

DESCRIPTIONS BEFORE BLA

LOTS 53, 54 AND 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF LAKEVIEW BOULEVARD ADJACENT TO TRACTS 63 AND 53 WHICH UPON VACATION REVERTED TO SAID TRACT BY OPERATION OF LAW.

ALSO, TOGETHER WITH THAT PORTION OF LOTS 55, 56 AND 57, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 56; THENCE SOUTH 87°38'30" EAST 114.82 FEET ALONG THE NORTH LINES OF SAID LOTS 56 AND 55 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°38'30" EAST 138.54 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 07°32'30" EAST 312.4 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF SAID LOT 55 TO BIG LAKE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SHORELINE OF SAID BIG LAKE TO THE SOUTH LINE OF SAID LOT 57 AS DESCRIBED IN QUIT CLAIM DEED TO MATTHEW MIEHELICH AND TRISTINE MIEHELICH AND RECORDED UNDER AUDITOR'S FILE NOS. 9512190066 AND 9601080086, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 70°37'16" WEST 25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID MIEHELICH TRACT; THENCE NORTH 18°14'12" EAST 75.80 FEET ALONG THE LINE OF SAID MIEHELICH TRACT; THENCE NORTH 52°12'00" EAST 104.26 FEET TO A POINT ON THE LINE BETWEEN SAID LOTS 55 AND 56; THENCE NORTH 18°14'54" WEST 247.27 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DESCRIPTIONS AFTER BLA

BLA LOT 53
THAT PORTION OF LOTS 53 AND 63, PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED LAKEVIEW BOULEVARD ADJOINING SAID LOTS 53 AND 63, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OF LOT 56 AS SHOWN ON THAT BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01°32'45" EAST AND A RADIUS OF 412.45 FEET, THROUGH A CENTRAL ANGLE OF 12°11'10", AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°38'25" WEST 62.74 FEET ALONG SAID MARGIN AND THE WESTERLY LINE OF SAID LOT 63; THENCE NORTH 77°11'52" EAST 204.04 FEET; THENCE SOUTH 12°48'08" EAST 43.46 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "X"; THENCE CONTINUE SOUTH 12°48'08" EAST 93.78 FEET; THENCE SOUTH 77°11'52" WEST 36.84 FEET; THENCE SOUTH 18°14'55" EAST 200.21 FEET; THENCE NORTH 64°40'44" EAST 134.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°29'30" WEST 273.10 FEET TO A POINT THAT IS NORTH 76°14'44" EAST A DISTANCE OF 171.50 FEET FROM BEFORE MENTIONED POINT "X"; THENCE NORTH 47°34'36" EAST 206.14 FEET TO THE CENTERLINE OF SAID VACATED LAKEVIEW BOULEVARD AS SHOWN ON SAID PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," THENCE SOUTH 00°35'13" EAST 259.81 FEET ALONG SAID CENTERLINE TO A POINT THAT IS NORTH 62°39'25" EAST 81.80 FEET AND NORTH 34°49'00" EAST 139.82 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 34°49'00" WEST 139.82 FEET; THENCE SOUTH 62°39'25" WEST 81.80 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

DESCRIPTIONS AFTER BLA (CONTINUED)

BLA LOT 54
THAT PORTION OF LOTS 53, 54, 55 AND 63, PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OF LOT 56 AS SHOWN ON THAT BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01°32'45" EAST AND A RADIUS OF 412.45 FEET, THROUGH A CENTRAL ANGLE OF 12°11'10", AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°38'25" WEST 62.74 FEET ALONG SAID MARGIN AND THE WESTERLY LINE OF SAID LOT 63; THENCE NORTH 77°11'52" EAST 204.04 FEET; THENCE SOUTH 12°48'08" EAST 43.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12°48'08" EAST 93.78 FEET; THENCE SOUTH 77°11'52" WEST 36.84 FEET; THENCE SOUTH 18°14'55" EAST 200.21 FEET; THENCE NORTH 64°40'44" EAST 134.28 FEET; THENCE NORTH 00°29'30" WEST 273.10 FEET TO A POINT THAT IS NORTH 76°14'44" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 76°14'44" WEST 171.50 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

BLA LOT 55

THAT PORTION OF LOTS 53, 54, 55, 56, 57 AND 63, PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED LAKEVIEW BOULEVARD ADJOINING SAID LOTS 53 AND 63, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OF LOT 56 AS SHOWN ON THAT BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01°32'45" EAST AND A RADIUS OF 412.45 FEET, THROUGH A CENTRAL ANGLE OF 12°11'10", AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°38'25" WEST 62.74 FEET ALONG SAID MARGIN AND THE EASTERLY LINE OF SAID LOT 63; THENCE NORTH 77°11'52" EAST 204.04 FEET; THENCE SOUTH 12°48'08" EAST 137.24 FEET; THENCE SOUTH 77°11'52" WEST 36.84 FEET; THENCE SOUTH 18°14'55" EAST 200.21 FEET; THENCE NORTH 64°40'44" EAST 134.28 FEET; THENCE NORTH 00°29'30" WEST 273.10 FEET TO A POINT THAT IS NORTH 76°14'44" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 76°14'44" WEST 171.50 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

201304290223
\$142.00
Skagit County Auditor
4/29/2013 Page 1 of 2 3:16PM

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

DEPUTY
Judy Z. Wall
DEPUTY

DESCRIPTIONS AFTER BLA (CONTINUED)

