LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 416 FEET OF SAID SUBDIVISION;
THENCE SOUTH 89°44'03" EAST ALONG THE NORTH LINE OF SAID SOUTH 416 FEET, A DISTANCE OF 260.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 1°52'16" EAST, A DISTANCE OF 410.15 FEET TO THE CENTERLINE OF A 60 FOOT WIDE NON-EXCLUSIVE EASEMENT AS HEREINAFTER DESCRIBED;
THENCE ALONG THE SAID CENTERLINE THROUGH THE FOLLOWING 7 COURSES; NORTH 27°35'03" EAST, A DISTANCE OF 42.84 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°50'04" AND AN ARC LENGTH OF 327.54 FEET;
THENCE SOUTH 58°34'53" EAST, A DISTANCE OF 276.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'07" AND AN ARC LENGTH OF 58.76 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°22'21" AND AN ARC LENGTH OF 216.62 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°53'45" AND AN ARC LENGTH OF 114.83 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°37'16" AND AN ARC LENGTH OF 163.58 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30;
THENCE SOUTH 2°07'47" EAST ALONG SAID EAST LINE, A DISTANCE OF 638.22 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH 89°44'03" WEST, A DISTANCE OF 800.47 FEET TO THE EAST LINE OF THE WEST 520 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE 1°52'19" EAST, A DISTANCE OF 416.16 FEET TO THE NORTH LINE OF THE SOUTH 416 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH 89°44'03" WEST, A DISTANCE OF 260.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL B:
TOGETHER WITH THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., EXCEPT THE EASTERLY 7 ACRES THEREOF.

PARCEL C:
AND TOGETHER WITH THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., LESS THE EASTERLY 7 ACRES THEREOF, AND LESS THE NORTH 564 FEET THEREOF;
(THESE EXCEPTIONS TO BE TAKEN IN THE ORDER LISTED).

LEGAL DESCRIPTION (CONT.)

PARCEL D:
AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND THROUGH A 60 FOOT WIDE STRIP OF LAND IN THE NORTHEAST 1/4 OF SECTION 30, AND IN THE NORTHWEST 1/4 OF SECTION 29, ALL OF TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, WHICH POINT IS 788.96 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND WHICH POINT LIES IN THE EXISTING COUNTY ROAD KNOWN AS THE TAYLOR ROAD;
THENCE SOUTH 25°33'51" EAST, A DISTANCE OF 68.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126°51'05" AND AN ARC LENGTH OF 221.40 FEET;
THENCE NORTH 27°35'03" EAST, A DISTANCE OF 157.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°50'04" AND AN ARC LENGTH OF 327.54 FEET;
THENCE SOUTH 58°34'53" EAST, A DISTANCE OF 276.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'07" AND AN ARC LENGTH OF 58.76 FEET; TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°22'21" AND AN ARC LENGTH OF 216.62 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°53'45" AND AN ARC LENGTH OF 114.83 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°37'16" AND AN ARC LENGTH OF 163.58 FEET TO A POINT ON THE LINE BETWEEN THE ABOVE DESCRIBED SECTIONS 30 AND 29, THE QUARTER CORNER COMMON TO THE SAID SECTIONS BEARS SOUTH 2°07'47" WEST, A DISTANCE OF 638.22 FEET;
THENCE CONTINUING ALONG THE CURVE LAST DESCRIBED THROUGH A CENTRAL ANGLE OF 12°23'19" AND AN ARC LENGTH OF 129.73 FEET;
THENCE SOUTH 55°45'50" EAST, A DISTANCE OF 195.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°30'48" AND AN ARC LENGTH OF 254.91 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°23'41" AND AN ARC LENGTH OF 115.88 FEET;
THENCE SOUTH 85°38'42" EAST, A DISTANCE OF 137.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°05'05" AND AN ARC LENGTH OF 129.30 FEET;
THENCE NORTH 20°16'12" EAST, A DISTANCE OF 136.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°03'18", MORE OR LESS, AND AN ARC LENGTH OF 108.40 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 7 ACRES OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION,

EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE EXISTING TAYLOR ROAD RIGHT OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 06 DAY OF Sept, ~~2022~~ 2023 AT 1:55 PM. UNDER AUDITOR'S FILE # 202309060055, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Tamara Kaliner — SKAGIT COUNTY AUDITOR
Tera Diedrich — DEPUTY AUDITOR

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM ALTA OWNER'S POLICY, ORDER NUMBER 124692-SE, BY LAND TITLE COMPANY OF SKAGIT, MARCH 12, 2007.
2. BASIS OF BEARING: THE SOUTH LINE OF THE NE QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, BEARING: S 89°44'03" E AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 99-0020, A.F.N. 200111300188. SUBDIVISION OF SECTION 29 IS FROM SKAGIT SURVEYOR'S ROS AFN 9905210056. SUBDIVISION OF SECTION 30 IS FROM SKAGIT SURVEYOR'S ROS AFN 8409190012 AND SHORT PLAT 99-0020, AFN 20111300168.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. 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.
7. 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.

DRAWING FILE: 6284.DWG 9/01/2023

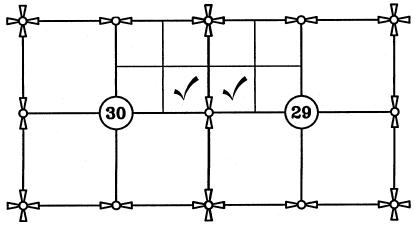
SURVEYOR'S CERTIFICATE

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 MELINDA VAN DEN TOP IN SEPTEMBER, 2022.

