

**BEFORE DESCRIPTION P41379**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 86.00 FEET;  
 THENCE EAST TO THE WEST LINE OF ALLEY;  
 THENCE SOUTH TO THE NORTH LINE OF SECOND STREET;  
 THENCE WEST ALONG THE NORTH LINE OF SECOND STREET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED DYER AVENUE AND SECOND STREET IN THE TOWN OF LYMAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE SOUTH, 87°56'42" EAST, 121.00 FEET ALONG THE NORTH LINE OF SECOND STREET TO THE WEST LINE OF THE ALLEY;  
 THENCE SOUTH 2°03'18" WEST, 5.50 FEET;  
 THENCE NORTH 87°56'42" WEST, 116.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 2°03'18" EAST, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYER AVENUE, VACATED BLOCK K, TOWN OF LYMAN;  
 THENCE SOUTH, 2°03'18" WEST, 84.10 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**BEFORE DESCRIPTION P41376**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 86.00 FEET TO THE POINT OF BEGINNING;  
 THENCE EAST TO THE WEST LINE OF ALLEY;  
 THENCE WEST TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED DYER AVENUE IN THE TOWN OF LYMAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 2°03'18" EAST, 84.10 FEET ALONG THE EAST LINE OF DYER AVENUE TO THE POINT OF BEGINNING;  
 THENCE NORTH, 87°56'42" WEST, 20.00 FEET;  
 THENCE SOUTH, 87°56'42" EAST, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYER AVENUE, VACATED BLOCK K, TOWN OF LYMAN;  
 THENCE SOUTH, 2°03'18" WEST, 88.65 ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**AFTER DESCRIPTION P41379**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 86.00 FEET;  
 THENCE EAST TO THE WEST LINE OF ALLEY;  
 THENCE SOUTH TO THE NORTH LINE OF SECOND STREET;  
 THENCE WEST ALONG THE NORTH LINE OF SECOND STREET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 1.90 FEET THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 84.10 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH, 1.90 FEET;  
 THENCE EAST TO THE WEST LINE OF ALLEY;  
 THENCE WEST TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED DYER AVENUE AND SECOND STREET IN THE TOWN OF LYMAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE SOUTH, 87°56'42" EAST, 121.00 FEET ALONG THE NORTH LINE OF SECOND STREET TO THE WEST LINE OF THE ALLEY;  
 THENCE SOUTH 2°03'18" WEST, 5.50 FEET;  
 THENCE NORTH 87°56'42" WEST, 116.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 2°03'18" EAST, 20.00 FEET;  
 THENCE SOUTH, 87°56'42" EAST, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYER AVENUE, VACATED BLOCK K, TOWN OF LYMAN;  
 THENCE SOUTH, 2°03'18" WEST, 84.10 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SUBJECT TO A PUBLIC EASEMENT FOR AERIAL AND UNDERGROUND UTILITIES ALONG THE WESTERLY 10 FEET FRONTING DYER AVENUE AND THE SOUTHERLY 7 FEET FRONTING SECOND STREET WITH A FILLET OF RADIUS 25 FEET AT THE INTERSECTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**AFTER DESCRIPTION P41376**

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 86.00 FEET TO THE POINT OF BEGINNING;  
 THENCE EAST TO THE WEST LINE OF ALLEY;  
 THENCE WEST TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 84.10 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH, 1.90 FEET;  
 THENCE EAST TO THE WEST LINE OF ALLEY;  
 THENCE WEST TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THAT PORTION OF VACATED DYER AVENUE IN THE TOWN OF LYMAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DYER AVENUE AND THE NORTH LINE OF SECOND STREET IN THE TOWN OF LYMAN, SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH, 87°56'42" EAST, 84.10 FEET ALONG THE EAST LINE OF DYER AVENUE TO THE POINT OF BEGINNING;  
 THENCE NORTH, 87°56'42" WEST, 20.00 FEET;  
 THENCE SOUTH, 87°56'42" EAST, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DYER AVENUE, VACATED BLOCK K, TOWN OF LYMAN;  
 THENCE SOUTH, 2°03'18" WEST, 88.65 ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SUBJECT TO A PUBLIC EASEMENT FOR AERIAL AND UNDERGROUND UTILITIES ALONG THE WESTERLY 10 FEET FRONTING DYER AVENUE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 07 DAY OF April 2025 AT 1:50 P.M. UNDER AUDITOR'S FILE # 1993-04610958 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

*Jeanette Aronson*  
 DEPUTY AUDITOR

*Tara Ditch*  
 DEPUTY AUDITOR

**DECLARATION**

I, DARLENE HANSON, KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT THE INSTRUMENT BEING FORWARDED HEREOF PURSUANT TO CHAPTER 10.68 OF THE TOWN OF LYMAN ZONING CODE, AND DECLARES THIS INSTRUMENT TO BE A GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID INSTRUMENT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE OWNERS. THE UNDERSIGNED FURTHER ACKNOWLEDGE AND DEDICATE TO THE CITY A PUBLIC UTILITY EASEMENT DESCRIBED AND SHOWN HEREON.

