

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

Kathy Hill, Skagit County Auditor  
20001070083  
1/7/2000 Page 1 of 2 1:41:09PM

RIO VISTA AVE.  
SR-20  
FOUND 1" BRASS CAP  
IN CASE AT SECTION  
CORNER (JULY 1993)

LEGEND

- WATER VALVE
- HYDRANT
- MANHOLES
- POWER/UTILITY POLE
- BUY ANCHOR
- POWER TRANSFORMER
- POWER/TELEPHONE VAULT
- TELEPHONE/TV RISER
- GAS VALVE
- STREET LIGHT
- CENTER LINES
- PROPERTY LINES
- RICH OF WAY LINES
- WATER LINES/ FLOW
- SEWER LINES
- STORM DRAIN LINE
- GAS LINE
- FOUND 4" CONC. MON.
- IN CASE UNLESS OTHERWISE NOTED.

RECORD LEGAL DESCRIPTION:

SEE SHEET 2 OF 2

NOTES:

MIRIAM: BASIS OF BEARINGS IS N0017'42"E ALONG THE CENTRELINE OF SOUTH BURLINGTON BLVD. AS SHOWN ON RECORD OF SURVEY RECORDED IN VOL. 4 OF SURVEYS AT PAGE 85 AND ON VARIOUS OTHER SURVEYS IN THE NORTHEAST QUARTER OF SECTION 6, ALONG WITH THE PLAT OF NORTHSOUND COMMERCIAL PARK IN VOL. 12 OF PLATS PAGE 46 AS RECORDED UNDER RECORDING NO. 886846 AS EVIDENCED BY MONUMENTS IN CASE AT THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 6, TWP. 34 NORTH, R. 4 EAST, W.M. IN SKAGIT COUNTY, WASHINGTON.

NOTE: INFORMATION OBTAINED FROM PREVIOUS SURVEYS IN GOVT LOT 1 INDICATE THAT THE 1/2" CALLS IN THE PROPERTY DESCRIPTIONS HAVE BEEN INTERPRETED TO BE SUBDIVISION. THAT IS BY MID POINTS OF SIDE LINES RATHER THAN EQUAL AREAS BY PARALLEL LINES.

SITE AREA AS SHOWN ON FACE OF SURVEY OPPOSITE.

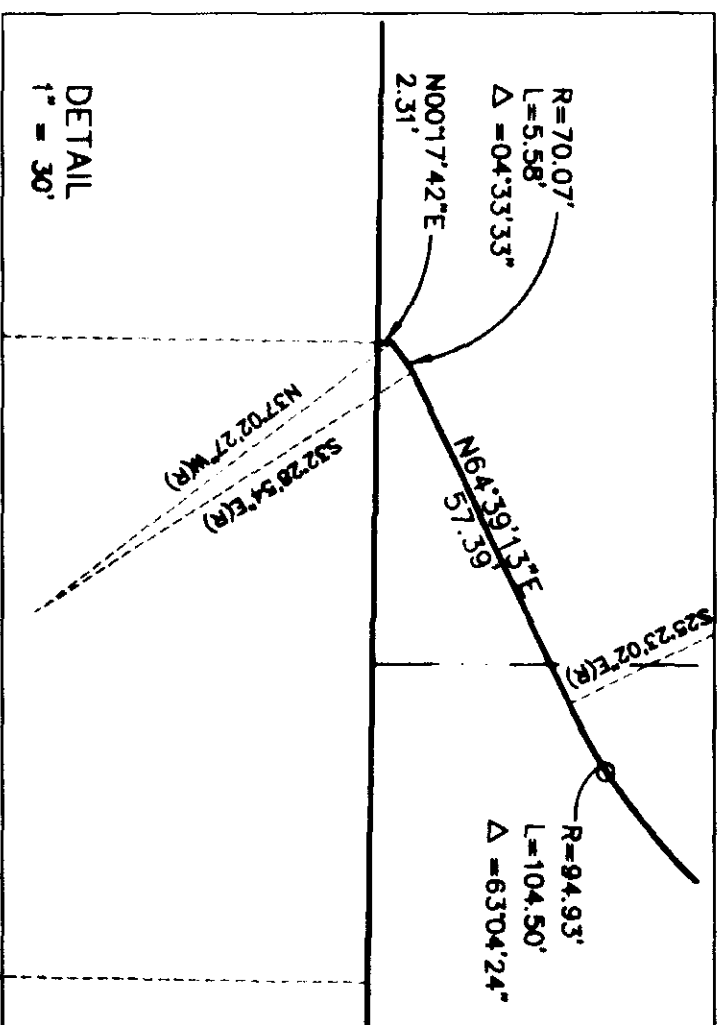
THE TOPOGRAPHIC PORTION OF THE SURVEY DRAWING PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PENHALLEGON ASSOC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE : UTILITY LOCATION SERVICE: 1-800-425-5555

