

OWNER'S CONSENT

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 HANDS AND SEALS THIS 19th DAY OF SEPTEMBER 2024

Aradath Ann Parker
ARADATH ANN PARKER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME ARADATH ANN PARKER, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE IS THE SOLE AND SOLELY ENTITLED HEIR, SUCCESSOR AND BENEFICIARY OF THE CUNNINGHAM FAMILY TRUST, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 19th DAY OF SEPTEMBER, 2024

Royal B. Moore

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT 5020 2nd Wessley

MY COMMISSION EXPIRES: 7-21-2025



LEGAL DESCRIPTION BEFORE BLA

PARCEL A.

LOT 1, SHORT PLAT NO. 02-0504 AS RECORDED ON JANUARY 3, 2003 UNDER AUDITOR'S FILE NO. 200301030016 BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B.

LOT 2, SHORT PLAT NO. 02-0504 AS RECORDED ON JANUARY 3, 2003 UNDER AUDITOR'S FILE NO. 200301030016 BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOTES

- THE DESCRIPTION FOR THIS SURVEY IS FROM GUARDIAN NORTHWEST TITLE & ESCROW COMPANY SUBDIVISION GUARANTEE POLICY GUARANTEE NO. 0000212614, DATED SEPTEMBER 27, 2003
- BEARING OF THE WEST LINE OF THE NW QUARTER OF THE SW QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, BEARING: N 122°04' E.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AS PER W.A.C. CHAPTER 332.130. UNRECORDED OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. UNRECORDED OCCUPATIONAL INDICATORS ARE SHOWN FOR POTENTIAL CLAIMS OF INTEREST.
- UNRECORDED INTEREST: 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 OR BE BOUND BY ANY RIGHTS OR INTERESTS THAT MAY BE APPLICABLE TO THE BOUNDARY LINES, BUILDING FOOTPRINTS, 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.

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 BRIAN PARKER, IN OCTOBER 2022.

John B. Semrau

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

2118 RIVERSIDE DRIVE SUITE 209

MOUNT VERNON, WA 98273 PHONE 360-424-9566

9/18/2024

DATE:

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON SEP 19 2024

Wynn Jankovic
SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LEGAL DESCRIPTION AFTER BLA

NEW PARCEL A.

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 02-0504, RECORDED JANUARY 3RD, 2003, AKA 200301030016, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

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

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, A DISTANCE OF 816.60 FEET SOUTH 0°37'58" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 816.60 FEET; THENCE NORTH 89°00'51" WEST, A DISTANCE OF 824.86 FEET; THENCE NORTH 0°37'58" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 471.79 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF THE COUNTY ROAD KNOWN AS CAPE HORN ROAD, TO THE WEST, WITH A RADIUS OF 339.00 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 39°13'49" WEST, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°14'34" FOR A DISTANCE OF 113.85 FEET; THENCE SOUTH 66°57'17" EAST A DISTANCE OF 89.71 FEET TO THE BEGINNING OF A CURVE THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 22°03'34" FOR A DISTANCE OF 57.75 FEET; THENCE SOUTH 89°00'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 169.89 FEET; THENCE SOUTH 0°37'58" WEST, PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 251.52 FEET; THENCE SOUTH 89°00'51" EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 177.38 FEET; THENCE NORTH 0°37'58" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 251.98 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 45.00 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 55°58'17" WEST, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'30" FOR A DISTANCE OF 52.46 FEET; THENCE SOUTH 89°00'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 101.59 FEET; THENCE NORTH 0°37'58" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 252.88 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°00'51" EAST, PARALLEL TO THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 824.66 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

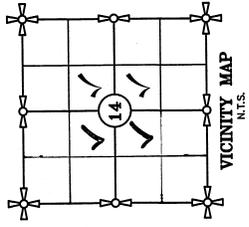
LOT CERTIFICATION

LOT OF RECORD CERTIFICATIONS ARE HEREBY ISSUED FOR ALL LOTS INCLUDED IN THIS BOUNDARY LINE ADJUSTMENT. THE RECORDING OF THIS BOUNDARY LINE SHALL BE CONSIDERED A WAIVER OF ALL UNRECORDED INTERESTS IN THE LOTS DESCRIBED HEREIN. THESE LOTS SHALL BE CONSIDERED LOTS OF RECORD FOR INDIVIDUAL CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

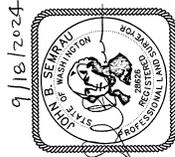
REVIEWED AND APPROVED ON: SEP 19 2024

Wynn Jankovic
SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES



VICINITY MAP
A.L.S.



