

Return address:

Skagit County Public Works  
Attn: Paul Randall-Grutter  
1800 Continental Place  
Mount Vernon, WA 98273



201402140085

Skagit County Auditor

\$77.00

2/14/2014 Page

1 of

6 2:35PM

Document Title: Stipulated Amendment to Legal Descriptions to Correct  
Scrivener's Error (Findings of Fact, Conclusions of Law, Judgment  
and Decree of Appropriation),

Reference Number : 201212190061

Grantor(s):

1. Skagit County, a Washington municipal corporation.

Grantee(s):

1. John N. Yaeger; and

2. Kathleen M. Yaeger, a married couple.

Abbreviated legal description:

TAX 48 TR IN SW1/4 SE1/4 DAF: BEGIN ON S LI OF SD SW1/4 SE1/4, 121.6 FT E OF S1/4 POST OF SD SEC; TH N 21-34- W, 253 FT ALG CNTR LI OF CO RD; TH E 241 FT PLW S LI OF SW1/4 SE1/4; TH N 46-21 E, 150.6 FT; TH E 526.9 FT PLW S LI OF SD SW1/4 SE1/4; TH N 42- E, 401 FT, M/L TO N LI OF S 19 AC OF SW1/4 SE1/4P TH E 122 FT, M/L TO E LI OF SW1/4 SE1/4; TH S TO ITS SE COR; TH W 1193 FT TPOB. EXC S 10 FT THOF TO CO FRO RD PURPOSES & PTN THOF LY W OF E LI OF BLODGETT CO RD

Assessor Parcel / Tax ID Number:

P28179 (XrefID: 340429-0-043-0002)

2014 FEB -3 PM 2:27



14

1  
2  
3  
4  
5  
6  
7  
8

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

4

In the Matter of the Petition of Skagit County to acquire by condemnation certain property and property rights for the Anderson/LaVenture Road Extension Cedardale to Blodgett Project No. STPUS-7337 (005) and Anderson/LaVenture Road Extension Blodgett to Blackburn Project No. STPUS-7337 (004) as contemplated by Skagit County Resolutions Nos. R20110145 and R20110175, [Parcel P28179]

No. 11-2-01298-3

STIPULATED AMENDMENT TO LEGAL DESCRIPTIONS TO CORRECT SCRIVENER'S ERROR (FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE OF APPROPRIATION)

I. STIPULATION.

1.1 Petitioner Skagit County ("County"), and Respondents John N. and Kathleen M. Yaeger (a/k/a Kathy M. Yaeger, a/k/a Kathryn M. Yaeger), husband and wife ("Yaegers") executed a Stipulated Findings of Fact, Conclusions of Law, Judgment and Decree of Appropriation (herein the "Judgment") dated and filed with the Court, December 14, 2012 in the above-captioned case (and recorded under Skagit County Auditor's File No.: 201212190061). The Yaegers and the County may be collectively referred to herein as the "parties".

1.2 It has subsequently been brought to the attention of the parties that the surveyor who prepared the legal descriptions made a clerical mistake and the Judgment inadvertently referenced incorrect page number(s) and an incorrect Auditor's file number included within the Judgment legal descriptions (herein the "Scrivener's Error").

STIPULATED AMENDMENT TO LEGAL DESCRIPTIONS TO CORRECT SCRIVENER'S ERROR - 1

SKAGIT COUNTY PROSECUTING ATTORNEY  
605 S. 3<sup>RD</sup> ST. - Courthouse Annex  
Mount Vernon, WA 98273  
PHONE: (360) 338-9460  
FAX: (360) 338-9497  
Phone (206) 447-4400 Fax (206) 447-9700



201402140085

12926147 ORIGINAL

1 1.3 The parties desire to correct the Scrivener's Error with the revised legal descriptions  
2 attached hereto as Exhibit "A" and hereby incorporated by reference, with all other terms of the  
3 Judgment to remain unchanged, unmodified, and in full force and effect.

4 II. ORDER.

5 2.1 Wherefore, having considered the stipulation of the parties set forth above, it is hereby  
6 ordered that the revised legal descriptions (attached hereto as Exhibit "A" and incorporated by  
7 reference) shall replace and supersede the legal descriptions previously included within the  
8 Judgment in order to correct the above-referenced Scrivener's Error, and that all other terms of  
9 the Judgment shall be and remain unchanged, unmodified, and in full force and effect.  
10

11  
12 SO ORDERED this 3 day of Feb, 2014.

13  
14 Dave Needy  
15 JUDGE / COURT COMMISSIONER

16  
17 RICHARD A. WEYRICH  
Skagit County Prosecuting Attorney  
18  
19 [Signature]  
20 Stephen K. Fallquist, WSBA No. 31678  
William W. Honea, WSBA No. 33528, and

Copy Received; Stipulated to and Approved  
for Entry by:

19 [Signature]  
20 John N. Yaeger

21 [Signature]  
22 Kathleen N. Yaeger  
M.