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN DURING JULY 1999 UNLESS OTHERWISE INDICATED.

THE PRIMARY MEASUREMENT EQUIPMENT UTILIZED IN THE PERFORMANCE OF THIS SURVEY IS A 2" GEODEMETER 800 SERIES TOTAL STATION. ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE PREVIOUS 12 MONTHS.

THE RELATIVE LOCATION OF ALL SURVEY MONUMENTS AND MARKERS SHOWN ON THIS MAP ARE BASED ON A CLOSED LOOP FIELD TRAVERSE. THE LINEAR ERROR OF CLOSURE, AFTER ADJUSTMENT OF ANGLES, IS EQUAL TO OR BETTER THAN 1 PART IN 15,000. THE METHOD OF ADJUSTMENT USED WAS COMPASS RULE ADJUSTMENT.

SURVEY ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.



CERTIFICATION:

I HEREBY DECLARE THAT THIS DRAWING REPRESENTS A SURVEY CONDUCTED BY PENHALLEGON ASSOC. INC. UNDER MY SUPERVISION. AND THAT THE DIMENSIONS AND BEARINGS SHOWN HEREON CORRECTLY REFLECT THE INTENT OF THE LEGAL DESCRIPTION, AS PROVIDED TO US, OF THE SUBJECT PROPERTY, AND THAT THE TOPOGRAPHIC FEATURES SHOWN HEREON ARE AS FIELD IDENTIFIED AND LOCATED UNLESS OTHERWISE NOTED.

*Condon & Packer*  
GORDON S. RECTOR - P.L.S. #11691  
DATE 12-29-99

BOUNDARY LINE ADJUSTMENT  
SHEET 1 OF 2

NO. 1-2000

FOR BRIAR DEVELOPMENT CO.

PORTION OF: GOVT LOT 1, (N.E. 1/4) SECTION 6, TWP. 34N., RANGE 4E., W.M.

DRAWN BY: F.W. FIELD BOOK: FIELD DATE: PROJECT NO: 99618.12

SURVEYORS CERTIFICATE

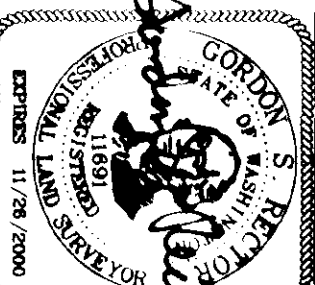
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF *Condon & Packer* 1999

GORDON S. RECTOR CERTIFICATE NUMBER 11691

RECORDER'S - AUDITOR'S CERTIFICATE

NO. 20001070083  
FILED FOR THIS 7 DAY OF Jan 2000  
AT THE REQUEST OF PENHALLEGON ASSOC. INC. *Condon & Packer*

GORDON S. RECTOR DEPUTY AUDITOR



**PAE**  
Penhallegon Associates Consulting Engineers, Inc.  
750 SOUTH STREET SOUTH KIRKLAND, WA 98033  
(425) 827-2014  
FAX: (425) 827-2014

RECORD PROPERTY DESCRIPTION:

EXISTING LOT A

DESCRIPTION:  
Situate in the County of Skagit, State of Washington.  
EXCEPT the East 110 feet thereof  
Southernly margin of said State Route 20, as the same existed on February 1, 1979.  
lying South of State Route 20 and North of a line 400 feet South of and parallel to the  
AND ALSO EXCEPT that portion of the East 1/2 of the West 1/2 of said Government Lot 1  
Skagit County, Washington.  
u, by Deed recorded August 29, 1989, under Auditor's File No. 8908290011, records of  
Washington, AND ALSO EXCEPT that portion thereof conveyed to Robert E. Best, et  
recorded June 2, 1972, under Auditor's File No. 769083, records of Skagit County,  
that portion thereof conveyed to the State of Washington for highway purposes by Deed  
said SSH No. 1-C) and parallel to the South line of said highway, AND ALSO EXCEPT  
South of SSH No. 1-C and North of a line 200 feet South (measured at right angles to  
West 1/2 of Government Lot 1, Section 6, Township 34 North, Range 4 East, W.M., lying  
The East 108 feet (measured along the South line of SSH No. 1-C) of the West 1/2 of the  
EXCEPT that portion described as follows:  
thereof lying North of the County road, AND ALSO EXCEPT County road, AND ALSO  
existed on July 7, 1955 (now known as State Highway 20); ALSO EXCEPT that portion  
lying North of a line 200 feet South of and parallel with the County road, as the same  
ALSO EXCEPT that portion of the East 1/2 of the West 1/2 of said Government Lot 1,  
EXCEPT the South 1/4 of the East 1/2 of the West 1/2 of said Government Lot 1, AND  
The West 1/2 of Government Lot 1 in Section 6, Township 34 North, Range 4 East, W.M.,  
Situate in the County of Skagit, State of Washington.

EXISTING LOT B

DESCRIPTION:  
That portion of the North 1/2 of the Southeast 1/4 of Government Lot 1, Section 6,  
Township 34 North, Range 4 East, W.M., described as follows:  
Beginning at a point on the South line of the above subdivision 30.0 feet West of the  
Southeast corner thereof;  
Thence North 89°12'15" West along the South line of said subdivision 621.26 feet to  
the Southwest corner thereof;  
Thence North 0°08'22" East along the West line of said subdivision 326.98 feet to the  
Northwest corner thereof;  
Thence South 89°12'15" East along the North line of said subdivision 400 feet;  
Thence South 0°08'22" West 310.95 feet;  
Thence South 89°12'15" East 221.28 feet to the West right of way line of the State  
Highway.  
Thence South 0°13' West along said highway right of way line 16.0 feet to the point of  
beginning  
The South 1/2 of the East 1/2 of the West 1/2 of Government Lot 1, Section 6, Township  
34 North, Range 4 East, W.M., lying North 1/2 of Government Lot 1, Section 6, Township  
34 North, Range 4 East, W.M.,  
EXCEPT that portion conveyed to the City of Burlington for street purposes by deeds  
recorded July 28, 1987, under Auditor's File Nos. 8707280007 and 8707280008, records  
of Skagit county, Washington.  
Situate in the County of Skagit, State of Washington.

NEW PROPERTY DESCRIPTION:

NEW LOT A

That portion of Government Lot 1, Section 6, Township 34 North, Range 4 East, W.M.,  
described as follows:  
Commencing at the southeast corner of said Government Lot 1;  
Thence North 89 Degrees 07' 54" West along the South line thereof a distance of 40.00  
feet to the present West line of South Burlington Boulevard as conveyed to the City of  
Burlington by deeds recorded under Skagit County Recording Nos. 8707280007 and  
8707280008;  
Thence continuing North 89 Degrees 07' 54" West along said South line a distance of  
667.43 feet;  
Thence North 00 Degrees 23' 13" East a distance of 161.80 feet;  
Thence North 89 Degrees 42' 18" West a distance of 209.00 feet;  
Thence South 00 Degrees 24' 50" West a distance of 44.78 feet to the point of curvature  
of a tangent curve concave to the Northwest having a radius of 94.93 feet;  
Thence Southwesterly along the arc of said curve which is to the right, through a central  
angle of 63 Degrees 04' 24" a distance of 104.50 feet;  
Thence South 64 Degrees 39' 13" West a distance of 57.39 feet to a non-tangent curve  
concave to the Southeast having a radius of 70.07 feet the centerpoint of which bears  
South 32 Degrees 28' 54" East;  
Thence Southwesterly along the arc of said curve which is to the left through a central  
angle of 04 Degrees 33' 33" a distance of 5.58 feet to the end of said curve, said  
centerpoint of which bears South 37° 02' 27" East;  
Thence South 00 Degrees 17' 42" West a distance of 2.31 feet to said South line of  
Government Lot 1;

NEW PROPERTY DESCRIPTION (cont.)

