

PORTION OF SECTIONS 14, 15, 22 & 23, TWP. 34N., RGE 4E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

200506080122
Skagit County Auditor
6/8/2005 Page 1 of 8 2:56PM

AMENDMENT NOTE:

1. THIS SURVEY AMENDS THAT RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT RECORDED UNDER A.F. NO. 200308180300. RECORDS OF SKAGIT COUNTY, WASHINGTON. THE ORIGINAL RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT WAS COMPLETED USING RECORD AND CALCULATED BOUNDARY INFORMATION BASED ON TIES TO CONTROLING MONUMENTS BUT DID NOT REPRESENT A FIELD SURVEY OF THE BOUNDARY. THIS AMENDMENT REFLECTS CHANGES TO THE BOUNDARY REVEALED BY A BOUNDARY SURVEY ON THE GROUND PERFORMED BY TRIAD ASSOCIATES AND ALSO INCLUDES SOME CORRECTIONS TO THE LEGAL DESCRIPTIONS OF THE ADJUSTED LOTS. INTERIOR LOT LINES REMAIN IN THE SAME POSITIONS AS ON THE ORIGINAL RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT. THE MOST SIGNIFICANT REVISIONS ARE ACCEPTANCE OF AN ALTERNATE MONUMENT POSITION FOR THE EAST QUARTER CORNER OF SECTION 15 AND A SHIFT IN THE ALIGNMENT OF SR 538.

2. THE ALIGNMENT OF THE CENTERLINE OF SR-538 (COLLEGE WAY), AS SHOWN ON THIS SURVEY, IS BASED ON FOUND CENTERLINE MONUMENTS WHICH FIT THE ALIGNMENT SHOWN ON THE WASHINGTON STATE D.O.T. PLAN IDENTIFIED AS "SR 538 PSH NO.1 TO BIG ROCK, SKAGIT COUNTY, PERMANENT HIGHWAY NO. 7, CS 29367" DATED JUNE 1952. THE HIGHWAY RIGHT OF WAY SHOWN ON THIS RECORD OF SURVEY IS BASED ON THE SAME PLAN. THE 60 FOOT RIGHT OF WAY IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 WAS CONVEYED TO SKAGIT COUNTY IN 1919 BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 143553 AND 143557. IN 1937, THE COUNTY CONVEYED ALL OF ITS INTEREST IN ITS OLD COUNTY ROAD TO THE STATE OF WASHINGTON. THE WASHINGTON STATE D.O.T. PLAN IDENTIFIED AS "SR 538 MP 3.10 TO MP 3.67 MONTE VISTA DRIVE VICINITY TO JCT. SR 9" DATED FEBRUARY 3, 1990 SHOWS A DIFFERENT ALIGNMENT FOR THE TANGENT IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, FOR THE CURVE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AND SHOWS ADDITIONAL RIGHT OF WAY IN SECTION 14. HOWEVER, THE RIGHT OF WAY FROM THAT PLAN IS NOT SUPPORTED BY DEEDS AND WAS APPARENTLY NOT CONVEYED TO THE STATE OF WASHINGTON. NO DEEDS WERE FOUND FOR ANY PORTION OF THE RIGHT OF WAY SHOWN ON THIS SURVEY IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15. PREScriptive RIGHTS EXIST FOR THIS PORTION AND PROBABLY CAN BE SUBSTANTIATED FOR THE RIGHT OF WAY AS SHOWN, BUT FUTURE DEVELOPERS WILL NEED TO FORMALLY DEDICATE RIGHT OF WAY TO CORRECT THIS SITUATION. SR 538 CENTERLINE STATIONING IS BASED ON W.S.D.O.T. PLAN "SR 538 MOUNT VERNON UAB TO SR 9" SHEET 3 OF 14 AND 12 OF 14, REVISED 8/86.

ON MARCH 30, 2005, A MEETING WAS HELD AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S MT. BAKER AREA HEADQUARTERS IN BURLINGTON FOR THE PURPOSE OF SHARING INFORMATION ON THE LOCATION OF SR 538. THE MEETING WAS ATTENDED BY A W.S.D.O.T. REPRESENTATIVE FROM EACH OF THE FOLLOWING OFFICES: THE MOUNT BAKER HEADQUARTERS, THE RIGHT OF WAY PLANS REVIEW SECTION OF THE DESIGN OFFICE IN OLYMPIA AND THE RIGHT OF WAY RESEARCH DEPARTMENT OF THE NORTHWEST REGIONAL OFFICE. ALSO IN ATTENDANCE WERE A REPRESENTATIVE FROM TRIAD ASSOCIATES AND TWO REPRESENTATIVES FROM A LOCAL PRIVATE CONSULTING FIRM. DURING THE MEETING, INFORMATION ABOUT W.S.D.O.T.'S CONFLICTING RIGHT OF WAY PLANS WAS REVEALED AS FOLLOWS:

SR 538 MP 3.10 TO MP 3.67 MONTE VISTA DRIVE VICINITY TO JCT. SR 9 DATED FEBRUARY 3, 1990 (THE "1990 PLAN");

- A) NO DEEDS WERE FOUND TO SUPPORT THAT PORTION OF THE 1990 PLAN DEPICTING THE REGULAR HIGHWAY RIGHT OF WAY ALONG THE FRONTAGE OF THE SKAGIT HIGHLANDS LLC OWNERSHIP.
B) NO DEEDS WERE FOUND FOR ANY HIGHWAY ALIGNMENT THROUGH THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15.
C) THE CENTERLINE PER THE 1990 PLAN DOES NOT FIT THE AS CONSTRUCTED CENTERLINE AT THE "WORST FIT" LOCATION, THE TRAVELED WAY PORTION OF THE HIGHWAY IS ENTIRELY NORTH OF THE 1990 PLAN CENTERLINE.
D) THE W.S.D.O.T. PERSONNEL WERE UNABLE TO FIND ANY SUPPORTING DATA FOR THE PORTION OF THE 1990 PLAN AFFECTING THIS SURVEY.

SR 538, P.S.H. NO. 1 TO BIG ROCK, SKAGIT COUNTY, PERMANENT HIGHWAY NO. 7, CS 29366, TRACED JUNE, 1952 (THE "1952 PLAN")

- A) THE DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 143553 AND 143557 CONVEYED RIGHT OF WAY 30 FEET ON EACH SIDE OF THE CENTERLINE, "AS SURVEYED", IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, THIS 60 FOOT WIDTH IS CONSISTENT WITH THE CONCENTRIC RIGHT OF WAY DEPICTED ON THE 1952 PLAN.
B) THE CENTERLINE, AS DEPICTED BY THE 1952 PLAN, FITS THE AS CONSTRUCTED CENTERLINE VERY WELL.
C) CENTERLINE MONUMENTS WERE LOCATED BY THIS SURVEY AND FOUND TO MATCH THE 1952 PLAN CENTERLINE ALIGNMENT VERY WELL.
D) TRACT X AND LOT 4 OF SHORT PLAT NO. 29-87, RECORDED UNDER AUDITOR'S FILE NO. 8802120024, ARE ON OPPOSITE SIDES OF SR 538 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14. THE SURVEY FOR THIS SHORT PLAT WAS APPARENTLY MADE BEFORE THE INSTALLATION OF CENTERLINE MONUMENTS, BUT THE ALIGNMENT USED TO FIT THIS SHORT PLAT AS CONSTRUCTED SURVEY OF THE ROAD CENTERLINE IS FROM THE 1952 PLAN FOR CENTERLINE AND FOR RIGHT OF WAY. THE SHORT PLAT DOES NOT FIT THE CENTERLINE MONUMENTS USED FOR THIS SURVEY EXACTLY (BEING UP TO 2.4 FEET OFF), BUT FITS THE ALIGNMENT OF THE 1952 PLAN, AS MONUMENTED, MUCH MORE CLOSELY THAN THE ALIGNMENT DEPICTED ON THE 1990 PLAN.
E) THE W.S.D.O.T. AS CONSTRUCTED PLAN "SR 538 MOUNT VERNON UAB TO SR 9", SHEET 3 OF 14 AND 12 OF 14, REVISED 8/86, WITH THE EXCEPTION OF ONE TANGENT, WHICH IS 0.24' LONGER AND WITH THE EXCEPTION OF ADDING 200.000 TO CENTERLINE STATIONING, DEPICTS THE SAME CENTERLINE AND RIGHT OF WAY ALIGNMENT AS THE 1952 PLAN. MONUMENTS SHOWN AS BEING SET ON SHEET 3 OF 14 OF THE AS CONSTRUCTED PLANS WERE LOCATED IN THE FIELD FOR THIS SURVEY AND FOUND TO BE VERY CLOSE TO THE EXACT POSITIONS CALLED FOR IN THE AS CONSTRUCTED PLAN SET.

