

BEFORE LEGAL DESCRIPTION

EL133930:
PARCEL 2A OF CITY OF BURLINGTON BINDING SITE PLAN NO. 2-17, RECORDED UNDER AUDITOR'S FILE NO. 20171010028, BEING A REVISION OF LOT 2, CITY OF BURLINGTON BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 20141130039, AS AMENDED BY REVISION 1 OF BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201512230077, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EL132578:
LOT 1 OF CITY OF BURLINGTON BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 20141130039, AS AMENDED BY REVISION 1 OF BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201512230077, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AFTER LEGAL DESCRIPTION

EL133930:
PARCEL 2A OF CITY OF BURLINGTON BINDING SITE PLAN NO. 2-17, RECORDED UNDER AUDITOR'S FILE NO. 20171010028, BEING A REVISION OF LOT 2, CITY OF BURLINGTON BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 20141130039, AS AMENDED BY REVISION 1 OF BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201512230077, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THE EASTERLY PORTION OF LOT 1, REVISION 1 OF BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201512230077, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 89°03'45" WEST ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 222.07 FEET;
THENCE SOUTH 6°53'46" EAST A DISTANCE OF 118.34 FEET;
THENCE SOUTH 0°50'10" WEST A DISTANCE OF 611.20 FEET;
THENCE SOUTH 92°28'52" WEST A DISTANCE OF 87.88 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 1;
THENCE SOUTH 88°14'57" EAST ON SAID SOUTH LINE A DISTANCE OF 251.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG THE EAST BOUNDARY OF SAID LOT 1 ON A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 133°10'08", A RADIUS OF 2814.93 FEET, AN ARC LENGTH OF 684.19 FEET AND A CHORD BEARING NORTH 0°08'12" WEST A DISTANCE OF 682.65 FEET;
THENCE NORTH 6°53'46" WEST ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 47.64 FEET TO THE NORTH LINE OF GOVERNMENT LOT 6 OF SAID SECTION;
THENCE CONTINUING ON SAID EAST LINE NORTH 87°41'50" WEST A DISTANCE OF 3.09 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION;
THENCE CONTINUING ON SAID EAST LINE NORTH 0°06'28" WEST ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 25.78 FEET;
THENCE CONTINUING ON SAID EAST LINE NORTH 6°53'46" WEST A DISTANCE OF 84.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EL132578:
LOT 1 OF CITY OF BURLINGTON BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 20141130039, AS AMENDED BY REVISION 1 OF BINDING SITE PLAN NO. 1-14, RECORDED UNDER AUDITOR'S FILE NO. 201512230077, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 89°03'45" WEST ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 222.07 FEET;
THENCE SOUTH 6°53'46" EAST A DISTANCE OF 118.34 FEET;
THENCE SOUTH 0°50'10" WEST A DISTANCE OF 611.20 FEET;
THENCE SOUTH 92°28'52" WEST A DISTANCE OF 87.88 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 1;
THENCE SOUTH 88°14'57" EAST ON SAID SOUTH LINE A DISTANCE OF 251.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG THE EAST BOUNDARY OF SAID LOT 1 ON A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 133°10'08", A RADIUS OF 2814.93 FEET, AN ARC LENGTH OF 684.19 FEET AND A CHORD BEARING NORTH 0°08'12" WEST A DISTANCE OF 682.65 FEET;
THENCE NORTH 6°53'46" WEST ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 47.64 FEET TO THE NORTH LINE OF GOVERNMENT LOT 6 OF SAID SECTION;
THENCE CONTINUING ON SAID EAST LINE NORTH 87°41'50" WEST A DISTANCE OF 3.09 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION;
THENCE CONTINUING ON SAID EAST LINE NORTH 0°06'28" WEST ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 25.78 FEET;
THENCE CONTINUING ON SAID EAST LINE NORTH 6°53'46" WEST A DISTANCE OF 84.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT

ON THE 12th DAY OF OCTOBER, 2022.

2-26-76-2-3
DATE

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



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF January, 2023 AT 1:41 P.M. UNDER AUDITOR'S FILE # 202302280074, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

Jordan Telvick
DEPUTY AUDITOR

BOUNDARY LINE ADJUSTMENT

BOUNDARY LINE ADJUSTMENT DEED 2022302080058

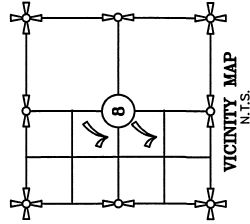
NOTES

- DESCRIPTIONS FOR THIS SURVEY ARE FROM SUBDIVISION GUARANTEE FROM LAND TITLE AND ESCROW, ORDER NO. 01-16034-F, DATED NOVEMBER 10, 2016, AND DATED SEPTEMBER 21, 2017.
- BASIS OF BEARING: THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8, BUA-1-07, AKA 0704170016, BEARING - N 07°02'45" W.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF 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, ADJACENT PROPERTY LINES, RECORDS OF OTHER LAND-USE REGULATIONS, PROTECTIVE COVENANTS AND ANY OTHER FACTS.

OWNERS

DIKE DISTRICT NO. 12
1317 S. ANACORTES ST
BURLINGTON, WA 98233

EL132578:
MREG EVERETT WA, LLC
3499 ROUTE 9 NORTH, SUITE 3C
FREEHOLD, NJ 07728



VICINITY MAP
N.T.S.

SHEET 1 OF 2

RECORD OF SURVEY

SURVEY OF A PORTION OF GOV. LOTS 6, 11 AND 12,
AND THE SOUTH 1/2 OF THE NW 1/4
SECTION 8, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
FOR: DIKE DISTRICT 12

FB. 297 PG. 9-10 SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 100'
MRRDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5452