Thence North 89 Degrees 07' 54" West along said south line a distance of 275.00 feet to  
the West line of said Government Lot 1;  
Thence North 00 Degrees 08°09" East along said West line of Government lot 1 a distance  
of 32.96 feet to the Easterly line of the SR5 S-EW ramp right-of-way as conveyed to the  
State of Washington by Deed recorded under Skagit County Auditors File No. 769083, all  
as shown within that certain map of definite location now of record and on file in the office  
of the Director of Highways at Olympia, and bearing date of approval February 4, 1971 and  
revised March 3, 1972 and the centerline of which is also shown of record in Volume A of  
Highway Plats, page 168, records of said county.  
Thence along the East line of said S-EW ramp as follows:  
Thence North 09 Degrees 34' 05" East a distance of 169.93 feet to an angle point at  
Engineers Freeway Station LM 320+00 Right 220.00 feet;  
Thence North 31 Degrees 54' 56" West a distance of 115.95 feet to ramp station P.T. S-  
EW 7+76.98, right 100 feet;  
Thence North 31 Degrees 26' 08" East 368.52 feet to the point of curvature of a tangent  
curve, concave to the Northwest, having a radius of 301.00 feet at ramp station P.C. S-EW  
11+43.50 right 100 feet;  
Thence Northerly along the arc of said curve which is to the left, through a central angle  
of 15 Degrees 32' 08" a distance of 81.62 feet to ramp station S-EW 12+00 right 100.00  
feet;  
Thence North 07 Degrees 14' 15" West 144.19 feet to ramp station S-EW 13+00 right  
100.00 feet;  
Thence leaving said East line North 63 Degrees 34' 59" East parallel to the Southerly  
margin of SR20 a distance of 35.28 feet to the East line of the West half of the Southerly  
margin of said Government Lot 1;  
Thence North 00 Degrees 12' 56" East along said West line a distance of 223.74 feet to  
a line which is 200.00 feet Southerly of when measured at right angles to the Southerly  
margin of said SR 20;  
Thence North 63 Degrees 34' 59" East parallel with said Southerly margin a distance of  
52.57 feet to a line which is 200.00 feet Southerly of when measured at right angles to the  
Southerly margin of said SR 20;  
Thence South 89 Degrees 07' 16" East parallel with said Southerly margin of SR 20 a  
distance of 63.02 feet to the East line of the West half of said Government Lot 1;  
Thence South 00 Degrees 12' 58" West along said East line a distance of 246.92 feet to  
the South line of the North 150.00 feet of the South half of the Northwest quarter of said  
Government Lot 1;  
Thence South 89 Degrees 07' 16" East along said South line of the North 150.00 feet a  
distance of 611.83 feet to the West margin of South Burlington Boulevard as conveyed to  
the City of Burlington by deed recorded under Skagit County Auditors File No.  
8512090010, said point being 40.00 feet West of the East line of said Government Lot 1  
as measured a right angle thereto;  
Thence South 00 Degrees 17' 42" West along said West line of South Burlington Boulevard  
a distance of 176.90 feet to the North line of the south half of said Government Lot 1;  
Thence North 89 Degrees 07' 56" West along said North line a distance of 211.58 feet;  
Thence South 00 Degrees 12' 57" West a distance of 310.95 feet to the North line of the  
South 16.00 feet of North half of the Southeast quarter of said Government Lot 1;  
Thence South 89 Degrees 07' 46" East 211.15 feet to said West line of South Burlington  
Boulevard; conveyed to the City of Burlington by deed recorded under Skagit County  
Auditor's File Nos. 8707280007 and 8707280008.  
Thence South 00 Degrees 17' 42" West along said West line a distance of 342.86 feet to  
the POINT OF BEGINNING.  
Situated in the County of Skagit, State of Washington.