23  
24  
25  
26 STIPULATED AMENDMENT TO LEGAL DESCRIPTIONS  
TO CORRECT SCRIVENER'S ERROR - 2

SKAGIT COUNTY PROSECUTING ATTORNEY  
805 S. 3<sup>RD</sup> ST. - Courthouse Annex  
Mount Vernon, WA 98273  
PHONE: (360) 336-9480  
FAX: (360) 336-8487



201402140085

Skagit County Auditor

\$77.00

2/14/2014 Page

3 of

6 2:35PM

EXHIBIT "A"

P28179

Right of Way Acquisition

Acquisition Description

All that portion of that parcel of land as described in Statutory Warranty Deed Recorded in Volume 713 at Pages 374 and 375 under Auditor's File number 8707090023 Records of Skagit County, State of Washington, described as follows:

Beginning at a point 1.44 feet left of Highway Engineer's Station (hereinafter referred to as HES) 24+97.33 on the Anderson/LaVenture Road (Cedarvale Rd. to Blackburn Rd.) Right of Way and Easement Plan when measured at right angles from the Anderson/LaVenture centerline said point being the southwest corner of said Parcel; thence easterly along the South line of said Parcel to a point 40.00 feet right of HES 32+89.16 said point being a point of a non-tangent curvature; thence leaving said South line northeasterly along the arc of an 840.00 foot radius curve left (the radius point of which bears N02°01'19"W) through a central angle of 23°48'01", a distance of 348.93 feet more or less to a point 40.00 feet right of HES 36+21.47 said point being on the east line of said Parcel; thence northerly along said east line to a point 40.00 feet left of HES 36+66.98 said point being a point of nontangent curvature; thence southwesterly along the arc of a 760.00 foot radius curve right (the radius of which bears North 29°04'53" West) through a central angle of 29°58'08", a distance of 397.52 feet to a point of tangency said point being 40.00 feet left of HES 32+46.54; thence southwesterly to a point 40.00 feet left of HES 25+10.47; thence northwesterly to a point on the west line of said Parcel said point being 61.18 feet left of HES 24+76.81 more or less; thence southeasterly along said west line to the Point of Beginning.

Containing 75,326 square feet, more or less.



201402140085

EXHIBIT "A"

P28179

Temporary Construction Easement

TCE Description

All that portion of that parcel of land as described in Statutory Warranty Deed Recorded in Volume 713 at Pages 374 and 375 under Auditor's File number 8707090023 Records of Skagit County, State of Washington, described as follows:

Beginning at a point 230.36 feet left of Highway Engineer's Station (hereinafter referred to as HES) 24+21.97 on the Anderson/LaVenture Road (Cedardale Rd. to Blackburn Rd.) Right of Way and Easement Plan when measured at right angles from the Anderson/LaVenture centerline said point being the northwest corner of said Parcel; thence easterly along the north line of said Parcel to a point 228.81 feet left of HES 24+48.56 said point being a point of non-tangent curvature; thence leaving said north line southeasterly along the arc of a 1,855.00 foot radius curve left (the radius point of which bears N73°22'07"E; through a central angle of 01°21'30", a distance of 43.98' to a point of tangency said point being 186.91 feet left of HES 24+61.92; thence southeasterly to a point 50.00 feet left of HES 25+07.05; thence easterly to a point 50.00 feet left of HES 27+00; thence northerly to a point 175.00 feet left of HES 27+00; thence easterly to a point 175.00 feet left of HES 28+00; thence southerly to a point 50.00 feet left of HES 28+00; thence easterly to a point 50.00 feet left of HES 32+48.54 said point being a point of curve left of a 750.00 foot radius curve; thence along the arc of said curve left through a central angle of 30°26'02", a distance of 398.38 feet more or less to a point 50.00 feet left of HES 36+73.47 said point being on the east line of said Parcel; thence southerly along the east line of said parcel to a point 40.00 feet left of HES 36+66.98 said point being a point of non-tangent curvature; thence southwesterly along the arc of a 760.00 foot curve right (the radius of which bears North 29°04'53" West) through a central angle of 29°58'08", a distance of 397.52 feet to a point of tangency said point being 40.00 feet left of HES 32+48.54; thence southwesterly to a point 40.00 feet left of HES 25+10.47; thence northwesterly to a point on the west line of said Parcel said point being 61.18 feet left of HES 24+76.81 more or less; thence northwesterly along said west line to a point of curve right of a 1,880.00 foot radius curve said point being 179.04 feet left of HES 24+38.19; thence continuing along said west line northwesterly along the arc of said curve, through a central angle of 01°38'20", a distance of 53.83 feet to the Point of Beginning.

TOGETHER WITH

A tract of land beginning at a point 40.00 feet right of HES 32+89.16 said point being on the south line of said parcel; thence easterly along the south line of said parcel to a point 50.00 feet right of HES 33+55.00 said point being a point of non-tangent curvature; thence northeasterly along the arc of a 850.00 foot curve left (the radius of which bears N06°44'16"W) through a central angle of 18°43'35", a distance of 277.81 feet more or less to a point 50.00 feet right of HES 36+16.47 said point being on the East line of said Parcel; thence northerly along said East line to a point 40.00 feet right of HES 36+21.47 said point being a point of non-tangent curvature; thence southwesterly along the arc of a 840.00 foot curve right (the radius of which bears N25°49'20"W) through a central angle of 23°48'01", a distance of 348.95 feet more or less to the point of beginning.

OK



201402140085

UNOFFICIAL DOCUMENT

State of Washington, } ss.  
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 1 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Seal of said Court, at my office at Mount Vernon this 4 day of Feb 20 14

Nancy K. Scott, County Clerk.  
By [Signature] Deputy Clerk

