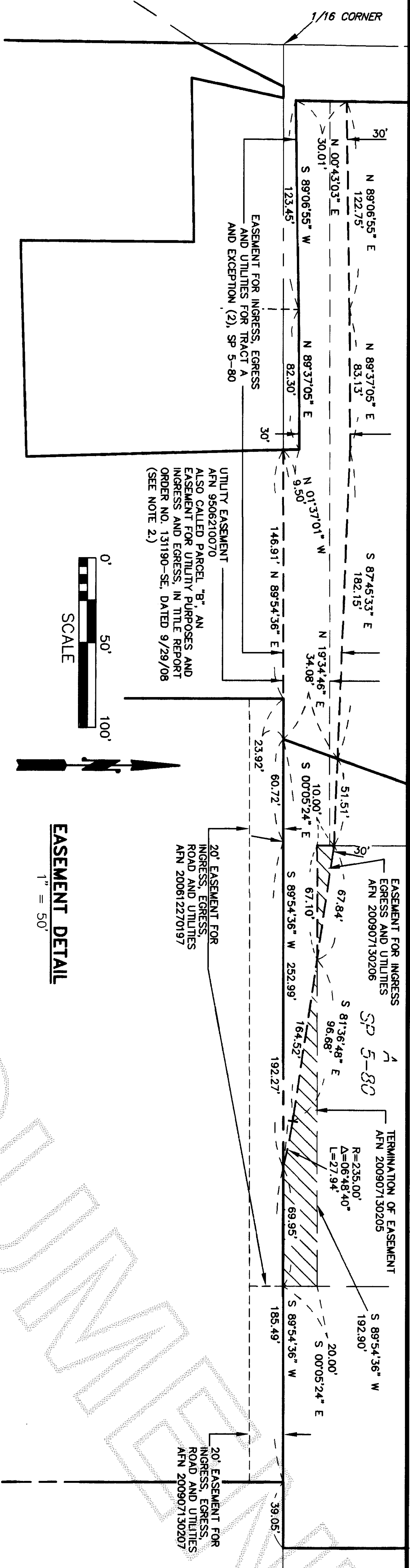
OWNER

MITCHELL F. JOHNSON AND CYNTHIA K. JOHNSON  
19195 DRY SLOUGH RD  
MOUNT VERNON, WA 98273  
HUBERT C. JOHNSON  
19213 DRY SLOUGH ROAD  
MOUNT VERNON, WA 98273

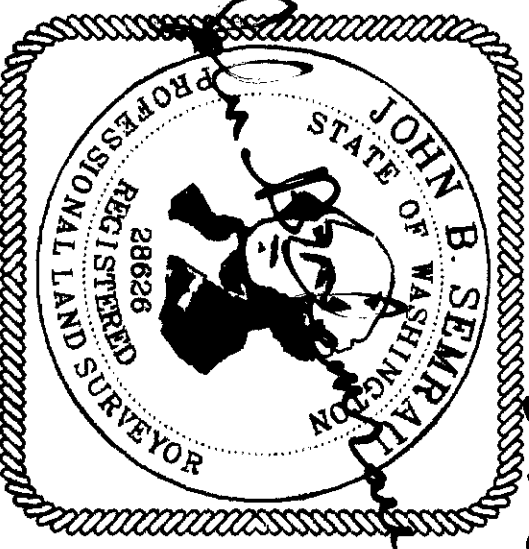
SHEET 1 OF 2

BOUNDARY LINE ADJUSTMENT SURVEY IN A PORTION OF SECTION 12, T. 33 N., R. 3 E., W.M. FOR: MITCHELL F. JOHNSON AND HUBERT C. JOHNSON SKAGIT COUNTY, WASHINGTON		
FB.	Pg.	SCALE: N/A
SEMRAU ENGINEERING & SURVEYING, PLLC. SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566		
JOB NO. 4352		





LINE	BEARING	DISTANCE
L1	N 19°34'46" E	160.73'
L2	S 37°23'22" W	162.57'
L3	S 84°32'22" W	68.57'
L4	N 38°35'46" W	57.56'
L5	N 00°05'08" E	49.16'
L6	N 81°09'00" W	162.44'
L7	N 69°08'41" W	64.51'
L8	N 00°04'15" W	144.10'



BOUNDARY LINE ADJUSTMENT  
SURVEY IN A PORTION OF  
SECTION 12, T. 33 N., R. 3 E., W.M.  
FOR: MITCHELL F. JOHNSON AND HUBERT C. JOHNSON  
SKAGIT COUNTY, WASHINGTON

FB Pg. SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 100'  
SURVEYING • ENGINEERING • PLANNING  
MERIDIAN ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4352