THE 1952 PLAN ALIGNMENT DOES NOT FIT THE ALIGNMENT DEPICTED ON THE SKAGIT COUNTY MAP TITLED "LOCAL IMPROVEMENT DISTRICT NUMBER 9, ROAD MAP OF SECTION NUMBER 2", DATED JUNE, 1919 (THE "1919 PLAN"). HOWEVER, IT IS QUITE COMMON TO FIND OLD RURAL ROADS OF THIS NATURE THAT DO NOT FIT THE PLANS WHICH ARE FOUND IN PUBLIC ARCHIVES. IT IS QUITE POSSIBLE THAT THE LANGUAGE "CENTERLINE OF (ROAD), AS SURVEYED..." AS FOUND IN THE DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 143553 AND 143557, REFERS TO A SURVEY WHICH WAS THE RESULT OF A FIELD REVISION WHICH DID NOT MAKE IT INTO THE PUBLIC RECORD. IT IS A COMMON OCCURRENCE WHEN SURVEYING OLD RURAL ROADS TO FIND THAT THE LOCATION OF THE COMPLETED ROADS DIFFER SIGNIFICANTLY FROM THE PLAN LOCATIONS. MANY OF THESE AS CONSTRUCTED ROAD LOCATIONS ALSO DIFFER SIGNIFICANTLY FROM THE LOCATIONS DESCRIBED IN THE RIGHT OF WAY DEEDS.

AMENDMENT NOTE: CONT.

HOWEVER, THESE AS CONSTRUCTED ROADS, AS EVIDENCED BY LONG TERM USAGE BY THE PUBLIC, STILL SEEM TO HAVE FALLEN WITHIN A RANGE OF LOCATIONS WHICH WAS ACCEPTABLE TO AND ACQUIRED TO BY THE ORIGINAL GRANTORS. THIS RESULTED IN DEFACIO ROAD RIGHT OF WAYS WHICH WERE WITHIN THE RANGE OF ACCEPTABILITY FOR MEETING THE GRANTORS' INTENTS FOR ESTABLISHING THE LOCATIONS OF THESE PUBLIC ROADS ACROSS THEIR PROPERTIES.

FOR THE PURPOSE OF THIS SURVEY FOR SKAGIT HIGHLANDS LLC, WE ARE ASSUMING THAT THE AS CONSTRUCTED LOCATION OF THE ROAD IS THE BEST EVIDENCE OF WHERE THE ROAD WAS SURVEYED FOR CONSTRUCTION AND BUILT. WE ARE ALSO ASSUMING THAT, WHERE THERE ARE RIGHT OF WAY DEEDS, THE ADJOINING OWNERS HAVE ACQUIRED TO THE LOCATION OF THE ROAD RIGHT OF WAY WIDTHS AND LOCATIONS AS SET FORTH IN THE PLANS. IT SHOULD ALSO BE NOTED THAT THE 1952 PLAN HAS A LARGE, BOLD NOTE ABOVE THE TITLE BLOCK WHICH SAYS "THIS MAP COMPILED FROM THE BEST AVAILABLE INFORMATION OBTAINED FROM COUNTY, STATE AND OTHER RECORDS".

THREE OTHER FACTORS CONSIDERED FOR ADOPTING THE SR 538 ALIGNMENT DEPICTED ON THIS SURVEY AND BASED ON THE 1952 PLAN ARE AS FOLLOWS:

- 1) THERE SHOULDN'T BE ANY OBJECTION TO THIS ALIGNMENT FROM THE OWNERS OF LOT 4 OF SHORT PLAT NO. 29-87 ON THE NORTH SIDE OF SR 538.
- 2) SKAGIT HIGHLANDS LLC OWNS LAND ON BOTH SIDES OF SR 538 AND HAS NO OBJECTION TO THIS ALIGNMENT.
- 3) THE RADIUS OF THE CURVE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 IS MUCH GREATER THAN THAT DEPICTED ON THE 1919 PLAN AND THE 1990 PLAN AND RESULTS IN A MUCH BETTER ALIGNMENT.

ALTHOUGH THE CURRENT W.S.D.O.T. STAFF WAS UNABLE TO FIND THE SUPPORTING DATA FOR THE 1952 PLAN, IT SEEMS PRUDENT, BASED ON THE LONG HISTORY OF USAGE OF THE HIGHWAY IN ITS CURRENT LOCATION AND BASED ON ALL OF THE ABOVE, TO ADOPT THE ALIGNMENT AS DEPICTED HEREIN ON SHEETS 6 AND 7. IN FACT, THIS WAS THE CONSENSUS AMONG ALL IN ATTENDANCE AT THE MARCH 30TH MEETING AT THE MOUNT BAKER OFFICE OF THE W.S.D.O.T.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SKAGIT HIGHLANDS LLC

N. Fairmont
COUNTY AUDITOR
Deputy: Steve Fraser

SIGNATURE OF PROPERTY OWNERS:

- 1) THEY ARE THE EXCLUSIVE OWNERS OF THE AFFECTED PROPERTY OR THEY HAVE THE CONSENT OR AUTHORITY OF ALL THE OWNERS OF THE AFFECTED PROPERTY.
- 2) THE SCALE DRAWING IS SUBSTANTIALLY CORRECT.
- 3) PROPERTY OWNERS UNDERSTAND IT IS THEIR RESPONSIBILITY TO LOCATE, CREATE AND RECORD EASEMENTS PRIOR TO TRANSFERRING PROPERTY.
- 4) THEY ARE ATTESTING TO THE ACCURACY OF THIS APPLICATION AND ARE INDICATING APPROVAL OF THE APPLICATION BY SIGNING BELOW.

