

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS - BEFORE BLA

PARCEL "A":

A TRACT OF LAND IN THE UNPLATTED PORTION OF THE PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH."; THE EAST LINE OF SAID LOT BEARING NORTH 52'3" EAST; THENCE SOUTH 4'14" WEST 75.05 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 3'49" WEST 75.0 FEET; THENCE SOUTH 85'29" WEST 143.3 FEET, MORE OR LESS, TO THE HIGH WATER LINE; THENCE NORTH TO A POINT BEARING WEST FROM THE TRUE POINT OF BEGINNING; THENCE EAST 139.12 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE "UNLABELED" TRACT (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE EAST LINE OF SAID LOT BEARING NORTH 52'3" EAST); THENCE SOUTH 4'14" WEST 75.05 FEET; THENCE WEST 139.12 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF SKAGIT BAY; THENCE NORTHERLY ALONG SAID HIGH WATER LINE OF SKAGIT BAY TO THE SOUTH LINE OF SAID LOT 57; THENCE SOUTH 84'37" EAST ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 105.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 35.5 FEET THEREOF, AS MEASURED PARALLEL WITH THE SOUTH LINE OF SAID LOT 57.

TOGETHER WITH THE USE OF ROADWAY ALONG THE EASTERLY SIDE OF THE ABOVE-DESCRIBED PROPERTY FOR INGRESS AND EGRESS TO THE SAME.

PARCEL "B":

LOT 57, "SNEE-OOSH", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 35.5 FEET OF THE FOLLOWING DESCRIBED TRACT AS MEASURED PARALLEL WITH THE SOUTH LINE OF SAID TRACT 57:

THAT PORTION OF THE "UNLABELED" TRACT (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE EAST LINE OF SAID LOT BEARING NORTH 52'3" EAST); THENCE SOUTH 4'14" WEST 75.05 FEET; THENCE WEST 139.12 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF SKAGIT BAY; THENCE NORTHERLY ALONG SAID HIGH WATER LINE OF SKAGIT BAY TO THE SOUTH LINE OF SAID LOT 57; THENCE SOUTH 84'37" EAST ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 105.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS CONVEYED BY THE SNEE-OOSH LAND COMPANY TO JOHN HEADLUND, ET UX, BY DOCUMENT RECORDED AS AUDITOR'S FILE NO. 200604100127.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES AND INGRESS AND EGRESS OVER AND ACROSS THE DRIVEWAY EXISTING ON JANUARY 25, 2006 FROM A SOUTHERLY POINT ON THE EAST LINE OF THE ABOVE REFERENCED PORTION OF TRACT "A" NORTHERLY TO THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 35.5 FEET, AS ESTABLISHED BY THE DOCUMENT RECORDED AS AUDITOR'S FILE NO. 200702020009.

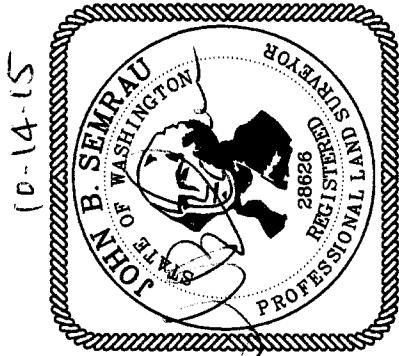
ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONVEYED BY GARY LOWE AND TERESA J. WHITE, AS RECORDED AS AUDITOR'S FILE NO. 201308050062.

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 JOHN NAGEL.