NEW LOT B

That portion of Government Lot 1, Section 6, Township 34 North, Range 4 East, W.M.,  
described as follows:  
Commencing at the Southeast corner of said Government Lot 1;  
Thence North 89 Degrees 07' 54" West along the South line thereof a distance of 40.00  
feet to the present West line of South Burlington Boulevard as conveyed to the City of  
Burlington by deeds recorded under Skagit County Recording Nos. 8707280007 and  
8707280008; then continuing North 89 Degrees 07' 54" West along said South line a  
distance of 667.43 feet to the TRUE POINT OF BEGINNING;  
Thence North 00 Degrees 23' 13" East a distance of 161.80 feet;  
Thence North 89 Degrees 42' 18" West a distance of 209.00 feet;  
Thence South 00 Degrees 24' 50" West a distance of 44.78 feet to the point of curvature  
of a tangent curve concave to the Northwest having a radius of 94.93 feet;  
Thence Southwesterly along the arc of said curve which is to the right, through a central  
angle of 63 Degrees 04' 24" a distance of 104.50 feet;  
Thence South 64 Degrees 39' 13" West a distance of 57.39 feet to a non-tangent curve  
concave to the Southeast having a radius of 70.07 feet the centerpoint of which bears  
South 32 Degrees 28' 54" East;  
Thence Southwesterly along the arc of said curve which is to the left through a central  
angle of 04 Degrees 33' 33" a distance of 5.58 feet to the end of said curve, said  
centerpoint of which bears South 37° 02' 27" East;  
Thence South 00 Degrees 17' 42" West a distance of 2.31 feet to said South line of  
Government Lot 1;  
Thence South 89 Degrees 07' 54" East along said South line a distance of 318.93 feet to  
the POINT OF BEGINNING.  
Situated in the County of Skagit, State of Washington.

DECLARATION:

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH  
CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THE LOT BOUNDARY ADJUSTMENT  
IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT.

OWNERS NAME:

LOT A AND B  
Briar Development 20 Bay Street Edgewood, WA 98542 (206) 755-8700  
OWNERS NAME ADDRESS CITY ZIP PHONE

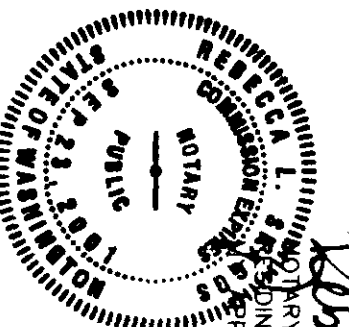
SIGNATURES OF PROPERTY OWNERS:

LOT A AND B:  
Dale C. Hestley  
President & CEO

ACKNOWLEDGMENT

IN WITNESS WHEREOF, SAID PARTNERSHIP HAS CAUSED THIS INSTRUMENT TO  
BE EXECUTED BY ITS PROPER OFFICERS THIS 4th DAY OF January 1992  
STATE OF Washington  
COUNTY of Snohomish  
ON THIS 4th DAY OF January 1992 BEFORE ME PERSONALLY APPEARED Dale C. Hestley  
TO ME KNOWN TO BE THE President AND CEO  
OF THE PARTNERSHIP THAT EXECUTED THE WITHIN FOREGOING INSTRUMENT,  
AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY  
ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN  
MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE  
SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND  
YEAR FIRST ABOVE WRITTEN



DETERMINATION:

☒ APPROVAL IS GRANTED  
☐ SUBJECT TO:  
☐ DISAPPROVAL BECAUSE:  
1/7/2000  
DATE

Wynne Hestley  
PLANNING DIRECTOR

SURVEYORS 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 Briar Development  
1992  
Gordon S. Rector  
CERTIFICATE NUMBER 11691

RECORDER'S - AUDITOR'S CERTIFICATE

NO. FILED FOR THIS DAY OF 1992  
AT THE REQUEST OF PENNALLECON ASSOC., INC.  
Supt. of Records-Auditor MGR - DEPUTY AUDITOR



Engineering  
Planning  
Surveying  
Pennehallegon Associates Consulting Engineers, Inc.  
760 SOUTH STREET SOUTH KIRKLAND WA 98003  
(425) 827-2014  
MAP CWM REVISIONS

BOUNDARY LINE ADJUSTMENT  
NO. 4-2000  
FOR BRIAR DEVELOPMENT CO.  
PORTION OF: N.E. 1/4, SECTION 6, TWP. 34N., RANGE 4E., W.M.  
DRAWN BY: SCALE: FIELD BOOK: FIELD CREW: DATE: PROJECT NO:  
F.W. 1"=100' 249 FW/BF 12/27/99 99618.12