

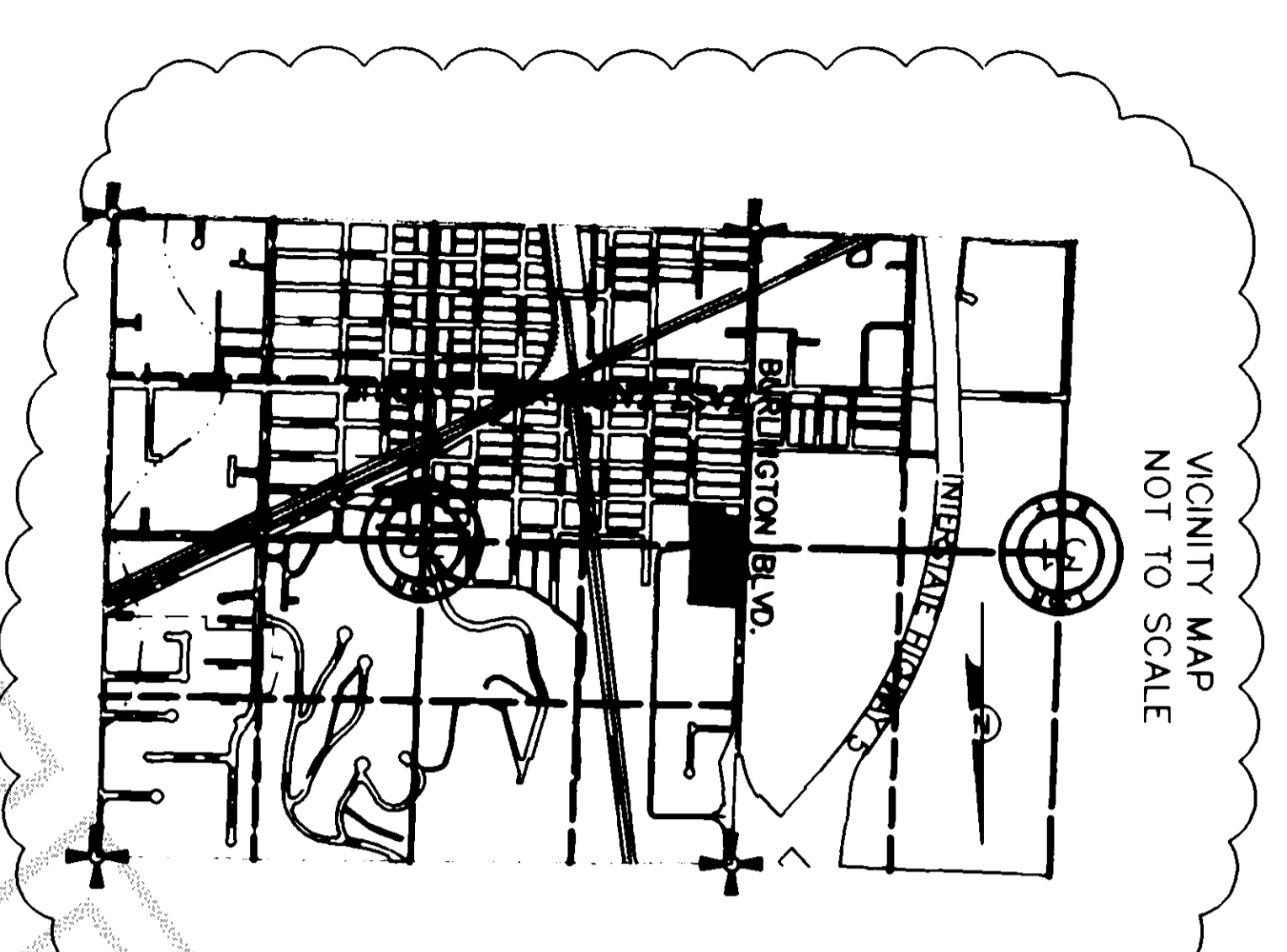
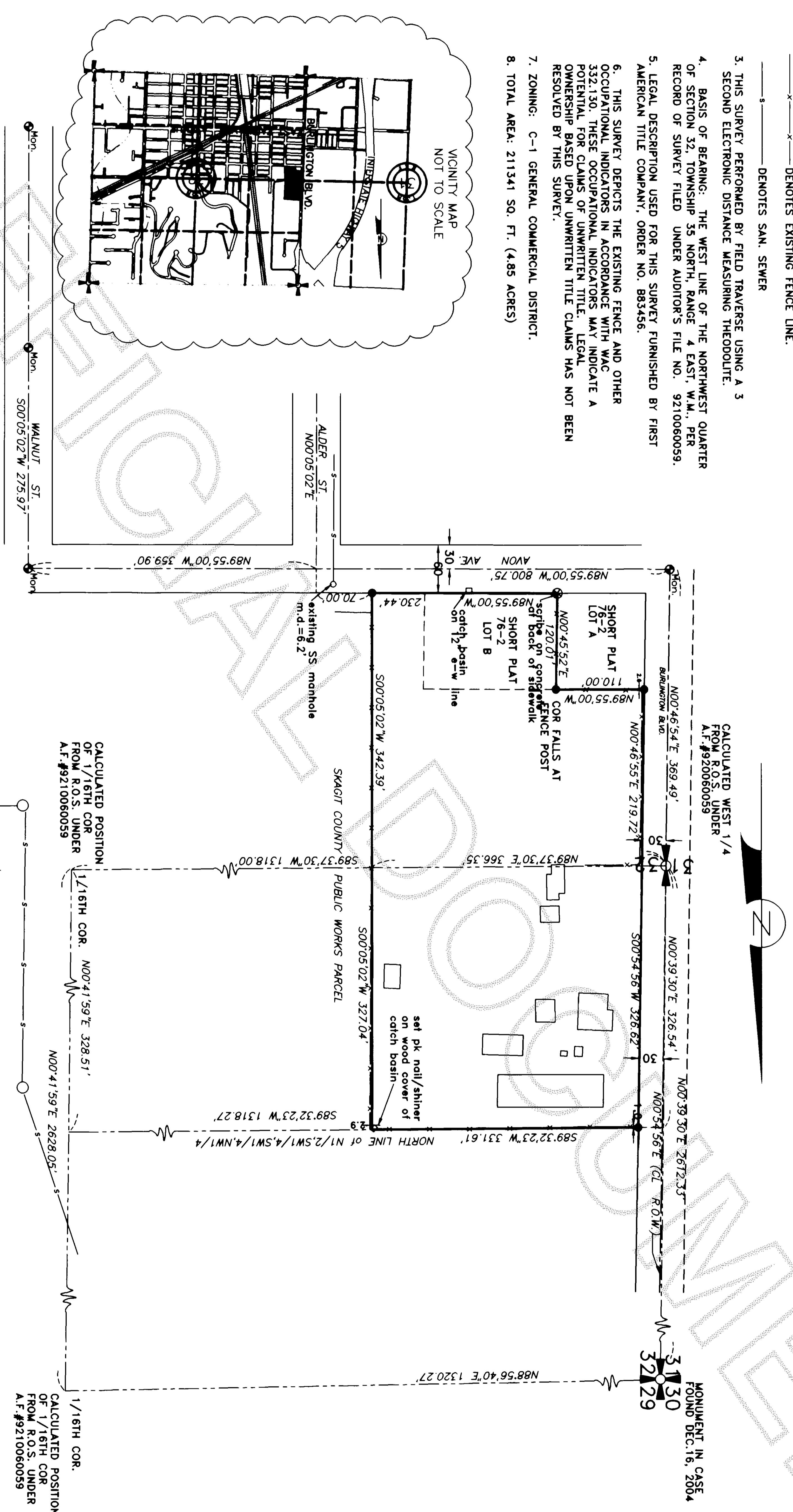
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Skagit County Auditor
7/19/2005 Page 1 of 2 9:11AM