10-14-15
DATE

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



LEGAL DESCRIPTIONS CONTINUED

LEGAL DESCRIPTIONS - AFTER BLA

PARCEL A

A TRACT OF LAND IN THE "UNLABELED" PORTION OF THE PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH." (THE EAST LINE OF SAID LOT BEARING NORTH 8'55'44" EAST); THENCE SOUTH 7'46'44" WEST A DISTANCE OF 75.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 7'21'44" WEST A DISTANCE OF 75.0 FEET; THENCE SOUTH 89'01'44" WEST A DISTANCE OF 143.3 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF SKAGIT BAY; THENCE NORTHERLY ALONG SAID HIGH WATER LINE OF SKAGIT BAY TO A POINT BEARING WEST FROM THE TRUE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 139.12 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE "UNLABELED" PORTION (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE EAST LINE OF SAID LOT BEARING NORTH 8'55'44" EAST); THENCE SOUTH 7'46'44" WEST A DISTANCE OF 75.05 FEET; THENCE WEST A DISTANCE OF 139.12 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF SKAGIT BAY; THENCE NORTHERLY ALONG SAID HIGH WATER LINE OF SKAGIT BAY TO THE SOUTH LINE OF SAID LOT 57; THENCE SOUTH 81'04'16" EAST ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 105.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 35.5 FEET THEREOF, AS MEASURED PARALLEL WITH THE SOUTH LINE OF SAID LOT 57;

EXCEPT A PORTION OF THE "UNLABELED" PORTION (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID PLAT (THE EAST LINE OF SAID LOT BEARING NORTH 8'55'44" EAST); THENCE SOUTH 7'46'44" WEST A DISTANCE OF 35.51 FEET TO THE SOUTH LINE OF THE NORTH 35.5 FEET OF SAID TRACT "A" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 7'46'44" WEST A DISTANCE OF 13.19 FEET; THENCE SOUTH 73'16'07" WEST A DISTANCE OF 13.11 FEET; THENCE NORTH 70'56'59" WEST A DISTANCE OF 68.89 FEET; THENCE NORTH 0'50'29" EAST A DISTANCE OF 6.83 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH 35.5 FEET OF TRACT "A"; THENCE SOUTH 81'04'16" EAST ALONG SAID SOUTH LINE (AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 57) TO THE POINT OF BEGINNING.

TOGETHER WITH THE USE OF ROADWAY ALONG THE EASTERLY SIDE OF THE ABOVE-DESCRIBED PROPERTY FOR INGRESS AND EGRESS TO THE SAME.

PARCEL B

LOT 57, "SNEE-OOSH, SKAGIT COUNTY, WASH."; AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 35.5 FEET OF THE FOLLOWING DESCRIBED TRACT AS MEASURED PARALLEL WITH THE SOUTH LINE OF SAID TRACT 57:

THAT PORTION OF THE "UNLABELED" TRACT (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH."; AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

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AUDITOR'S CERTIFICATE

Skagit County Auditor
10/23/2015 Page 1 of 1

201510230063
\$162.00
12:47PM

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

LEGAL DESCRIPTIONS CONTINUED

TOGETHER WITH A PORTION OF THE "UNLABELED" PORTION (LABELED "TRACT A" ON THE TAX ROLLS OF SKAGIT COUNTY) OF THE PLAT OF "SNEE-OOSH, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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ALSO TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS CONVEYED BY THE SNEE-OOSH LAND COMPANY TO JOHN HEADLUND, ET UX, BY DOCUMENT RECORDED AS AUDITOR'S FILE NO. 200604100127.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES AND INGRESS AND EGRESS OVER AND ACROSS THE DRIVEWAY EXISTING ON JANUARY 25, 2006 FROM A SOUTHERLY POINT ON THE EAST LINE OF THE ABOVE REFERENCED PORTION OF TRACT "A" NORTHERLY TO THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 35.5 FEET, AS ESTABLISHED BY THE DOCUMENT RECORDED AS AUDITOR'S FILE NO. 200702020009.