BLA LOT 63
THAT PORTION OF LOT 63, PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED LAKEVIEW BOULEVARD ADJOINING SAID LOT 63, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OF LOT 56 AS SHOWN ON THAT BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01°32'45" EAST AND A RADIUS OF 412.45 FEET, THROUGH A CENTRAL ANGLE OF 12°11'10", AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°38'25" WEST 62.74 FEET ALONG SAID MARGIN AND THE WESTERLY LINE OF SAID LOT 63 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 77°11'52" EAST 204.04 FEET; THENCE SOUTH 12°48'08" EAST 43.46 FEET; THENCE NORTH 76°14'44" EAST A DISTANCE OF 171.50 FEET; THENCE NORTH 47°34'36" EAST 206.14 FEET TO THE CENTERLINE OF SAID VACATED LAKEVIEW BOULEVARD AS SHOWN ON SAID PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," THENCE NORTH 00°35'13" WEST 172.8 FEET ALONG SAID CENTERLINE; THENCE NORTH 30°08'53" EAST 97.73 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 63; THENCE NORTH 88°19'33" WEST 633.45 FEET ALONG SAID EXTENSION AND ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 63 AND SAID EASTERLY MARGIN OF BIG LAKE BOULEVARD; THENCE SOUTH 10°38'25" EAST 308.27 FEET ALONG SAID MARGIN AND THE SAID WESTERLY LINE OF LOT 63 TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- ⊕ - INDICATES EXISTING MONUMENT FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE PREPARED BY LAND TITLE AND ESCROW, UNDER ORDER NO. 144805-0, DATED DECEMBER 11, 2012.
3. BASIS OF BEARINGS: PLAT OF LAKEVIEW TRACTS.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. THIS SURVEY WAS REQUESTED BY GARY JOHNSON.
8. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 352.130. 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.
9. 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.
10. THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF VARIOUS INSTRUMENTS, AGREEMENTS, LEASES, COVENANTS, RESTRICTIONS, AND EASEMENTS INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED AS AUDITOR'S FILE NUMBERS 895396, 9512190066, 9601080086, 200302130117, 201105040072 AND 201210010045.

BOUNDARY LINE ADJUSTMENT

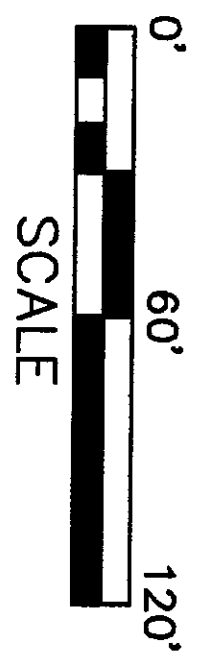
REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

April 23, 2013
Garry Johnson
SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

SHEET 1 OF 2

B.I.A. SURVEY
IN PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25 AND
IN PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 36,
T. 34 N., R. 4 E., W.M., SKAGIT COUNTY, WASHINGTON
FOR: GARY JOHNSON

FB. 227 Pg. 55-56	SEMRAU ENGINEERING & SURVEYING	SCALE: 1"= 60'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. . 4338



P67139
BIG LAKE WATER CO INC

5-4

S 88°19'33" E
633.45'

200' CREEK BUFFER LINE

NEW LOT 63
3.21 ACRES

5-3

P67137
GARY & KRIS
JOHNSON

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

N 10°25'31" W
566.16'

JUNE ANDERSON
P67138

CONC MON W/
BRASS DISK IN
CASE

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Skagit County Auditor
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WEST BIG LAKE BOULEVARD

NEW LOT 55
2.5 ACRES

NEW LOT 54
1.02 ACRES

NEW LOT 53
1.0 ACRES

NEW LOT 56
B.L.A. AREA
2003602130117

P67126
GARY & KRIS
JOHNSON

P67125
GARY & KRIS
JOHNSON

P67124
GARY & KRIS
JOHNSON

P67122
KAREN SUSAN DEC

P67072
GARY & KRIS
JOHNSON

P67070
GARY & KRIS
JOHNSON

P67071 GARY & KRIS JOHNSON

BIG LAKE

NOOKACHAMPS

LAKEVIEW BOULEVARD

CREEK

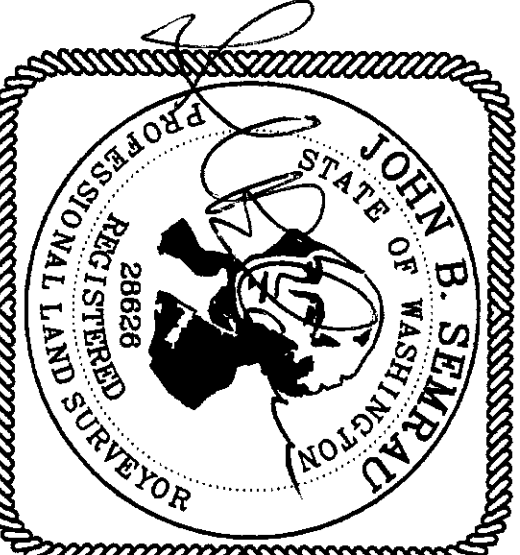
LOCATION OF
LOG WEIR
AND LAKE
CONTROL

CONC MON W/
BRASS DISK IN
CASE

KEY

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SENRAU 28626
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- ⊙ - INDICATES EXISTING MONUMENT FOUND.

2-22-13



CONC MON W/
BRASS DISK IN
CASE

SHEET 2 OF 2

B.L.A. SURVEY

IN PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25 AND
IN PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 36,
T. 34 N., R. 4 E., W.M., SKAGIT COUNTY, WASHINGTON
FOR: GARY JOHNSON

SENRAU ENGINEERING & SURVEYING SCALE: 1" = 60'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9586
JOB NO. 4338