*Darlene Hanson*  
 DARLENE HANSON  
 HANSON FAMILY INVESTMENTS LLC

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARLENE HANSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE EXECUTOR AND GOVERNOR OF HANSON FAMILY INVESTMENTS LLC, A LIMITED LIABILITY COMPANY, IN PURSUANCE OF AN AUTHORITY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 10/28/2024  
 SIGNATURE *Brian Hanson*  
 TITLE *Executor*  
 MY APPOINTMENT EXPIRES 7-21-25



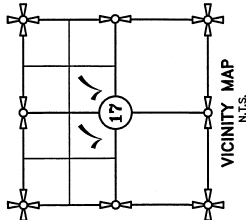
**APPROVALS**

REVIEWED AND APPROVED BY LYMAN TOWN COUNCIL IN ACCORDANCE WITH (LZC) CHAPTER 10.68 LAND USE PERMIT PROCESS.

THIS 6 DAY OF MARCH, 2025

*Randy V. Judd*  
 CLERK

MAYOR, TOWN OF LYMAN



SHEET 1 OF 2

**BOUNDARY LINE ADJUSTMENT IN VACATED BLOCK K, TOWN OF LYMAN AND A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 17, T. 35 N., R. 6 E., W.M.**

FOR: BRIAN AND DARLENE HANSON  
 SKAGIT COUNTY, WASHINGTON

FB. 332, PG. 66-71 SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 30'  
 SURVEYING, ENGINEERING & PLANNING  
 MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 6274



**SURVEYOR'S CERTIFICATE**

I, BRIAN HANSON, REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRIAN HANSON IN JULY, 2022.

*Brian Hanson* 10/16/2024 DATE:  
 JOHN B. SEMRAU P.E., P.L.S., CERTIFICATE NO. 28826  
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
 2118 RIVERSIDE DRIVE, SUITE 208  
 MOUNT VERNON, WA 98273  
 PHONE 360-424-9586

DRAWING FILE: 6274.DWG 2/03/2025

**NOTES**

- THE DESCRIPTIONS FOR THIS SURVEY ARE FROM CITY RECORDS, ASSESSOR RECORDS, STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 202208010039, AND RESOLUTION VACATING PORTIONS OF STREETS IN THE TOWN OF LYMAN RECORDED UNDER AUDITOR'S FILE NUMBER 202305180013, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: THE WEST LINE OF THE NW QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEARING: N 2'03'18" E.
- THE SURVEY IS BEING MADE FROM THE POINT OF BEGINNING OF THE SURVEY.
- INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS OR ENCROACHMENTS ACCORDING TO WAC CHAPTER 332-130; THESE LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY BEEN MADE FROM THE RECORDS OF UNWRITTEN OWNERSHIP TO THE DEEDED LINES OF RECORD. THE RECORDS OF UNWRITTEN 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, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**REFERENCE SURVEYS**

- R1 RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9809220144 FOR LOCATION OF SECOND STREET.
- R2 RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200109110077 FOR LOCATION OF THIRD STREET.
- R3 RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200012150106 FOR LOCATION OF DYER STREET.

