

LEGAL DESCRIPTION

LOT 24, "PLAT OF BAY VIEW", MCKENNA AND ELLIOT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 70 FEET THEREOF.

AND ALSO EXCEPT THE PORTION OF LOT 24, "PLAT OF BAY VIEW", MCKENNA AND ELLIOT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, "PLAT OF BAY VIEW", MCKENNA AND ELLIOT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 24, 185 FEET; THENCE NORTHEASTERLY TO A POINT 70 FEET SOUTH AND 301 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 24 TO THE WEST LINE OF SAID LOT 24; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 24 TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP - "SEMRAU 28626".
  - INDICATES EXISTING REBAR FOUND.
- BASIS OF BEARING: EXISTING MONUMENTS ON THE EAST-WEST CENTERLINE OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST. W.M., BEARING NORTH 89°33'27" EAST.
- DESCRIPTION FROM DEED OF TRUST, AFN 201406030007, RECORDED JUNE 3RD, 2014, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCRP 1201+ R1000 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY WILLIAM AND COLLEEN BLEVINS.
- 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.

AUDITOR'S CERTIFICATE

201512210537  
Skagit County Auditor  
12/21/2015 Page 1 of 2 2:10:19AM  
\$162.00

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

SKAGIT COUNTY AUDITOR

DEPUTY

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 WILLIAM AND COLLEEN BLEVINS.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626

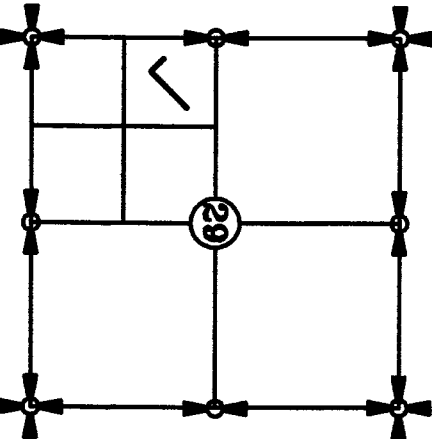
SEMR AU ENGINEERING & SURVEYING, P.L.L.C.

2118 RIVERSIDE DRIVE, SUITE 208

MOUNT VERNON, WA 98273

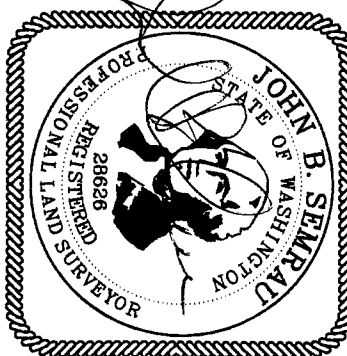
PHONE 360-424-9566

DATE: 12.18.15



VICINITY MAP

NOT TO SCALE



SHEET 1 OF 2

SURVEY IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, T. 35 N., R. 3 E., W.M.

FOR: WILLIAM & COLLEEN BLEVINS

SKAGIT COUNTY, WASHINGTON

FB 277	Pg 58	SEMR AU ENGINEERING & SURVEYING, P.L.L.C.	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING ENGINEERING - PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5344

EAST 1/4 CORNER  
1-1/4" IRON PIPE WITH  
PLASTIC PLUG IN CASE  
JANUARY 2015

N 89°33'27" E 5303.32'

1/2" REBAR "LISER"  
ASSOC 22960"  
N27°52'53"W, 0.29' FROM  
CORNER

30

WEST 1/4 CORNER  
1-1/4" IRON PIPE AT  
FENCE INTERSECTION  
JANUARY 2015

N 89°33'27" E  
572.45'

N 89°58'58" E  
572.76'

P11548

GATE POST  
0.6' WEST &  
1.6' NORTH OF  
CORNER

271.92'

GATE POST  
1.1' WEST OF  
LOT LINE

24'

PROpane TANK  
ENCLOSURE

HOUSE

CONC.

WHITE STEEL  
FENCE

FENCE CORNER  
3.6' NORTH OF  
CORNER

3.7'

N 89°58'58" E

301.00'

S 00°09'12" E

378.78'

S 00°09'12" E

308.78'

ROS AEN  
200011290064

P102456

SP PLOT-0811  
AEN 200204020031

P113109

P113110

3

RECTOR RD. 60'

1/2" REBAR "LS 8992"  
S36°53'24"W, 0.18' FROM  
CORNER  
1.6' EAST OF FENCE

10.06'

388.66'

S 89°58'58" W  
573.65'

ROS AEN  
9902110073

23

P114359

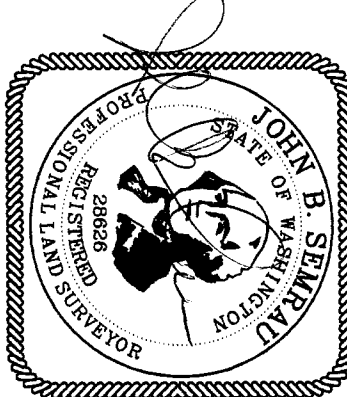
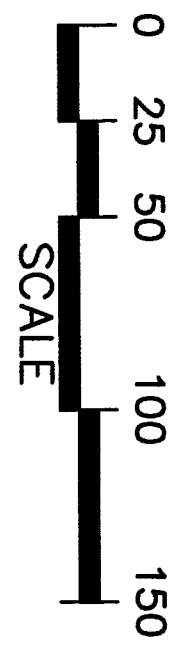
N 00°01'02" W 2654.27'

308.78' N 00°01'02" W 378.78'

MCKENNA & ELLIOTT'S  
2ND ADDITION TO THE  
TOWN OF BAY VIEW

SECTION CORNER  
CALCULATED POSITION  
FROM SP PLOT-0811,  
AEN 200204020031

- - INDICATES IRON REBAR SET WITH YELLOW CAP - "SEMPRAU 28626".
- - INDICATES EXISTING REBAR FOUND.



SHEET 2 OF 2

SURVEY IN A PORTION OF THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4, SECTION 29, T. 35 N., R. 3 E., W.M.  
FOR: WILLIAM AND COLLEEN BLEVINS  
SKAGIT COUNTY, WASHINGTON

FB 277 PG 58 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 50'  
MERIDIAN: ASSUMED SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5344