

## LEGAL DESCRIPTIONS AFTER

**PARCEL A AFTER ADJUSTMENT**  
THE WEST 142 FEET OF THE S

THE WEST 1/42 FEET OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST, WM., EXCEPT THE COUNTRY ROAD ALONG THE SOUTH SIDE THEREOF KNOWN AS PETER JOHNSON ROAD; AND EXCEPT THE RIGHT OF WAY FOR DRAINAGE DISTRICT NO. 17 AS AUTHORIZED BY LAW UNDER COUNTY COURT CASE 17539. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20 FEET EAST AND 154 FEET NORTH OF THE SOUTHWEST CORNER OF SADDLE CREEK SUBDIVISION,  
THENCE NORTH 1°43'19" EAST, PARALLEL TO THE WEST LINE OF SADDLE CREEK SUBDIVISION, A DISTANCE OF 178.52 FEET;  
THENCE SOUTH 88°13'23" EAST, PARALLEL WITH THE SOUTH LINE OF SUBDIVISION, A DISTANCE OF 122.00 FEET;  
THENCE SOUTH 1°43'19" WEST A DISTANCE OF 178.52 FEET.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON,

**PARCEL B AFTER ADJUSTMENT**

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST WM.  
EXCEPT THE WEST 142 FEET OF THE SOUTH 154 FEET THEREOF,  
ALSO EXCEPT PETER JOHNSON ROAD AND THE GREAT NORTHERN RAILROAD RIGHT OF WAY  
AND EXCEPT DRAINAGE DISTRICT NO. 17 RIGHT OF WAY ALONG THE SOUTH AND EAST LINES  
THEREOF.

**EXCEPT THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7 DESCRIBED AS FOLLOWS:**

SUBDIVISION AT POINT 20 FEET EAST AND 154 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BUILDING, 1'43.13" EAST, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 178.52 FEET, THENCE SOUTH 88°13'29" EAST, PARALLEL WITH THE SOUTH LINE OF SUBDIVISION, A DISTANCE OF 122.00 FEET, THENCE SOUTH 1°43.13" WEST A DISTANCE OF 178.52 FEET, THENCE NORTH 88°13'29" WEST A DISTANCE OF 122.00 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SAGAI, STATE OF WASHINGTON.

## NOTES

1. THE DESCRIPTIONS FOR THIS SURVEY ARE FROM BOUNDARY LINE ADJUSTMENT APPROVED DECEMBER 29, 2023, AND RECORDED BY QUIT CLAIM DEED UNDER AUDITOR'S FILE NUMBER 202401250030
2. BASIS OF BEARING: THE NORTH-SOUTH CENTERLINE OF SECTION 7 PER RECORD OF SURVEY AFN 200510120073, BEARING = N 14.319 E.  
ALL DISTANCES ARE SHOWN IN FEET.  
INSTRUMENTATION: LITCA USED; THEODOLITE DISTANCE METER

4. INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE METER.

5. SURVEYPROCEDURE: STANDARD FIELD TRAVERSE.  
THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 730-130. 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

8. APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS, LINE RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.

9. WIDTH OF THE DRAINAGE DISTRICT RIGHT OF WAY IS UNKNOWN. NO DEEDS WERE FOUND AND NO WIDTH WAS FOUND IN THE AVAILABLE COPIES OF COURT CAUSE 17539.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 25 DAY OF JANUARY, 20 24 AT 3:29 P.M.  
UNDER AUDITOR'S FILE # 20240125003 AT THE REQUEST OF SEMRAU  
ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR

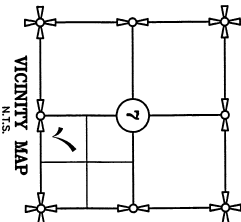
DEPUTY AUDITOR

# 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 DANIEL SILVA IN JANUARY 2023.

1-24-2024

DATE \_\_\_\_\_



N.T.3

**SHEET 1 OF 2**

SURVEY OF BOUNDARY LINE ADJUSTMENT PL23-0532

A PORTION OF THE SOUTHWEST 1/4

OF THE SOUTHEAST 1/4 OF  
SECTION 7, T. 33 N., R. 4 E., W.M.