9/18/2024

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF December, 2024 AT 1:22 P.M. UNDER AUDITOR'S FILE # 2024 12170053 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

Tara Dildash
DEPUTY AUDITOR

LEGAL DESCRIPTION AFTER BLA

NEW PARCEL B.

LOTS 1 AND 2, SKAGIT COUNTY SHORT PLAT NO. 02-0504, RECORDED JANUARY 3RD, 2003, AKA 200301030016, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

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

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, A DISTANCE OF 816.60 FEET SOUTH 0°37'58" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 816.60 FEET; THENCE NORTH 89°00'51" WEST, A DISTANCE OF 824.86 FEET; THENCE NORTH 0°37'58" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 471.79 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF THE COUNTY ROAD KNOWN AS CAPE HORN ROAD, TO THE WEST, WITH A RADIUS OF 339.00 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 39°13'49" WEST, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°14'34" FOR A DISTANCE OF 113.85 FEET; THENCE SOUTH 66°57'17" EAST A DISTANCE OF 89.71 FEET TO THE BEGINNING OF A CURVE THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 22°03'34" FOR A DISTANCE OF 57.75 FEET; THENCE SOUTH 89°00'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 169.89 FEET; THENCE SOUTH 0°37'58" WEST, PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 251.52 FEET; THENCE SOUTH 89°00'51" EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 177.38 FEET; THENCE NORTH 0°37'58" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 251.98 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 45.00 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 55°58'17" WEST, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'30" FOR A DISTANCE OF 52.46 FEET; THENCE SOUTH 89°00'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 101.59 FEET; THENCE NORTH 0°37'58" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 252.88 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°00'51" EAST, PARALLEL TO THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 824.66 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAYS OF THE COUNTY ROADS KNOWN AS CAPE HORN ROAD AND PRESSENTIN ROAD.

SHEET 1 OF 2 P24-0290

SURVEY IN THE SW 1/4 OF THE NE 1/4, IN THE SE 1/4 OF THE NW 1/4, IN THE NW 1/4 OF THE SE 1/4, GOV LOT 2, AND IN THE NE 1/4 OF THE SW 1/4, GOV LOT 3, OF SECTION 14, T. 35 N., R. 7 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: ARDATH ANN PARKER

