

LEGAL DESCRIPTIONS BEFORE BLA

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT ROAD AND DITCH RIGHTS-OF-WAY. SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION AFTER BLA

LOT 1

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT ROAD AND DITCH RIGHTS-OF-WAY. AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

EXCEPT

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 300.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 160.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 60.00 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 220.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 240.00 FEET, TO SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SAID POINT LYING 380.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., TO THE POINT OF BEGINNING;

EXCEPT ROAD AND DITCH RIGHTS OF WAY;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 300.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 160.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 60.00 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 220.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 240.00 FEET, TO SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SAID POINT LYING 380.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., TO THE POINT OF BEGINNING;

EXCEPT ROAD AND DITCH RIGHTS OF WAY;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

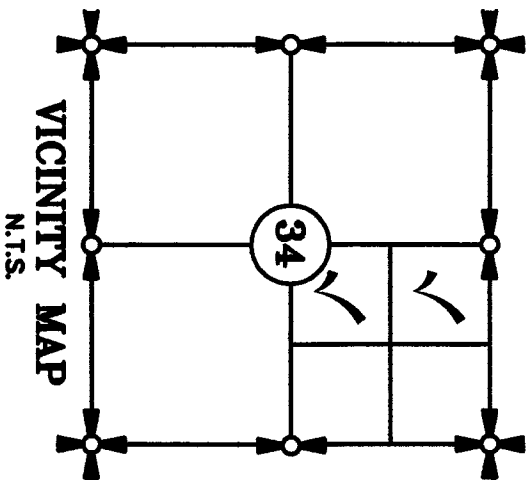
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

NOTES

1. LEGAL DESCRIPTION IS FROM ALTA COMMITMENT BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 138836-OE, NOVEMBER 30, 2012, AND SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 149409-O, MAY 7, 2014.
2. MERIDIAN: ASSUMED FROM EXISTING MONUMENTS FOUND AND SHOWN ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M. BEARING = S89°54'31"E.
3. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE, MAY 2014.
4. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, LEICA TROP 1201+ THEODOLITE DISTANCE METER
5. 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.
6. 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, PROTECTIVE COVENANTS AND ANY OTHER FACTS.
7. THIS PARCEL IS LOCATED IN A "SPECIAL FLOOD HAZARD AREA" AS IDENTIFIED ON THE FLOOD RATE INSURANCE MAP (FIRM) AND AS ADOPTED BY SKAGIT COUNTY. THIS PARCEL IS SUBJECT TO PERIODIC FLOODING AND MAY ALSO BE PRONE TO OTHER HAZARDS CAUSED BY FLOODING. THE FLOOD DISASTER PROTECTION ACT OF 1973 AND THE NATIONAL FLOOD INSURANCE REFORM ACT OF 1994 MANDATE THE PURCHASE OF FLOOD INSURANCE AS A CONDITION OF FEDERAL OR FEDERALLY RELATED FINANCIAL ASSISTANCE FOR ACQUISITION AND/OR CONSTRUCTION OF BUILDING IN SPECIAL FLOOD HAZARD AREAS. SKAGIT COUNTY PARTICIPATES IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) THEREBY MAKING ALL PROPERTIES ELIGIBLE FOR FLOOD INSURANCE.
- ALL NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS TO STRUCTURES ARE SUBJECT TO SKAGIT COUNTY BUILDING CODES, PER SCC TITLE 15 AND SKAGIT COUNTY FLOOD DAMAGE PREVENTION ORDINANCE TITLE 16. ANY BUILDING DETERMINED TO BE IN VIOLATION OF STATE OR LOCAL FLOODPLAIN MANAGEMENT REGULATIONS OR ORDINANCES CANNOT BE COVERED BY FLOOD INSURANCE NOR CAN AN EXISTING POLICY BE RENEWED WHERE VIOLATIONS OCCUR. THE SKAGIT COUNTY PLANNING AND PERMIT CENTER MAINTAINS INFORMATION RELATED TO STATE AND LOCAL REGULATIONS, FLOOD PROTECTION MEASURES, FLOOD HAZARD ZONES AND IN SOME CASES POTENTIAL FLOOD DEPTHS.
8. THIS PARCE LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURAL, FOREST OR MINERAL RESOURCE LAND OR LONG-TERM COMMERCIAL SIGNIFICANCE) BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS OPERATION WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION, MIGHT BE MADE FOR MINING RELATED ACTIVITIES IN CLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING MATERIALS. IF YOU ARE ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS, YOU WILL HAVE SETBACK REQUIREMENTS FROM DESIGNATED NATURAL RESOURCE LANDS CONSISTENT WITH SCC 14.16.810.

