

AUDITOR'S CERTIFICATE

EAST 1/4 CORNER
2" BRASS DISK MON
IN CASE (2016)

McLEAN ROAD

S 89°07'00" E 2597.18'

1298.59'

2016.01.02 2:00:06
Sketch County Auditor
10/24/2016 Page 1 of 1
\$183.00
2:11:19AM

24
CENTER SECTION
2" BRASS DISK MON
IN CASE (2016)

S 89°07'00" E 2597.18'

1298.59'

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

SKAGIT COUNTY AUDITOR

DEPUTY

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND AND SEALS.

6th DAY OF October 2016

ROBERT E. WALKER - PERSONAL REPRESENTATIVE OF THE ESTATES OF EDWIN H. WALKER AND ELDORA T. WALKER

DEVIRES INVESTMENTS Ray Devires Managing Partner (TITLE)

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

August 18 2016.

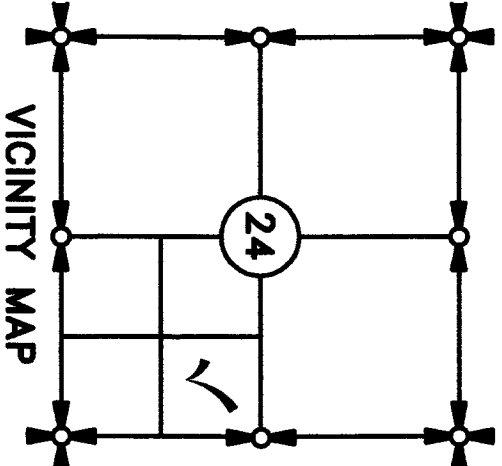
SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

NOTES

1. SURVEY PROCEDURE: FIELD TRAVERSE WITH LEICA M50 THEODOLITE DISTANCE METER.
2. LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE BY LAND TITLE AND ESCROW COMPANY, ORDER NO. 154973-0, DATED APRIL 6, 2016 AND WARRANTY DEED AFN 201510230048.
3. MERIDIAN AND SUBDIVISION: SEE RECORD OF SURVEY UNDER AUDITOR'S FILE NO. 9411140108.
4. 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.
5. 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.

APPLICANTS

ROBERT WALKER
17816 MCLEAN ROAD
MOUNT VERNON, WA 98273
DEVIRES INVESTMENTS
16942 CALHOUN ROAD
MOUNT VERNON, WA 98273



VICINITY MAP

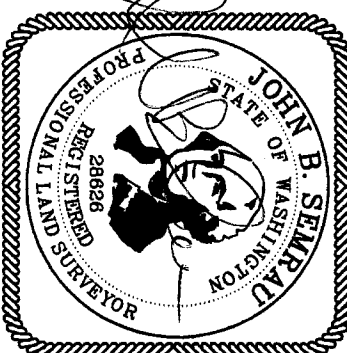
SHEET 1 OF 2

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 ROBERT WALKER.

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

DATE: 7-7-16



7-7-16

BOUNDARY LINE ADJUSTMENT IN

A PORTION OF THE

NORTHEAST 1/4 OF THE SOUTHEAST 1/4

OF SECTION 24, T. 34 N., R. 3 E., W.M.

SKAGIT COUNTY, WASHINGTON

FOR: ROBERT WALKER

FB. 282 Pg. 57
MERIDIAN: ASSUMED

SEMRAU ENGINEERING & SURVEYING
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566

SCALE: 1" = 40'
JOB NO. 5483

LEGAL DESCRIPTION BEFORE BLA

PARCEL "A" - P22550

THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF THE NORTH EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTH OF THE MCLEAN ROAD,

EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B" - P22635

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE MCLEAN ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO EDWIN H. WALKER, ET UX, BY DEED RECORDED JULY 28, 1978, UNDER AUDITOR'S FILE NO. 884419;