SKAGIT HIGHLANDS, LLC
PROPERTY OWNER--PARCELS A-J (LOTS 1-10)

BY: James Testi

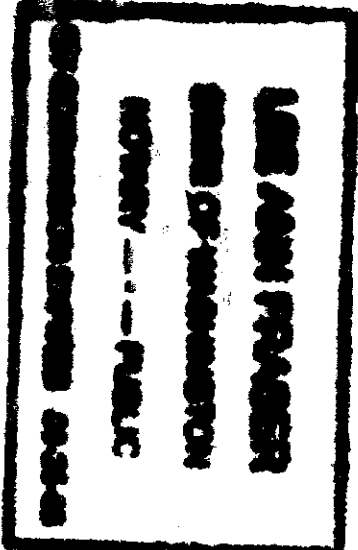
ITS: Managing Member

ACKNOWLEDGMENTS:

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME James Testi TO ME KNOWN TO BE THE Managing Member OF SKAGIT HIGHLANDS, LLC, THE WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SUCH INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (HE/SHE) WAS DULY AUTHORIZED TO EXECUTE SUCH INSTRUMENT.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF June, 2005

SIGNATURE OF
NOTARY PUBLIC Steve Fraser
PRINTED NAME Steve Fraser
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT, Kirkland
MY COMMISSION EXPIRES 03-25-08



CITY OF MOUNT VERNON ENGINEER

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED.

6/8/2005
DATE

DOCUMENTS REFERENCED:

- 1) SHORT PLAT 29-87, VOL. 39, PG. 47, DATED 8/20/87.
 - 2) SHORT PLAT WY-9-86, VOL. 7, PG. 158, DATED 12/22/86.
 - 3) THUNDERBIRD EAST FIFTH ADDITION, VOL. 14, PG. 36, DATED 06/21/87
 - 4) SEE AMENDMENT NOTE 2.
- LAND TITLE COMPANY (C/O PACIFIC NW TITLE)
TITLE ORDER NO.: 107985-P
DATED: JUNE 20, 2003 AT 8:00 A.M.

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 HIGHLANDS, LLC

in APRIL, 2005.

Carl H. Brown CERT. NO. 18924

AMENDED BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY

FOR
SKAGIT HIGHLANDS
LLC



11814-115th Avenue NE
Kirkland, WA 98034-6923
Tel (425) 821-8448
Fax (425) 821-3481
Toll Free (800) 488-0756
WWW.TRIADASSOC.COM

Date 3/8/05

Drawn TJQ

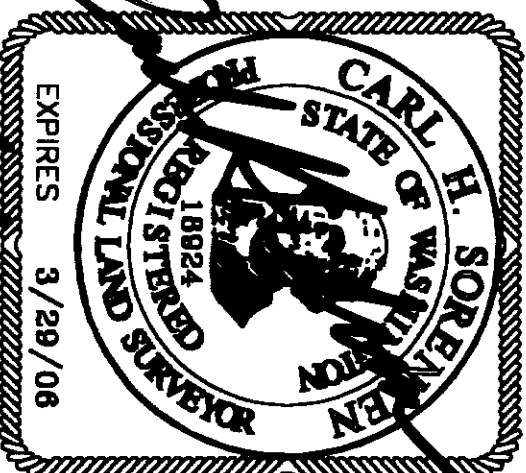
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Job No.

03-127

Sheet

1 OF 8



REVISED LEGAL DESCRIPTIONS: CONT.

LOT 7
THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE SOUTH 88°36'38" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 375.88 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 88°36'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 179.81 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. SR 538, MORE COMMONLY KNOWN AS COLLEGE WAY;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, ON THE FOLLOWING SEVEN COURSES:
THENCE SOUTH 45°23'54" EAST, A DISTANCE OF 222.59 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 1502.39 FEET, THROUGH A CENTRAL ANGLE OF 09°01'55", AN ARC DISTANCE OF 236.83 FEET;
THENCE SOUTH 54°25'48" EAST, A DISTANCE OF 526.64 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
THENCE NORTH 01°02'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 48.56 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID SR 538, SAID POINT BEING 30.00 FEET SOUTHWESTERLY FROM, AS MEASURED PERPENDICULAR TO, THE MONUMENTED CENTERLINE OF SAID SR 538;
THENCE SOUTH 54°25'48" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 82.26 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 666.62 FEET, THROUGH A CENTRAL ANGLE OF 34°03'25", AN ARC DISTANCE OF 396.24 FEET;
THENCE SOUTH 88°29'13" EAST, A DISTANCE OF 216.50 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS NORTH 88°29'13" WEST, 437.00 FEET DISTANT;
THENCE SOUTHERLY AND WESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°43'33", AN ARC DISTANCE OF 699.60 FEET;
THENCE NORTH 86°45'40" WEST, A DISTANCE OF 220.65 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE, TO THE RIGHT HAVING A RADIUS OF 437.00 FEET, THROUGH A CENTRAL ANGLE OF 55°34'12", AN ARC DISTANCE OF 423.84 FEET;
THENCE NORTH 31°11'28" WEST, A DISTANCE OF 140.85 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 478.00 FEET, THROUGH A CENTRAL ANGLE OF 37°31'08", AN ARC DISTANCE OF 313.01 FEET;
THENCE SOUTH 21°17'24" WEST, A DISTANCE OF 17.50 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 218°17'24" WEST, 460.50 FEET DISTANT;
THENCE WESTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°43'47", AN ARC DISTANCE OF 126.42 FEET;
THENCE NORTH 84°26'23" WEST, A DISTANCE OF 192.33 FEET;
THENCE NORTH 05°33'37" EAST, A DISTANCE OF 603.19 FEET TO THE POINT OF BEGINNING.

LOT 8
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON LYING NORTH OF THE RIGHT OF WAY OF STATE HIGHWAY NO. SR 538, MORE COMMONLY KNOWN AS COLLEGE WAY.

LOT 9
THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 4"x4" CONCRETE MONUMENT WITH 3" BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89°25'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 682.88 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 AND THE POINT OF BEGINNING;
THENCE SOUTH 01°08'22" WEST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 524.36 FEET;
THENCE NORTH 88°51'48" WEST, A DISTANCE OF 34.16 FEET;
THENCE NORTH 43°03'21" WEST, A DISTANCE OF 201.46 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 324.00 FEET, THROUGH A CENTRAL ANGLE OF 76°42'30", AN ARC DISTANCE OF 431.97 FEET;
THENCE SOUTH 60°33'19" WEST, A DISTANCE OF 234.53 FEET;
THENCE NORTH 36°04'34" WEST, A DISTANCE OF 28.40 FEET;
THENCE NORTH 45°22'21" WEST, A DISTANCE OF 19.16 FEET;
THENCE NORTH 31°58'48" EAST, A DISTANCE OF 117.73 FEET;
THENCE NORTH 36°39'03" EAST, A DISTANCE OF 91.24 FEET;
THENCE NORTH 11°18'03" WEST, A DISTANCE OF 47.79 FEET;
THENCE NORTH 27°35'59" EAST, A DISTANCE OF 121.06 FEET;
THENCE NORTH 76°00'13" WEST, A DISTANCE OF 82.43 FEET;
THENCE NORTH 73°06'33" WEST, A DISTANCE OF 81.51 FEET;
THENCE NORTH 71°53'26" WEST, A DISTANCE OF 13.66 FEET;
THENCE NORTH 62°04'01" WEST, A DISTANCE OF 67.36 FEET;
THENCE NORTH 44°39'46" WEST, A DISTANCE OF 165.64 FEET;
THENCE NORTH 51°18'30" WEST, A DISTANCE OF 142.97 FEET;
THENCE NORTH 15°42'23" WEST, A DISTANCE OF 203.95 FEET;
THENCE NORTH 48°37'31" WEST, A DISTANCE OF 370.73 FEET;
THENCE NORTH 08°24'53" WEST, A DISTANCE OF 99.10 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 09°04'44" WEST, 460.50 FEET DISTANT;
THENCE EASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°12'40", AN ARC DISTANCE OF 98.14 FEET;
THENCE NORTH 21°17'24" EAST, A DISTANCE OF 17.50 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 21°17'24" WEST, 478.00 FEET DISTANT;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°31'08", AN ARC DISTANCE OF 313.01 FEET;
THENCE SOUTH 31°11'28" EAST, A DISTANCE OF 140.85 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE, TO THE LEFT HAVING A RADIUS OF 437.00 FEET, THROUGH A CENTRAL ANGLE OF 55°34'12", AN ARC DISTANCE OF 423.84 FEET;
THENCE SOUTH 86°45'40" EAST, A DISTANCE OF 220.65 FEET TO A POINT OF CURVE;
THENCE EASTERLY AND NORTHERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 437.00 FEET, THROUGH A CENTRAL ANGLE OF 91°43'33", AN ARC DISTANCE OF 699.60 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 538, MORE COMMONLY KNOWN AS COLLEGE WAY.

