

LEGAL DESCRIPTION

PARCEL A:

THE NORTHERLY 369.67 FEET OF THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY AND EAST OF THE RIGHT OF WAY CONVEYED TO PACIFIC NORTHWEST TRACTION COMPANY BY DEED RECORDED IN VOLUME 87 OF DEEDS, PAGE 589, UNDER AUDITOR'S FILE NO. 88568, EXCEPT A STRIP OF LAND AS CONVEYED TO THE TOWN OF BURLINGTON, BY DEED DATED AUGUST 11, 1934 AND RECORDED JANUARY 5, 1935 IN VOLUME 166 OF DEEDS, PAGE 434, UNDER AUDITOR'S FILE NO. 266815, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION THAT IS 368.59 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°06' EAST TO THE EAST LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE, EXCEPT THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 THAT IS 9.71 CHAINS (640.86 FEET) EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 THAT IS 9.74 CHAINS (642.84 FEET) EAST OF THE SOUTHWEST CORNER THEREOF.

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE STATE HIGHWAY RUNNING ALONG THE WEST LINE THEREOF, AS CONVEYED TO THE STATE OF WASHINGTON BY DOCUMENTS RECORDED UNDER AUDITOR'S FILE NO. 284054 AND 570005, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(DESCRIPTION FROM STATUTORY WARRANTY DEED, A.F. NO. 9903230170)

TOGETHER WITH

THAT PORTION OF THE WEST ONE HALF OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE FOLLOWING DESCRIBED LINE "A" AND EAST OF THE FOLLOWING DESCRIBED LINE "B":

LINE "A"

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION THAT IS 368.59 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°06' EAST TO THE EAST LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE.

LINE "B"

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 THAT IS 8.71 CHAINS (640.86 FEET) EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 THAT IS 9.74 CHAINS (642.84 FEET) EAST OF THE SOUTHWEST CORNER THEREOF AND THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(DESCRIPTION FROM SKAGIT COUNTY SUPERIOR COURT

JUDGEMENT TO QUIET TITLE NO. 99-2-01167-1 AS FILED 11/19/99).

EXCEPT

THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 32 CONVEYED TO SKAGIT COUNTY FOR ROAD RIGHT OF WAY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 199908110040

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA 1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. THIS SURVEY DEPICTS SITE CONDITIONS AS THEY EXISTED 2/10/00.
4. BASIS OF BEARING: PER BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 109 THROUGH 112, RECORDS OF SKAGIT COUNTY, WA THE BEARING ALONG THE SOUTH LINE OF SAID BINDING SITE PLAN BETWEEN FOUND REBARS WITH YELLOW CAPS= NORTH 88°56'40" EAST.
5. PACIFIC TRACTION COMPANY RIGHT OF WAY AS DESCRIBED UNDER AUDITOR'S FILE NO. 88568 DOES NOT CROSS THE SUBJECT PARCEL. THE APRIL 23, 1913 TRACTION COMPANY RIGHT OF WAY MAP INDICATES THE SAME.

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

RECORD OF SURVEY

FOR

GARY STEEN

IN A PORTION OF THE NW 1/4 OF SECTION 32, TWP. 35 N., RGE. 4 E., W.M.

LEONARD, BOUDINOT and SKODJE, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

DWN BY MAL DATE: APRIL, 2000

FIELD BOOK 595, PGS. 38 & 39

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF Jan 2001, AT 855 0 M AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 20101300111

Skagit County Auditor
BY DEPUTY

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

GARY STEEN

JEFFREY A. SKODJE, PLS

CERTIFICATE NO. 19645 DATE 1-25-01