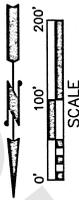
FR. 341 PG. 30-33

MERIDIAN: ASSUMED

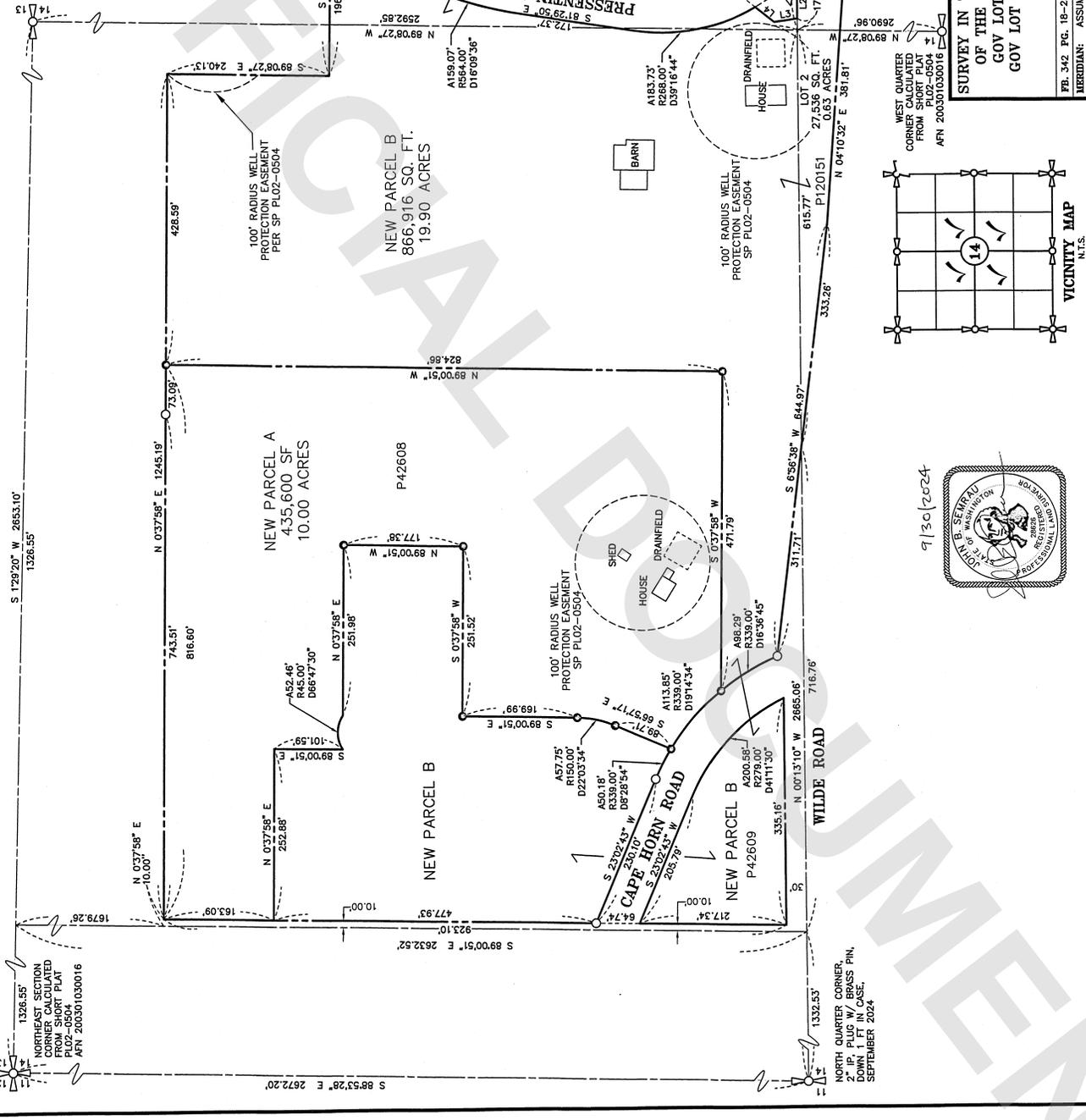
SCALE: 1" = 100'

JOB NO. 6280

LINE	BEARING	DISTANCE
L1	S 0°13'00" W	65.37
L2	S 81°42'22" W	34.60
L3	S 51°25'04" E	35.73
L4	N 31°25'04" W	62.43
L5	S 82°38'52" E	32.42
L6	N 89°18'41" W	62.27
L7	S 48°11'03" E	18.43
L8	N 58°26'38" E	11.35



EAST QUARTER CORNER
CALCULATED FROM
SECTION 14, T. 35 N., R. 7 E.,
P102-0504
AFN 200301030016

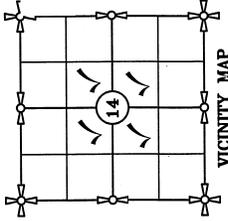


NORTHEAST SECTION
CORNER CALCULATED
FROM SECTION 14,
T. 35 N., R. 7 E.,
P102-0504
AFN 200301030016

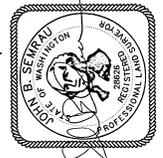
NORTH QUARTER CORNER,
2" IP, PLUG W/ BRASS PIN,
DOWN 1 FT IN CASE,
SEPTEMBER 2024

KEY
○ REBAR SET WITH YELLOW CAP - SEMRAU 28626 FOUND EXISTING REBAR, MARKED "SKG SURV 17651"

WEST QUARTER CORNER
SHORT PLUG
FROM P102-0504
AFN 200301030016



9/30/2024



SEMRAU ENGINEERING & SURVEYING
SURVEYING, ENGINEERING & PLANNING
MOUNTAIN VIEW, WA 98273-3694-24-3666
JOB NO. 6280

PH. 362. PG. 18-23
MERCIDIAN: ASSUMED
SCALE: 1" = 100'

SURVEY IN THE SW 1/4 OF THE NE 1/4, IN THE SE 1/4 OF THE NW 1/4, IN THE NW 1/4 OF THE SE 1/4, GOV LOT 2, AND IN THE NE 1/4 OF THE SW 1/4, GOV LOT 3, OF SECTION 14, T. 35 N., R. 7 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: ARDATH ANN PARKER

SHEET 2 OF 2