APPLICANT

NORM NELSON, INC.,
A WASHINGTON CORPORATION
P.O. BOX 444
BURLINGTON, WA 98233



AUDITOR'S CERTIFICATE

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

10/15/2014 Page 1 of 3 2:22PM

5148.00

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT TO THEREOF PURSUANT TO TITLE 16.36 BOUNDARY LINE ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES. FURTHER, WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

Norm Nelson
NORM NELSON, INC., A WASHINGTON CORPORATION PRINT NAME, TITLE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE EVIDENCE THAT *Gerrard E. Nelson* SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE ~~PRESIDENT~~ (TITLE) OF **NORM NELSON, INC., A WASHINGTON CORPORATION** TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE *14TH* DAY OF *October*, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Mount Vernon*
MY COMMISSION EXPIRES: *11/15/15*

Myron D. Aiers
NOTARY PUBLIC
COMMISSION EXPIRES 11-15-2015

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON *Sept 16* 2014
Scott H. Rock
SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

SHEET 1 OF 3

BOUNDARY LINE ADJUSTMENT		DATE
A PORTION OF THE SW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: NORM NELSON, INC.		
FB. 264 Pg. 75-76	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: N/A JOB NO. 5294
MERIDIAN: ASSUMED		

P48436
S 89°24'37" E
2649.60'
FOUND 3/4" IRON PIPE &
PLUG CAP MAY 2014
7.99'

P48446
S 88°50'39" E
1354.45'

27
26
S 88°50'39" E
1354.45'
CALCULATED POSITION FROM
ROS AFN 200112170023

2014/05/03 09:59
\$148.00
10/15/2014 Page 2 of 3 2:22PM

P48641
N 01°08'42" E
1335.27'

P48637
NW 1/4, NE 1/4

S 01°34'43" W
1333.25'

S 02°00'50" W
1331.30'

N 01°41'58" E 2652.74'
CHUCKANUT DRIVE (STATE ROUTE 11)

ESTES ROAD

FOUND 1/2" REBAR & CAP
"SKG SUR 17651"
S 79°36'44" W, 0.08' OF
CALCULATED POSITION
MAY 2014

LOT 2
2.31 ACRES

LOT 1
80.04 ACRES +/-
BOUNDARY NOT SURVEYED

N 88°55'55" W 1344.36'
P48636
CALCULATED POSITION FROM
ROS AFN 200112170023

SURVEY
201308080088

P48645

FOUND 1/2" REBAR & CAP
"SKG SUR 17651"
S 56°44'45" W, 0.11' OF
CALCULATED POSITION
MAY 2014

SW 1/4, NE 1/4

S 01°34'43" W
1333.25'

S 02°00'50" W
1331.30'

33
34
S 89°01'16" E
2578.16'

P118489

ROS SURVEY AF#200112170023

S 01°08'42" W
2662.39'

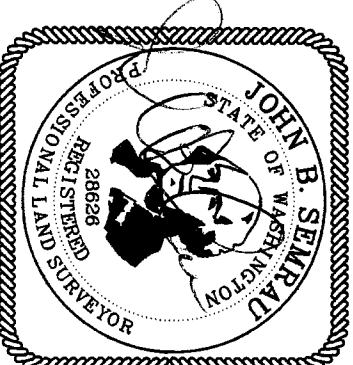
S 89°01'16" E
1334.27'

P48639

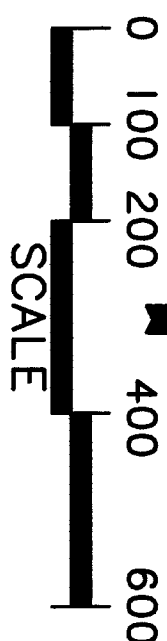
S 89°01'16" E 1334.27'

CALCULATED POSITION FROM
ROS AFN 200112170023

SHEET 2 OF 3



- KEY**
- - INDICATES REBAR SET AT CORNER WITH
YELLOW CAP INSCRIBED SEMRAU 28626
 - - INDICATES EXISTING PIPE OR REBAR FOUND.
 - - INDICATES MONUMENT FOUND.