**LEGEND**

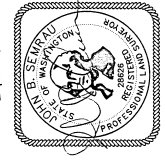
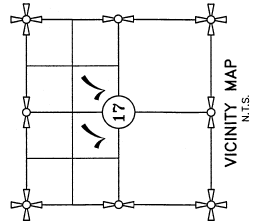
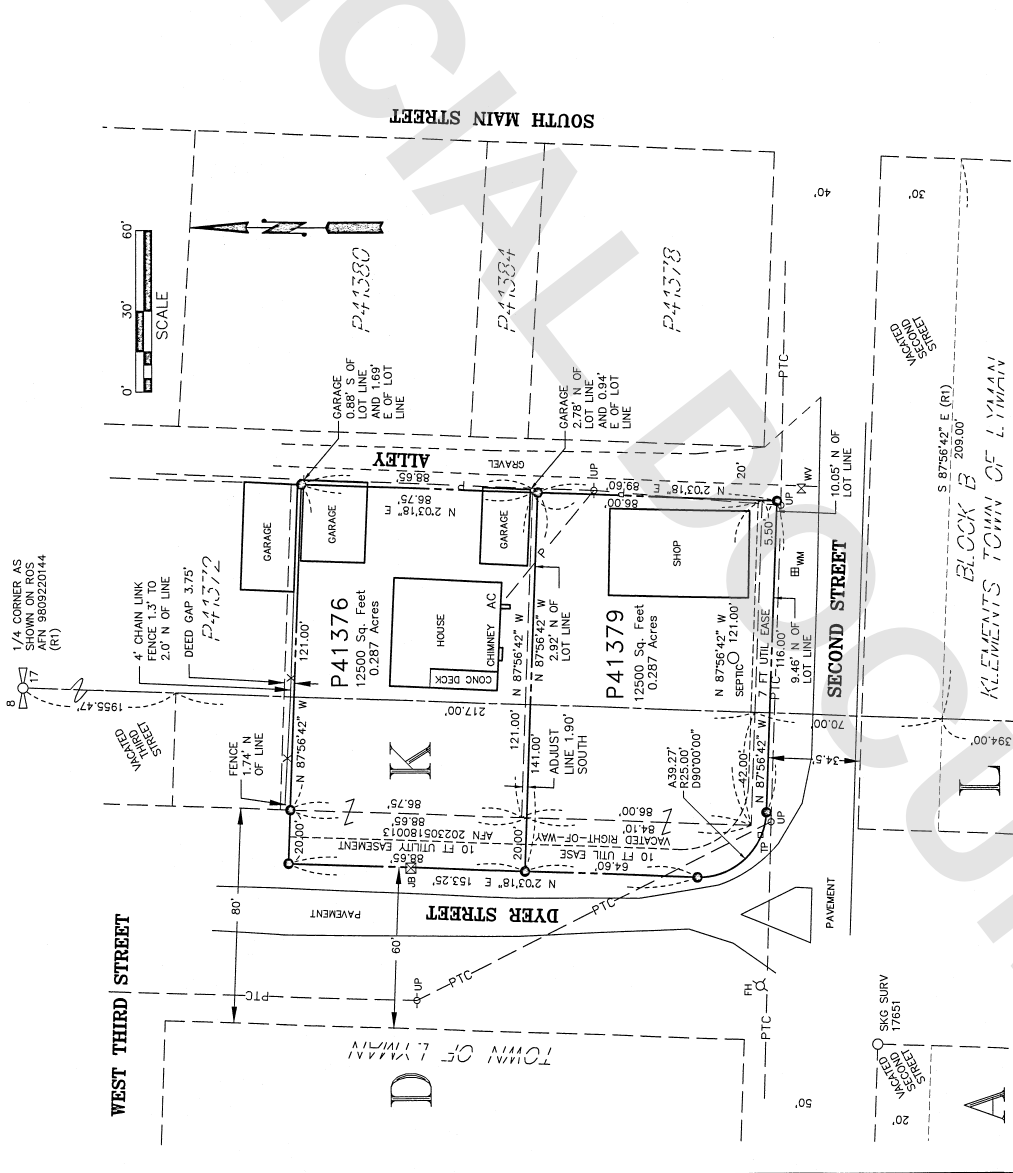
- SET YELLOW REBAR W/ CAP "SEMRAU 28626"
- FH FIRE HYDRANT
- UTILITY POLE
- TP TELEPHONE PEDESTAL - FIBER OPTIC
- ▣ JB JUNCTION BOX - FIBER OPTIC
- ⊞ WW WATER VALVE
- ⊞ WM WATER METER
- SEPTIC
- FENCE
- PTC- AERIAL - P POWER, T TELEPHONE, C CABLE

SHEET 2 OF 2

**BOUNDARY LINE ADJUSTMENT IN VACATED BLOCK K, TOWN OF LYMAN AND IN A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 17, T. 35 N., R. 6 E., W.M. SKAGIT COUNTY, WASHINGTON**

FOR: BRIAN AND DARLENE HANSON

FB. 332, FC. 66-71 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 30'  
MOUNTAIN VIEW, WA 98273 P-17416-5666  
MERIDIAN: ASSUMED JOB NO. 6274



2/02/2025  
CENTER OF SECTION AS SHOWN ON ROS AFN 9809220144 (R1)

SKG SURV 17651