THENCE SOUTH 88°29'13" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 32.02 FEET TO THE EAST LINE OF TRACT X OF SHORT PLAT NO. 29-87, RECORDED FEBRUARY 12, 1988 IN BOOK 8 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 8802120024;
THENCE SOUTH 10°37'28" EAST, ALONG SAID EAST LINE, A DISTANCE OF 508.23 FEET;
THENCE SOUTH 01°37'40" WEST, ALONG SAID EAST LINE, A DISTANCE OF 134.02 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
THENCE NORTH 89°25'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.35 FEET TO THE POINT OF BEGINNING.

PORTION OF SECTIONS 14, 15, 22 & 23, TWP. 34N., RGE 4E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

REVISED LEGAL DESCRIPTIONS: CONT.

LOT 10
THOSE PORTIONS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 2" IRON PIPE WITH WOOD PLUG AND TACK AT THE EAST QUARTER CORNER OF SAID SECTION 22, THENCE NORTH 88°24'58" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2022.78 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;
THENCE NORTH 01°11'53" EAST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1325.91 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF;
THENCE SOUTH 88°27'11" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 236.98 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 15°35'00" WEST, A DISTANCE OF 122.23 FEET;
THENCE NORTH 11°48'33" EAST, A DISTANCE OF 53.70 FEET;
THENCE NORTH 44°24'02" WEST, A DISTANCE OF 59.11 FEET;
THENCE NORTH 15°58'04" WEST, A DISTANCE OF 70.24 FEET;
THENCE NORTH 30°43'10" EAST, A DISTANCE OF 58.32 FEET;
THENCE NORTH 131°7'44" WEST, A DISTANCE OF 140.17 FEET;
THENCE NORTH 65°03'00" WEST, A DISTANCE OF 146.01 FEET;
THENCE SOUTH 72°52'21" WEST, A DISTANCE OF 114.44 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 87°58'59" EAST, 1260.50 FEET DISTANT;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°27'16", AN ARC DISTANCE OF 648.00 FEET;
THENCE NORTH 31°28'17" EAST, A DISTANCE OF 218.27 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 1039.50 FEET, THROUGH A CENTRAL ANGLE OF 17°30'46", AN ARC DISTANCE OF 317.73 FEET;
THENCE NORTH 13°57'32" EAST, A DISTANCE OF 176.27 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 420.50 FEET, THROUGH A CENTRAL ANGLE OF 81°36'05", AN ARC DISTANCE OF 598.88 FEET;
THENCE SOUTH 84°26'23" EAST, A DISTANCE OF 412.61 FEET TO A POINT OF CURVE;
THENCE EASTERLY ON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 460.50 FEET, THROUGH A CENTRAL ANGLE OF 03°31'07", AN ARC DISTANCE OF 28.28 FEET;
THENCE SOUTH 08°24'53" EAST, A DISTANCE OF 99.10 FEET;
THENCE SOUTH 48°37'31" EAST, A DISTANCE OF 370.73 FEET;
THENCE SOUTH 15°42'23" EAST, A DISTANCE OF 203.95 FEET;
THENCE SOUTH 51°18'30" EAST, A DISTANCE OF 142.97 FEET;
THENCE SOUTH 44°39'46" EAST, A DISTANCE OF 165.64 FEET;
THENCE SOUTH 62°04'01" EAST, A DISTANCE OF 67.36 FEET;
THENCE SOUTH 71°53'26" EAST, A DISTANCE OF 13.66 FEET;
THENCE SOUTH 73°06'33" EAST, A DISTANCE OF 81.51 FEET;
THENCE SOUTH 76°00'13" EAST, A DISTANCE OF 82.43 FEET;
THENCE SOUTH 27°55'59" WEST, A DISTANCE OF 121.06 FEET;
THENCE SOUTH 11°18'03" EAST, A DISTANCE OF 47.79 FEET;
THENCE SOUTH 36°39'03" WEST, A DISTANCE OF 91.24 FEET;
THENCE SOUTH 31°59'48" WEST, A DISTANCE OF 117.73 FEET;
THENCE SOUTH 45°22'21" EAST, A DISTANCE OF 19.16 FEET;
THENCE SOUTH 48°37'31" EAST, A DISTANCE OF 28.40 FEET;
THENCE SOUTH 36°04'34" EAST, A DISTANCE OF 13.66 FEET;
THENCE NORTH 60°33'19" EAST, A DISTANCE OF 234.53 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 324.00 FEET, THROUGH A CENTRAL ANGLE OF 76°23'20", AN ARC DISTANCE OF 431.97 FEET;
THENCE SOUTH 43°03'21" EAST, A DISTANCE OF 201.46 FEET;
THENCE SOUTH 88°51'48" EAST, A DISTANCE OF 34.16 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;
THENCE SOUTH 01°08'22" WEST, ALONG SAID EAST LINE, A DISTANCE OF 812.42 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;
THENCE NORTH 88°37'22" WEST, ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 675.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22;
THENCE NORTH 88°27'11" WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 1777.48 FEET TO THE POINT OF BEGINNING.

AMENDED BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY
FOR
SKAGIT HIGHLANDS
LLC



11814-115th Avenue NE
Kirkland, WA 98034-6923
Tel (425) 821-8448
Fax (425) 821-3481
Toll Free (800) 488-0756
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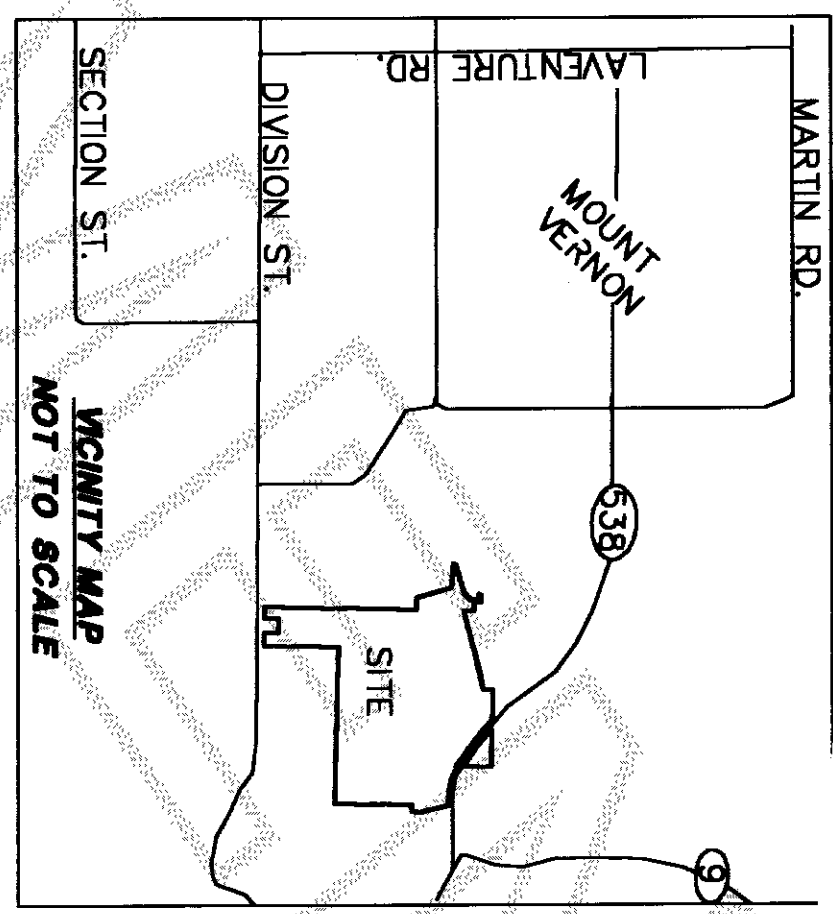
Date 3/8/05
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Job No.
03-127
Sheet
3 OF 8