FOUND 3/4" IRON PIPE
& PLUG CAP MAY 2014

BOY HILL ROAD

3
34
FOUND 1" IRON PIPE
W/PLUG & TACK IN
CASE MAY 2014

S 89°54'31" E
2665.82'

P48657

34
35
FOUND 3-1/2" BRASS DISK
"WASHINGTON COUNTY
REFERENCE MARKER" IN CASE
MAY 2014
CALCULATED POSITION FROM
ROS AFN 200112170023

BOUNDARY LINE ADJUSTMENT

DATE

A PORTION OF THE SW 1/4 AND THE NW 1/4 OF THE
NE 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: NORM NELSON, INC.

FB. 264 Pg. 75-76
SEMRAD ENGINEERING & SURVEYING SCALE: 1" = 200'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 5294

CONTIGUOUS OWNERS OF RECORD

PARCEL ID	NAME	ADDRESS
48636	NORM NELSON, INC.	P.O. BOX 444 BURLINGTON, WA 98233
48639	NORM NELSON, INC.	P.O. BOX 444 BURLINGTON, WA 98233
48657	G & D WALLACE, INC.	P.O. BOX 569 BURLINGTON, WA 98233
118489	G & D WALLACE, INC.	P.O. BOX 569 BURLINGTON, WA 98233
48646	G & D WALLACE, INC.	P.O. BOX 569 BURLINGTON, WA 98233
48645	WALTER BRODIE & LINDA VERSAGE	15404 ESTES ROAD BOW, WA 98232
48641	CRISTOPHER L FERINGER	15269 ESTES ROAD BOW, WA 98232
48446	NORM NELSON, INC.	P.O. BOX 444 BURLINGTON, WA 98233
48436	MERRIL & LORENE LEWIS	830 KEY ST. BELLINGHAM, WA 98225

FOUND 1/2" REBAR & CAP
"SKG SUR 17651"
S 79°36'44" W, 0.08' OF
CALCULATED POSITION
MAY 2014

ESTES ROAD
FENCE LINE
1.6' EAST OF
LINE.

LOT 2
2.31 ACRES

380.00'
300.00'
S 88°55'55" E
220.00'
N 01°08'42" E
60.00'
S 88°55'55" E
160.00'
S 01°08'42" W
667.63'
N 01°08'42" E
667.63'

HOUSE
SHED
SHED
CONC.
SILOS
CONC.

CONC. 5.2'
EAST OF LINE
240.00'
N 01°08'42" E

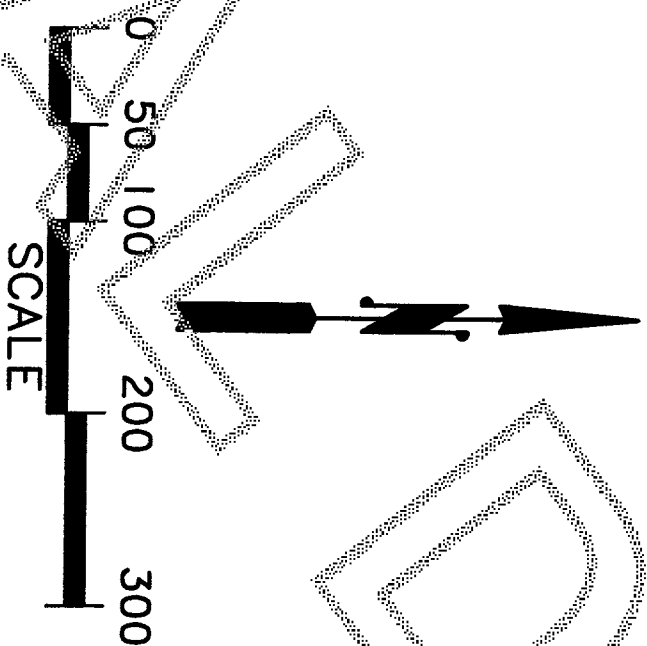
N 88°55'55" W 1344.36'

964.36'