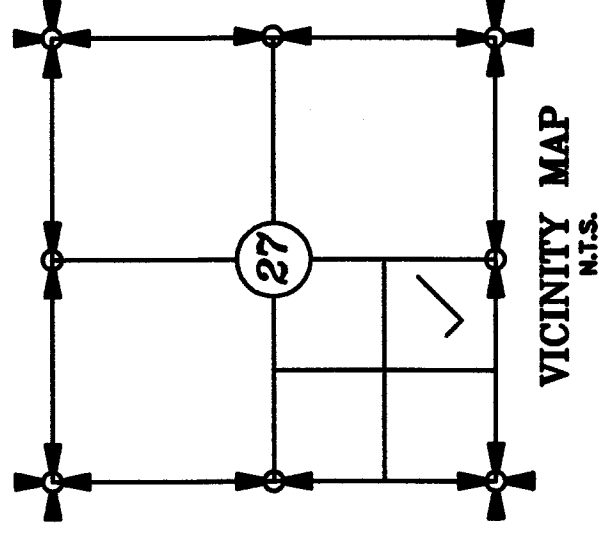
ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONVEYED BY GARY LOWE AND TERESA J. WHITE, AS RECORDED AS AUDITOR'S FILE NO. 201308050062.

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

October 23, 2015

Maes Boede
Senior Planner
SKAGIT COUNTY PLANNING DIRECTOR



SHEET 1 OF 2

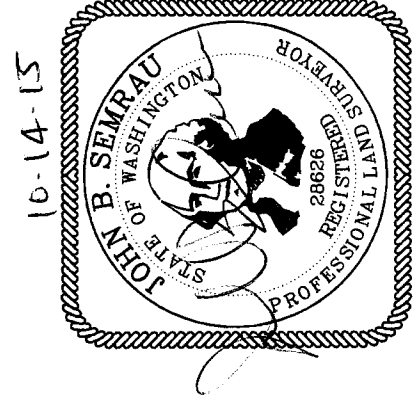
SURVEY OF THE BOUNDARY LINE ADJUSTMENT OF A PORTION OF LOT 57 AND A PORTION OF UNLABELED TRACT OF "SNEE-OOSH, SKAGIT COUNTY, WASH." SECTION 27, T. 34 N., R. 2 E., W.M.

FOR: JOHN NAGEL
SKAGIT COUNTY, WASHINGTON

FB. 226 PG. 25-27,30,31 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 20'
SURVEYING, ENGINEERING, PLANNING
MOUNT VERNON, WA 98273 360-424-9566
MERRIDIAN: ASSUMED

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP "SEMRAU 28626"
 ○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
 PLAT = PLAT DIMENSION OR BEARING
 PROP = PROPORTIONED LOT DIMENSION
- THE DESCRIPTION FOR THIS SURVEY IS FROM UPDATED SUBDIVISION GUARANTEE BY GUARDIAN NORTHWEST TITLE AND ESCROW COMPANY, DATED AUGUST 6, 2015, ORDER NO. 09204, GUARANTEE NO. 5003353-0001274e, AND STATUTORY WARRANTY BEED RECORDED UNDER AUDITOR'S FILE NUMBER 201510230067
- BASIS OF BEARING: MERIDIAN FOR THIS SURVEY IS FROM PREVIOUS WORK IN THE AREA. BASIS OF BEARING IS EAST LINE OF THE PLAT OF SNEE-OOSH = NORTH 73°32'44" EAST AS SHOWN ON THE PLAT OF SHOREWOOD.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY JOHN NAGEL.
- 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. 10. THE NORTH-SOUTH LOT DIMENSIONS IN THIS PORTION OF THE PLAT OF SNEE-OOSH HAVE BEEN PROPORTIONED TO CONFORM TO EXISTING SURVEY POINTS TO THE SOUTH AS SHOWN ON RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NO. 8802170015, SKAGIT COUNTY, WASHINGTON.



SHEET 2 OF 2

SURVEY OF THE BOUNDARY LINE ADJUSTMENT OF A PORTION OF LOT 57 AND A PORTION OF UNLABELED TRACT OF "SNEE-OOSH, SKAGIT COUNTY, WASH." SECTION 27, T. 34 N., R. 2 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: JOHN NAGEL

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 SURVEYING, ENGINEERING & PLANNING
 MOUNT VERNON, WA 98275 360-424-9566
 MERIDIAN: ASSUMED JOB NO. 5299