PORTION OF SECTIONS 14, 15, 22 & 23, TWP. 34N., RGE 4E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

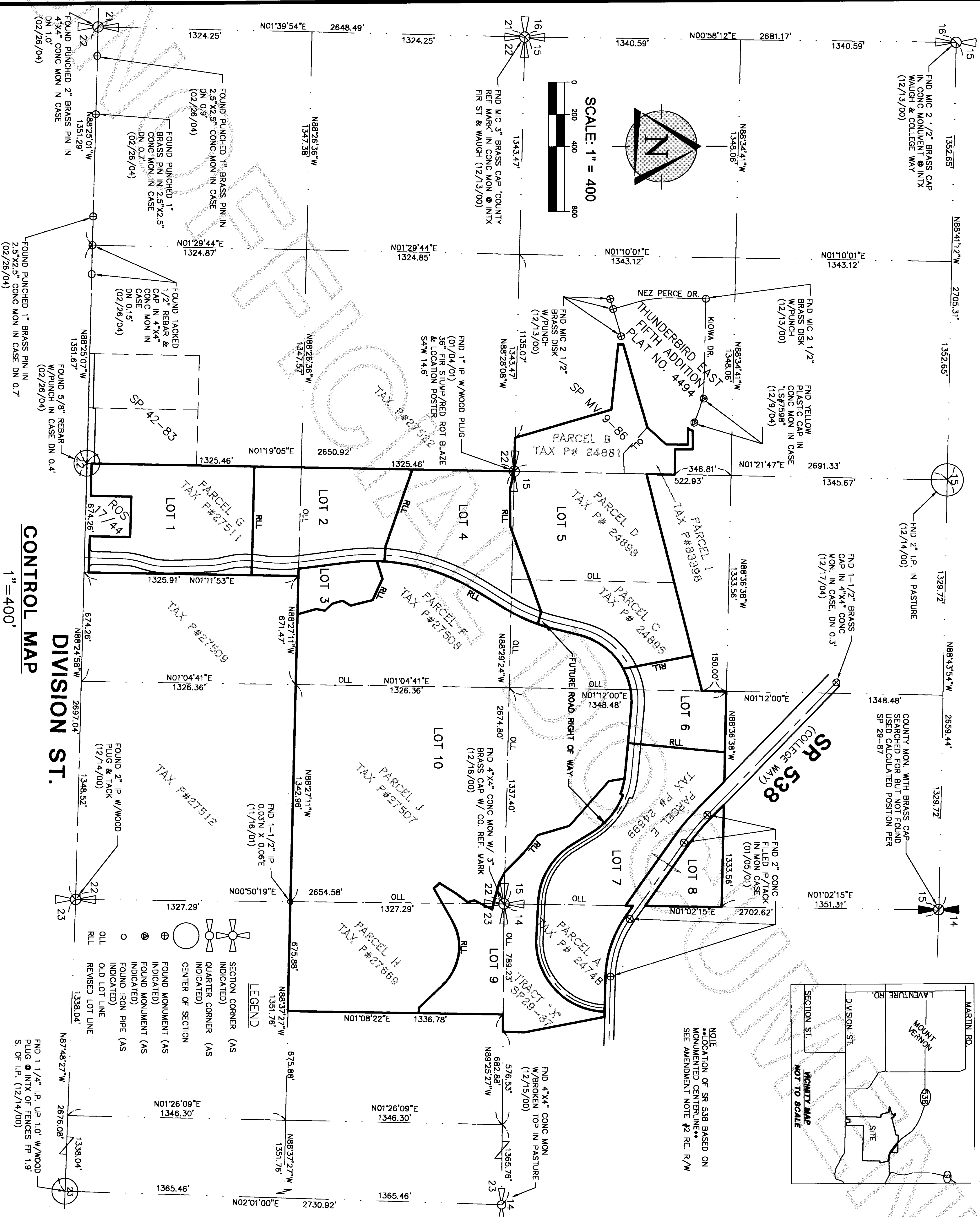
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Skagit County Auditor
6/8/2005 Page 4 of 8 2:56PM

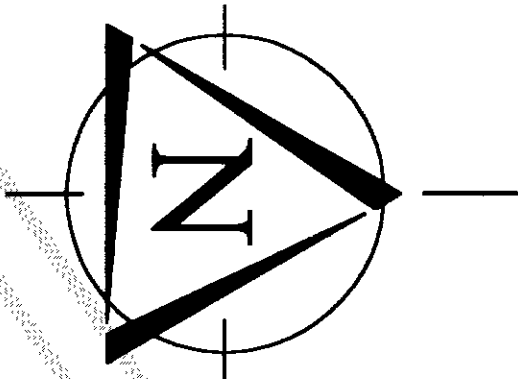


NOTE
**LOCATION OF SR 538 BASED ON
MONUMENTED CENTERLINE**
SEE AMENDMENT NOTE #2 RE. R/W

AMENDED BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY
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SCALE: 1" = 200
0 100 200 400

- LEGEND
- ⊕ QUARTER CORNER (AS INDICATED)
 - CENTER OF SECTION
 - ⊙ FOUND MONUMENT (AS INDICATED)
 - SET 1/2" REBAR AND CAP LS#18924
 - FOUND REBAR/CAP (AS INDICATED)
 - R/W RIGHT OF WAY
 - OLL OLD LOT LINE
 - Ⓢ FOUND DESCRIPTION (SEE TABLE)