LOT 1
80.04 ACRES +/-
BOUNDARY NOT SURVEYED

P48638

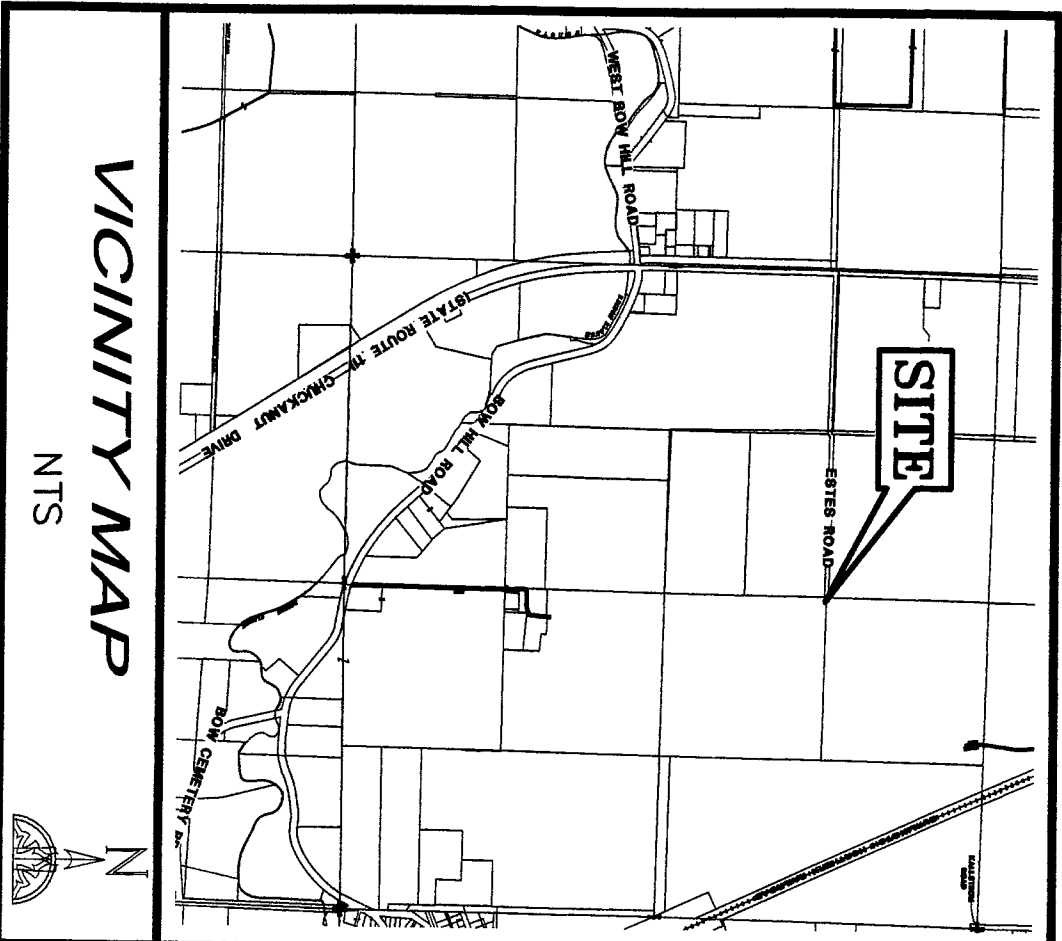
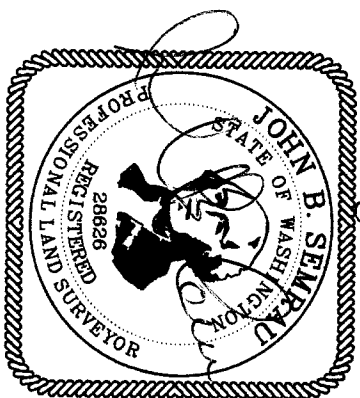
SW 1/4, NE 1/4



- KEY**
- - INDICATES REBAR SET AT CORNER WITH YELLOW CAP INSCRIBED SEMRAU 28626
 - - INDICATES EXISTING PIPE OR REBAR FOUND.
 - ⊙ - INDICATES MONUMENT FOUND.

FOUND 1/2" REBAR & CAP
"SKG SUR 17651"
S 56°44'45" W, 0.11' OF
CALCULATED POSITION
MAY 2014

N 01°08'42" E
667.63'



SHEET 3 OF 3

BOUNDARY LINE ADJUSTMENT

DATE

A PORTION OF THE SW 1/4 AND THE NW 1/4 OF THE
NE 1/4 OF SECTION 34, T. 36 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: NORM NELSON, INC.