THENCE SOUTH 00°35'31" EAST ALONG THE WEST LINE OF SAID WALKER TRACT, A DISTANCE OF 238.08 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°07'00" EAST ALONG THE SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 158.62 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH, PARALLEL WITH AND DISTANT 940.5 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO A POINT DUE WEST OF A POINT THAT IS SOUTH 89°07'00" EAST 21.44 FEET AND SOUTH 00°35'31" EAST 145.69 FEET OF THE AFOREMENTIONED POINT "A"; SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "B";

THENCE EAST TO POINT "B";

THENCE SOUTH 00°35'31" EAST A DISTANCE OF 260.22 FEET;

THENCE NORTH 89°07'00" WEST A DISTANCE OF 379.57 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH 00°35'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 644 FEET, MORE OR LESS, TO THE SOUTH LINE OF MCLEAN ROAD;

THENCE SOUTH 89°07'00" EAST, ALONG THE SOUTH LINE OF MCLEAN ROAD, A DISTANCE OF 199.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C" - P113822

A TRACT OF LAND ON THE WEST SIDE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. BEING 23 RODS WIDE AND 80 RODS LONG, CONTAINING ELEVEN ACRES, MORE OR LESS.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF MCLEAN ROAD (EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4);

ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF MCLEAN ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO EDWIN H. WALKER, ET UX, BY DEED RECORDED JULY 28, 1978, UNDER AUDITOR'S FILE NO. 884419;

THENCE SOUTH 00°35'31" EAST ALONG THE WEST LINE OF SAID WALKER TRACT, A DISTANCE OF 238.08 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°07'00" EAST ALONG THE SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 158.62 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH, PARALLEL WITH AND DISTANT 940.5 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO A POINT DUE WEST OF A POINT THAT IS SOUTH 89°07'00" EAST 21.44 FEET AND SOUTH 00°35'31" EAST 145.69 FEET OF THE AFOREMENTIONED POINT "A"; SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "B";

THENCE EAST TO POINT "B";

THENCE SOUTH 00°35'31" EAST A DISTANCE OF 260.22 FEET;

THENCE NORTH 89°07'00" WEST A DISTANCE OF 379.57 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH 00°35'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 644 FEET, MORE OR LESS, TO THE SOUTH LINE OF MCLEAN ROAD;

THENCE SOUTH 89°07'00" EAST, ALONG THE SOUTH LINE OF MCLEAN ROAD, A DISTANCE OF 199.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF MCLEAN ROAD (EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4);

THENCE SOUTH 89°07'00" EAST A DISTANCE OF 21.44 FEET;

THENCE SOUTH 00°35'31" EAST A DISTANCE OF 145.69 FEET;

THENCE WEST TO A POINT 940.5 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTHERLY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION AFTER BLA

TRACT "A"

THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF THE NORTH EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTH OF THE MCLEAN ROAD,

TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MCLEAN ROAD WITH ITS INTERSECTION WITH THE WEST LINE OF THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 0°41'19" EAST ALONG SAID WEST LINE A DISTANCE OF 238.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°41'19" EAST ALONG SAID WEST LINE A DISTANCE OF 69.25 FEET;

THENCE NORTH 89°07'00" WEST PARALLEL WITH SAID SOUTHERLY MARGIN A DISTANCE OF 142.04 FEET;

THENCE NORTH 0°35'31" WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 69.25 FEET;

THENCE SOUTH 89°07'00" EAST PARALLEL WITH SAID SOUTHERLY MARGIN A DISTANCE OF 141.93 FEET TO SAID WEST LINE OF THE EAST 940.5 FEET OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4.