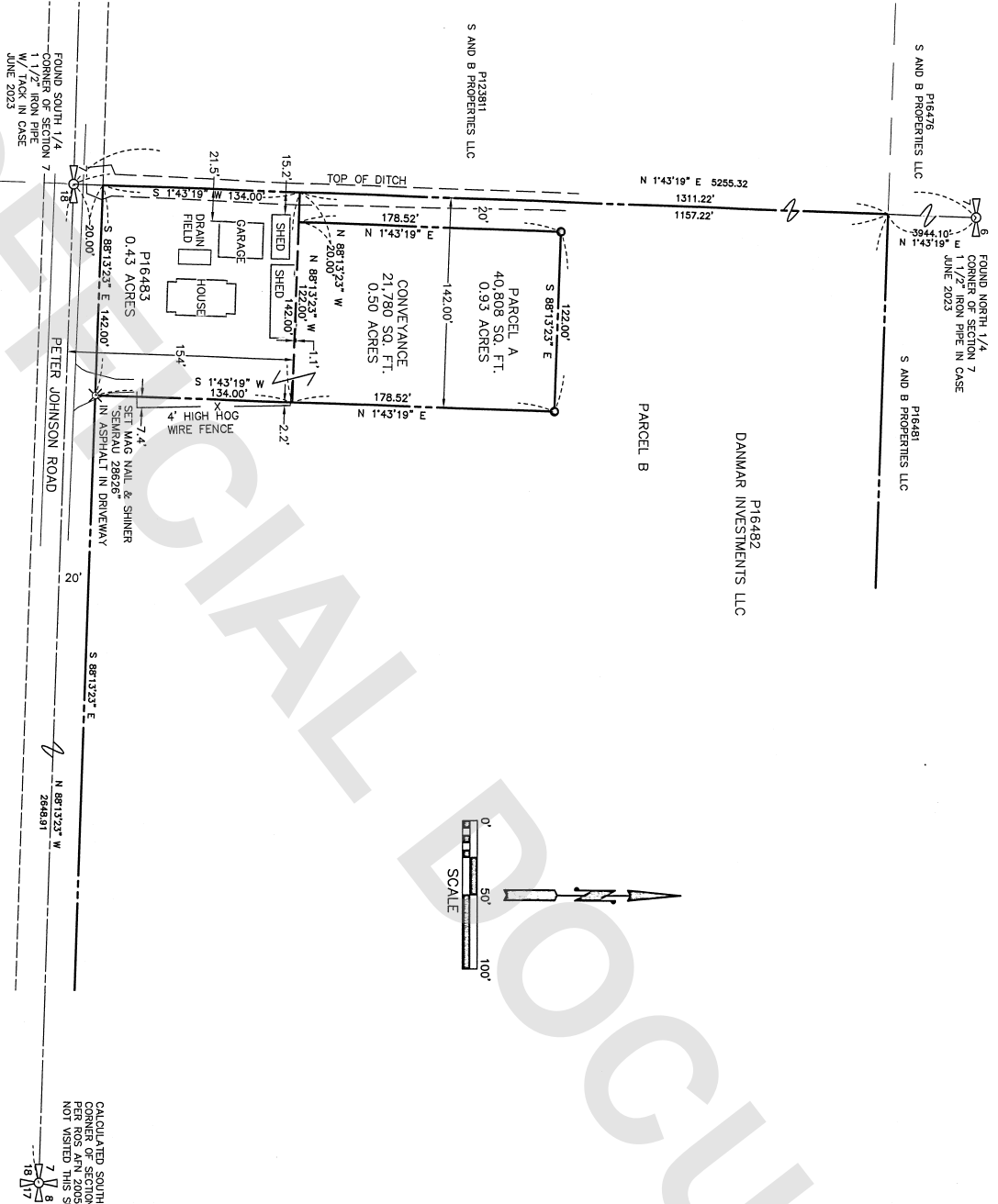
SKAGIT COUNTY, WASHINGTON  
FOR: DANIEL SILVA

FB. 334	PG. 120-123	SEMAR ENGINEERING & SURVEYING	SCALE: AS SHOWN
MERIDIAN: ASSUMED		SURVEYING • ENGINEERING • PLANNING	
		MOUNT VERNON, WA 98273	
		360-424-9566	
			JOB NO. 6324

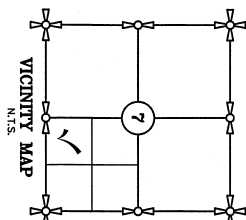
**KEY**  
REBAR SET WITH YELLOW CAP - SEMRAU 28626  
MAG NAIL SET WITH SHINER - SEMRAU 28626

P16817  
DANMAR INVESTMENTS LLC

P16812  
OLSON LIVING TRUST



CALCULATED SOUTHEAST  
CORNER OF SECTION 7  
PER ROS APN 20050120073  
NOT VISITED THIS SURVEY



1-24 7624

**SHEET 2 OF 2**  
**SURVEY OF BOUNDARY LINE ADJUSTMENT P123-0532**

**A PORTION OF THE SOUTHWEST 1/4**  
**OF THE SOUTHEAST 1/4 OF**

**SECTION 7, T. 33 N., R. 4 E., W.M.**

**SKAGIT COUNTY, WASHINGTON**

**FOR: DANIEL SILVA**

FB-334 PG. 120-123  
MERRIDIAN: ASSUMED  
SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 50'  
SURVEYING, ENGINEERING & PLANNING  
MOUNT VERNON, WA 98273 509-424-9586  
JOB NO. 6324

DRAWING FILE: 6324ROS.DWG 12/06/2023