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: 9-6-2023

JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

SHEET 1 OF 2

SURVEY OF A PORTION OF THE SW 1/4 OF NW 1/4 SECTION 29 AND THE SE 1/4 OF THE NE 1/4 SECTION 30 TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. SKAGIT COUNTY, WASHINGTON FOR: MELINDA GAY VAN DEN TOP

FB. 332 PG. 132-141	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 150'
MERIDIAN: ASSUMED		JOB NO. 6284

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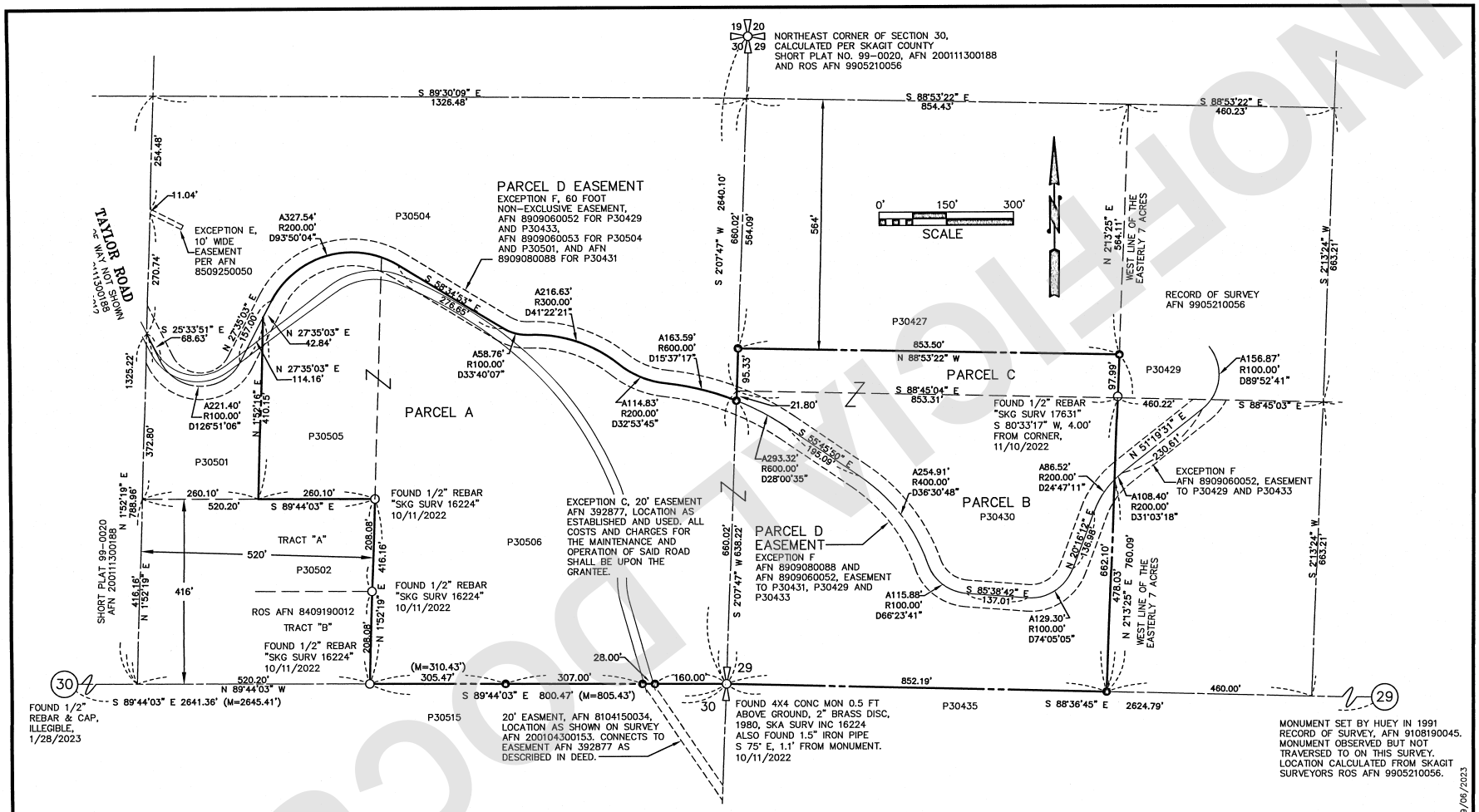
09/06/2023 02:55 PM Pages: 1 of 2 Fees: $328.50
Skagit County Auditor

unofficial document



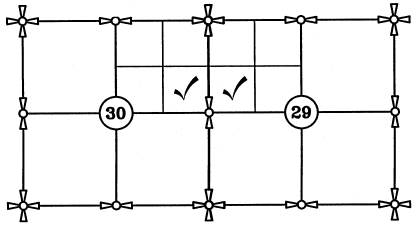
DRAWING FILE: 6284.DWG 9/06/2023

KEY

- REBAR SET WITH YELLOW CAP – SEMRAU 28626
- FOUND REBAR, AS NOTED

9-6-2023

JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

SHEET 2 OF 2

SURVEY OF A PORTION OF THE SW 1/4 OF NW 1/4 SECTION 29 AND THE SE 1/4 OF THE NE 1/4 SECTION 30 TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. SKAGIT COUNTY, WASHINGTON
FOR: MELINDA GAY VAN DEN TOP

FB. 332 PG. 132–141	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360–424–9566	SCALE: 1"= 150'
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UNOFFICIAL DOCUMENT