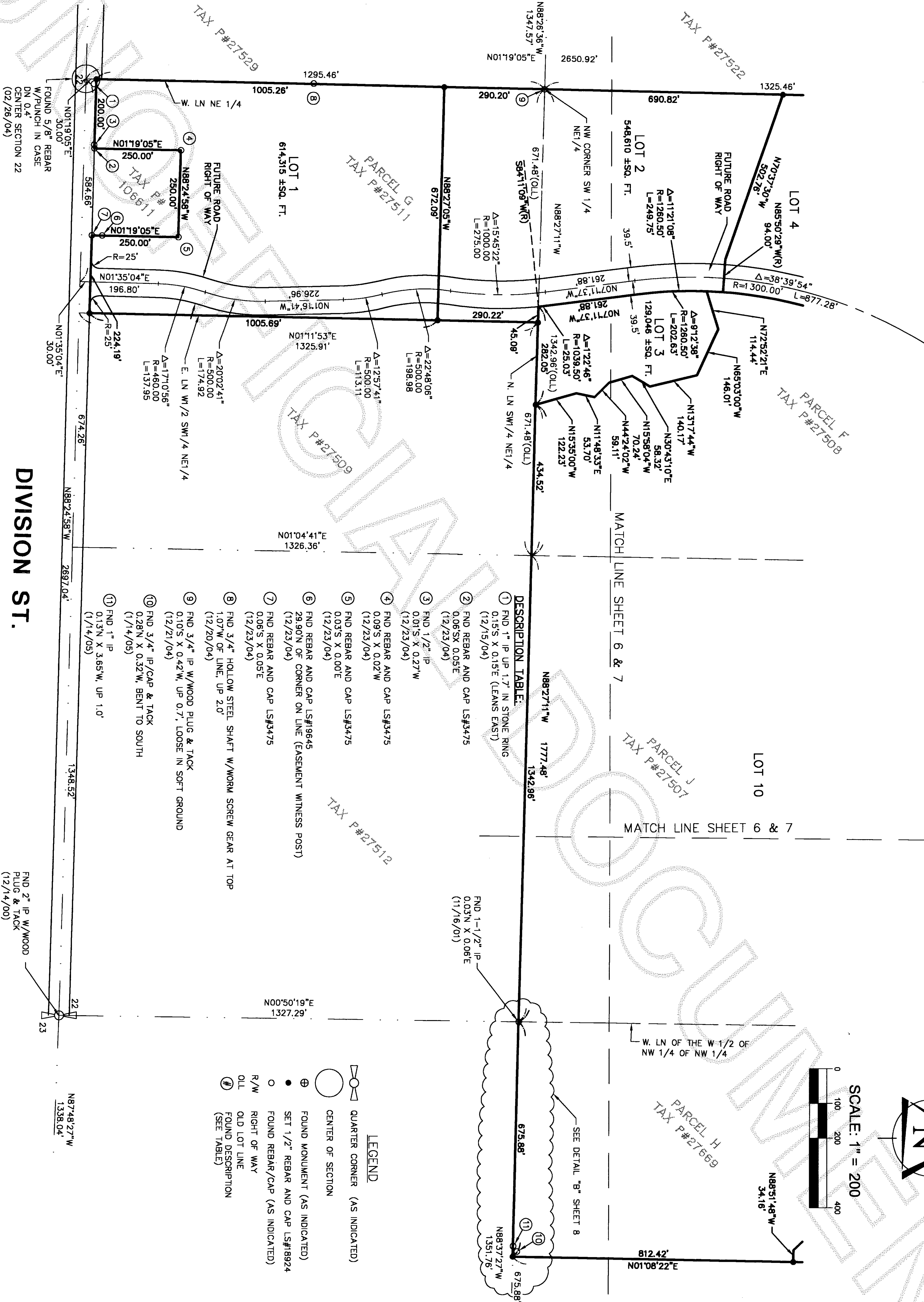
AMENDED BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY
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**SKAGIT HIGHLANDS
LLC**

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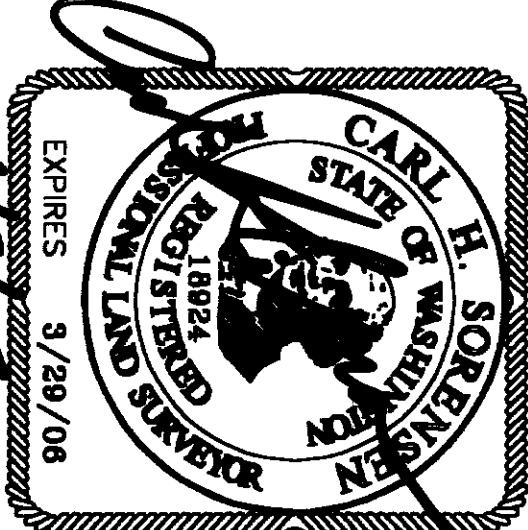
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DIVISION ST.



PORTION OF SECTIONS 14, 15, 22 & 23, TWP. 34N., RGE 4E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

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Skagit County Auditor
6/8/2006 Page 7 of 8 2:56PM

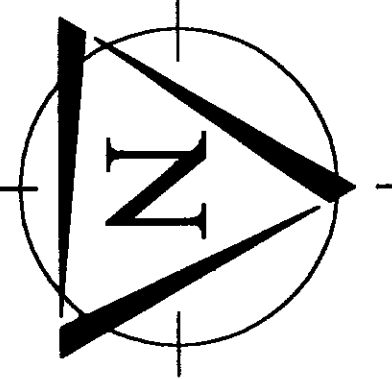
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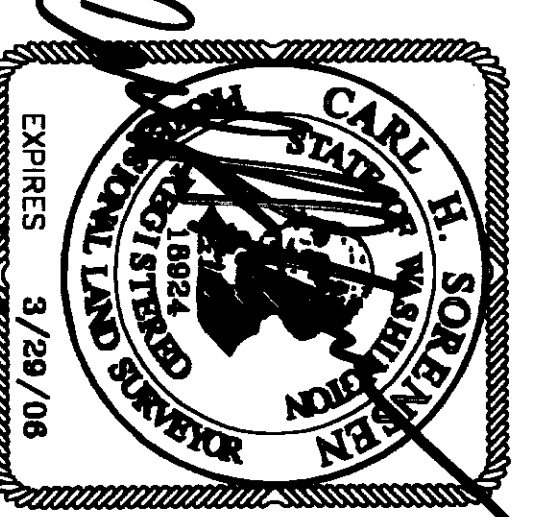
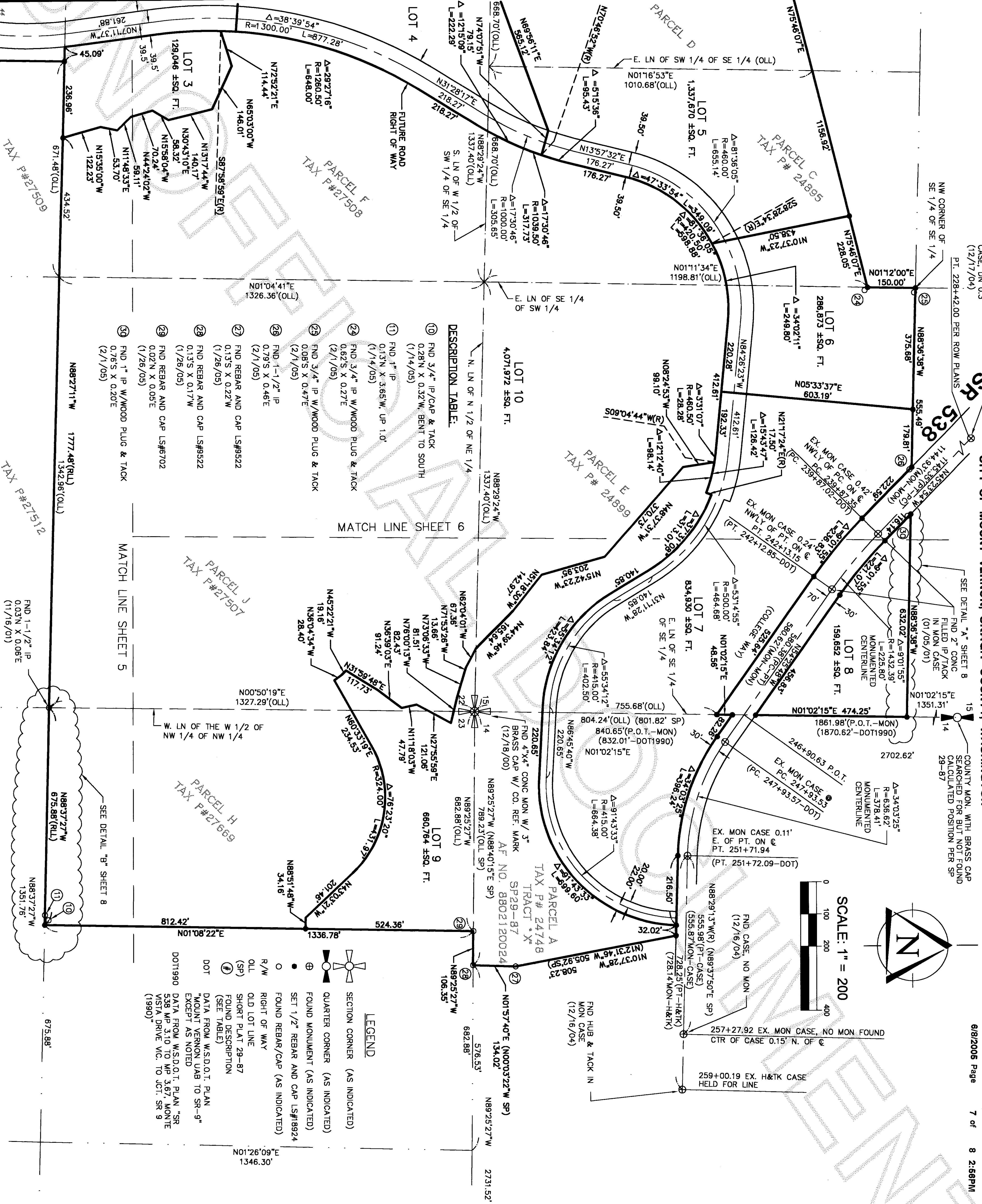
Date 3/7/05
Drawn TJG
Checked CHS