AND EXCEPT THE WEST 16.69 FEET OF SAID EAST 180 FEET OF THE NORTH 238 FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT "B"

A TRACT OF LAND ON THE WEST SIDE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. BEING 23 RODS WIDE AND 80 RODS LONG, CONTAINING ELEVEN ACRES, MORE OR LESS.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF MCLEAN ROAD (EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4);

ALSO, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 180 FEET OF THE NORTH 238 FEET OF THAT PORTION OF THE WEST 379.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF MCLEAN ROAD (EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4);

THENCE SOUTH 89°07'00" EAST A DISTANCE OF 21.44 FEET;

THENCE SOUTH 00°35'31" EAST A DISTANCE OF 145.69 FEET;

THENCE WEST TO A POINT 940.5 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTHERLY TO THE POINT OF BEGINNING.

TOGETHER WITH THE WEST 16.69 FEET OF SAID EAST 180 FEET OF THE NORTH 238 FEET.

AND ALSO EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MCLEAN ROAD WITH ITS INTERSECTION WITH THE WEST LINE OF THE EAST 940.5 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 0°41'19" EAST ALONG SAID WEST LINE A DISTANCE OF 238.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°41'19" EAST ALONG SAID WEST LINE A DISTANCE OF 69.25 FEET;

THENCE NORTH 89°07'00" WEST PARALLEL WITH SAID SOUTHERLY MARGIN A DISTANCE OF 142.04 FEET;

THENCE NORTH 0°35'31" WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 69.25 FEET;

THENCE SOUTH 89°07'00" EAST PARALLEL WITH SAID SOUTHERLY MARGIN A DISTANCE OF 141.93 FEET TO SAID WEST LINE OF THE EAST 940.5 FEET OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ACKNOWLEDGEMENTS

STATE OF Washington
COUNTY OF Skagit

ON THIS DAY PERSONALLY APPEARED BEFORE ME **ROBERT E WALKER - PERSONAL REPRESENTATIVE OF THE ESTATES OF EDWIN H. WALKER AND ELDORA T. WALKER**, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 6th DAY OF October 2016.

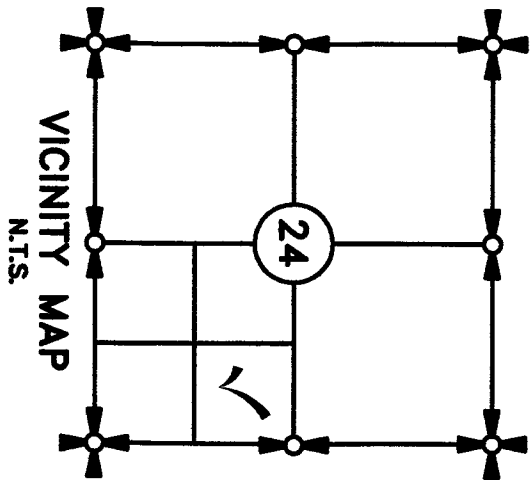
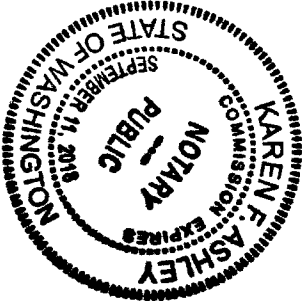
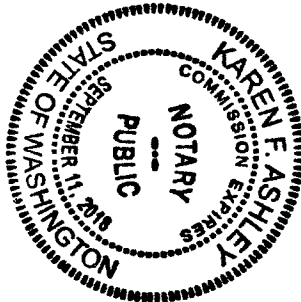
Karen F. Ashley
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Sedro-Bluelley
MY COMMISSION EXPIRES: 9-11-2018

STATE OF Washington
COUNTY OF Skagit

ON THIS DAY PERSONALLY APPEARED BEFORE ME **Ray DeVries** (PRINT NAME) Missing Partner (PRINT TITLE) **OF DEBATES INVESTMENTS**, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 2th DAY OF October 2016.

Karen Ashley
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Sedro-Bluelley
MY COMMISSION EXPIRES: 9-11-2018



SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT IN

A PORTION OF THE

NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 24, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT WALKER