

CC007601707 Q11's 00147

THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 12 IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 924 FEET THEREOF AND EXCEPT ANY PORTION THEREOF NOT LYING WITHIN THE WEST 20 ROADS OF GOVERNMENT LOT 12 AND ALSO EXCEPT THAT PORTION CONVEYED TO DIKE DISTRICT NO. 12 BY DEED RECORDED APRIL 6, 1934 UNDER AUDITORS FILE NO. 277782.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

P54162: S.W.D. 9703200100:
THE WEST 70 FEET OF THE FOLLOWING DESCRIBED TRACT IN GOVERNMENT LOT
12, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.:

BEGINNING AT POINT WHICH BEARS SOUTH 61°24'50" EAST, A DISTANCE OF 7,231.93 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 8 AND 7; THENCE SOUTH 15°15' WEST, 215.0 FEET; THENCE SOUTH 77°00'51" WEST, 204.17 FEET; THENCE NORTH 0°41' WEST, 250.01 FEET; THENCE NORTH BY E, 154.51 FEET; THENCE NORTH 88°00' WEST, 154.51 FEET; THENCE NORTH 88°00' WEST, THEREOF LING SOUTH OF THE NORTH LINE OF THE RIGHT-OF-WAY OF EXISTING DIKE, AND EXCEPT PORTION OF THE NORTH LINE OF SAID DIKE DISTRICT NO. 12, BEYOND FEBRUARY 11, 1918, AND RECORDED MAY 7, 1918, IN VOLUME 10, OF DEEDS, PAGE 288, RECORDS OF SKAGIT COUNTY, WASHINGTON.

REFERENCE SURVEYS

- | | |
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| R1 | REVISION 1 TO BINDING SITE PLAN RECORDED UNDER AFN 2015122300777 |
| R2 | RECORD OF SURVEY RECORDED UNDER AFN 9708260030 |
| R3 | RECORD OF SURVEY OF BLA RECORDED UNDER AFN 2023032280074 |

OWNERS

SKAGIT COUNTY DIKE, DRAINAGE,
AND IRRIGATION IMPROVEMENT
DISTRICT NO. 12
1317 S. ANACORTES ST
BURLINGTON, WA 98233

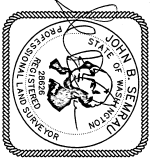
P24162:
DAVID B CLEAVE
809 LINCOLN ST
MOUNT VERNON, WA 98273

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 SKAGIT COUNTY DIKE, DRAINAGE, AND IRRIGATION IMPROVEMENT DISTRICT NO. 12 IN MARCH, 2025.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 5/14/2025



5/14/2025

AUDITOR'S CERTIFICATE

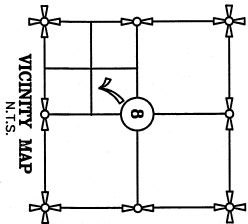
FILED FOR RECORD THIS 14 DAY OF Mar, 2025 AT 1:50P M.
UNDER AUDITOR'S FILE # 20250140031, AT THE REQUEST OF SEMRAU
ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR

NOTES

1. LEGAL DESCRIPTION FROM TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY, POLICY NO. OX-13930711, PREPARED BY LAND
TITLE AND ESCROW COMPANY, FILE NO. 202297-LT, DATED SEPTEMBER 24,
2021.
2. BASIS OF BEARING: THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON REVISION 1 OF
BINDING SITE PLAN NO. 1-14, AEN 201512230077, BEARING = S 0°56'28" E,
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE MEETER.
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 UNWITTED OWNERSHIP. THIS BOUNDARY SURVEY
HAS ONLY SHOWN RECORDATION OF INTERESTS OR OWNERSHIP BASED ON
UNRECORDED RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. EXCEPT AS OTHERWISE STATED OR SHOWN ON THIS SURVEY MAP, THIS
SURVEY DOES NOT PURPORT TO RECTIFY 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, PROTECTIVE COVENANTS AND
ANY OTHER FACTS.
8. THE DEED OVERLAP SHOWN HEREON EXISTED IN 1997 BUT WAS NOT
MENTIONED OR SHOWN GRAPHICALLY WHEN THE RECORD OF SURVEY
RECORDED UNDER ADJACENT'S FILE NUMBER 9708280030 WAS FILED. SAID
SURVEY NOTED IT ONLY REPRESENTED THE EAST BOUNDARY OF PARCEL B,
WHEN IN FACT IT SHOWED WITH THE WEST BOUNDARY OF SAID PARCEL. THE
OVERLAP IN THIS AREA WITH THE PARCEL A DESCRIPTION WAS NOT
MENTIONED. THE WEST NORTH AND NORTHEASTERLY BOUNDARY OF PARCEL
P24156 ARE SHOWN THE SAME. AS THE REVISION 1 OF BSP -1-14 RECORDED
UNDER AEN 201512230077, THE NORTHEASTERLY SEGMENT OF THE LOT LINE
FOR PARCEL P24156 IS NOT PARALLEL WITH THE WEST LINE OF GOV'T LOT
12 AS SHOWN HEREON AND REPRESENTS A GAP OF 0.36' EAST AT THE
NORTH END AND 0.39' EAST AT THE SOUTH END, FROM THE WEST 330 FEET
(20 RODS) OF GOV'T LOT 12.



SHEET 1 OF 2

RECORD OF SURVEY

SURVEY OF A PORTION OF GOV. LOT 12,

IN THE NE 1/4 OF THE SW 1/4
SECTION 8, T. 34 N., R. 4 E., W.M.

FOR: SKAGIT COUNTY DIKE DISTRICT NO. 12

FB. 297 PG. 56-57	SEMPAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 100'
MERIDIAN: ASSUMED		JOB NO. 5452