AMENDED BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY
FOR
SKAGIT HIGHLANDS
LLC



SCALE: 1" = 200

- LEGEND
- SECTION CORNER (AS INDICATED)
 - QUARTER CORNER (AS INDICATED)
 - FOUND MONUMENT (AS INDICATED)
 - SET 1/2" REBAR AND CAP L#18924
 - FOUND REBAR/CAP (AS INDICATED)
 - R/W
 - OLD LOT LINE
 - SHORT PLAT 29-87
 - FOUND DESCRIPTION (SEE TABLE)
 - DATA FROM W.S.D.O.T. PLAN "SR 538 MP 3.10 TO MP 3.67, MONTE VISTA DRIVE VIC. TO JCT. SR 9 (1980)"
 - DOT
 - DOT#1990
 - EXCEPT AS NOTED
 - "MOUNT VERNON UAB TO SR-9"

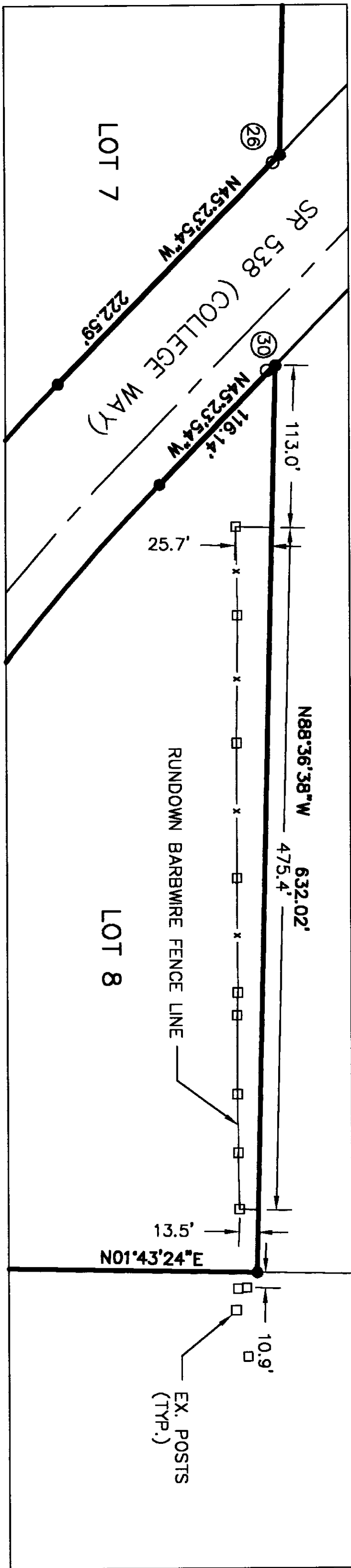


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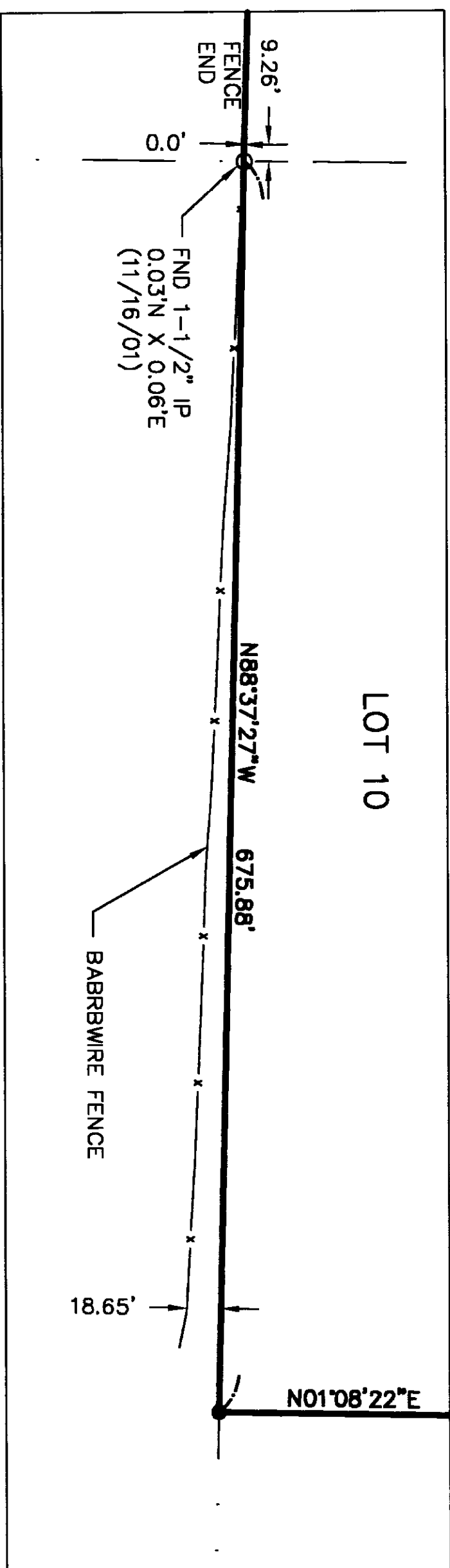
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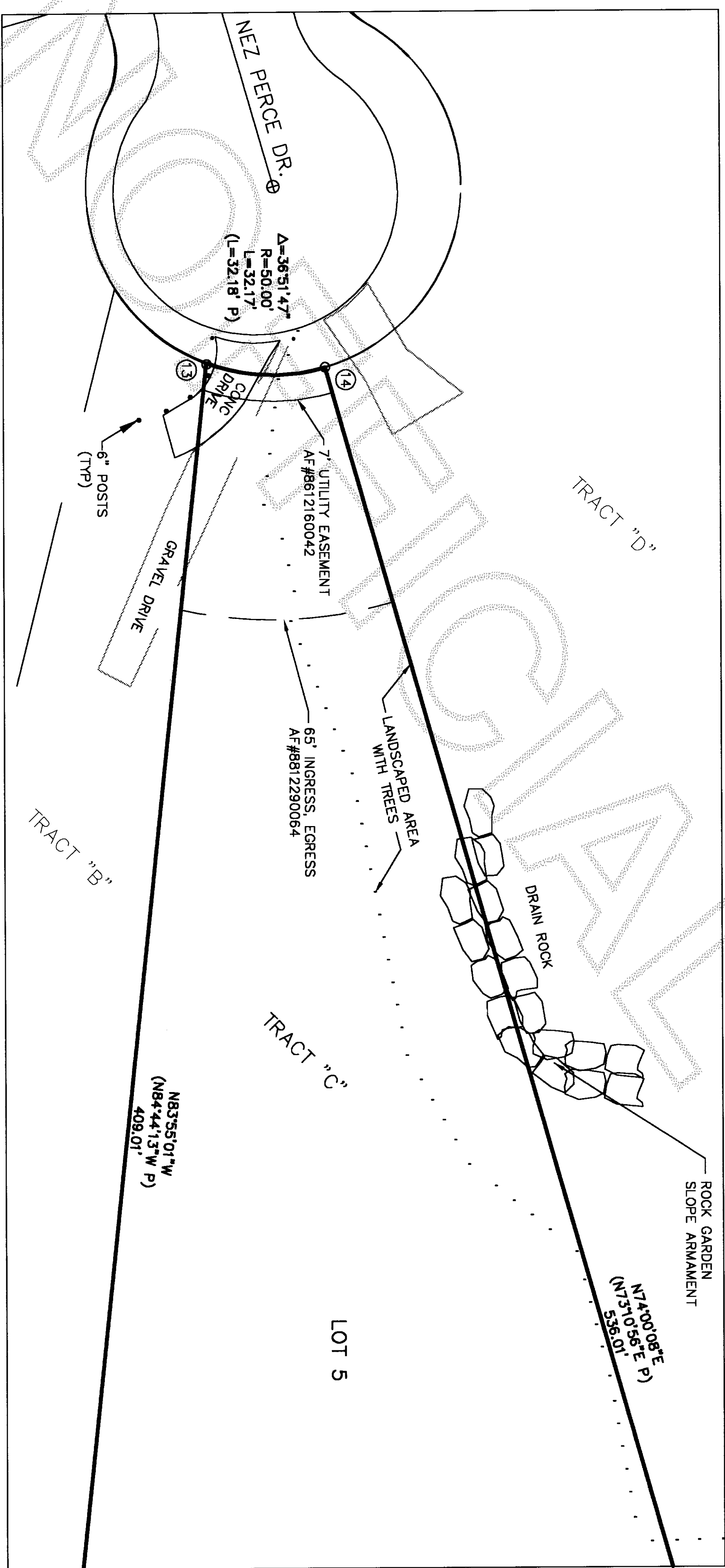
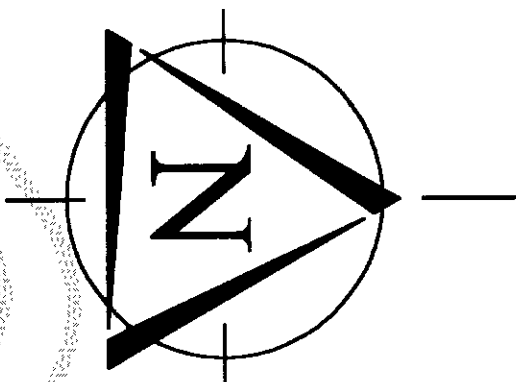
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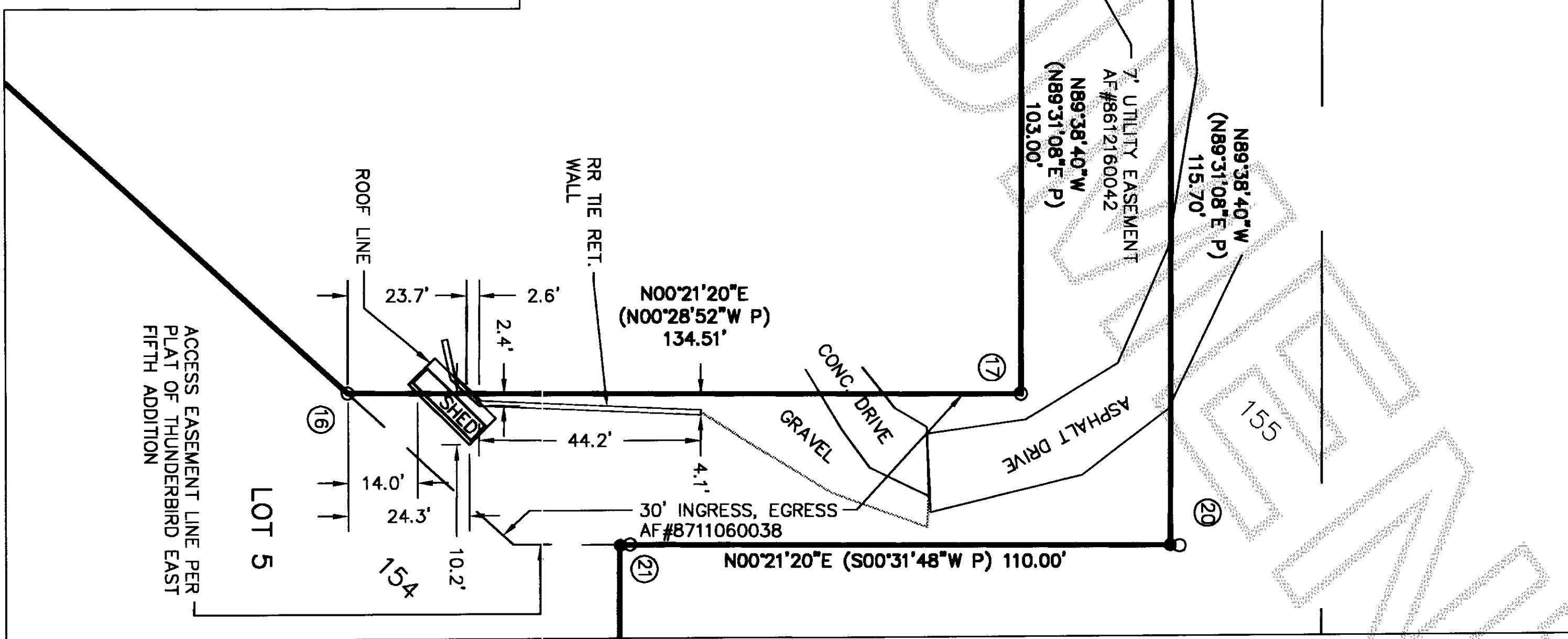
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SCALE 1"=100'



DETAIL "B"
SCALE 1"=100'



DETAIL "C"
SCALE 1"=30'



DETAIL "D"
SCALE 1"=30'

- LEGEND
- ⊕ FOUND MONUMENT (AS INDICATED)
 - SET 1/2" REBAR AND CAP LS#18924
 - FOUND REBAR/CAP (AS INDICATED)
 - ④ FOUND DESCRIPTION (SEE TABLE ON SHEETS 5 AND 6)

DETAIL SHEET

AMENDED BOUNDARY LINE ADJUSTMENT
RECORD OF SURVEY
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