Norma Balmert
SKAGIT COUNTY AUDITOR

Christy E. Egan
DEPUTY

NOTES:

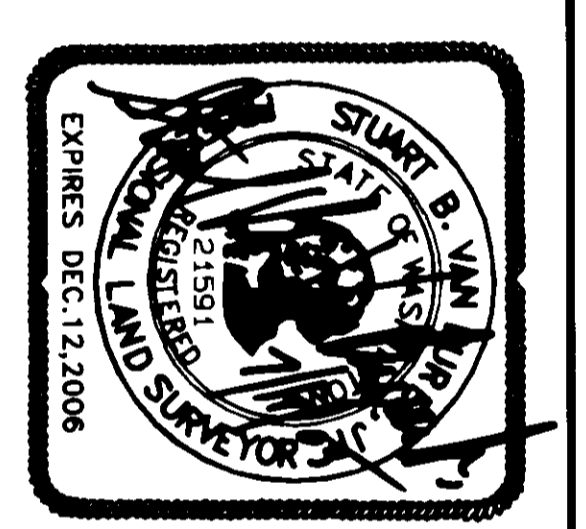
1. ALL SECTION MONUMENTS AS DESCRIBED, WERE VISITED AS SHOWN.
2. ● DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
○^{Mon.} DENOTES MONUMENT IN CASE.
○ DENOTES CORNERS FOUND.
—x—x— DENOTES EXISTING FENCE LINE.
—s— DENOTES SAN. SEWER
3. THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
4. BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., PER RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 9210060059.
5. LEGAL DESCRIPTION USED FOR THIS SURVEY FURNISHED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. B85456.
6. THIS SURVEY DEPICTS THE EXISTING FENCE AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.
7. ZONING: C-1 GENERAL COMMERCIAL DISTRICT.
8. TOTAL AREA: 211341 SQ. FT. (4.85 ACRES)



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 of the request of KIRK SHROYER IN DEC. 2004

Stuart B. VanBuren, Jr., P.L.S.
Certificate No. 21591



AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[360] 724-7326

SURVEY IN THE NW & SW QUARTER SECTION 32, T.35N., R.4E., W.M. SKAGIT COUNTY, WASHINGTON

KIRK SHROYER FOR

DRWG: 0756ros100sci.dwg DATE: DEC., 2004 SHEET 1 OF 2
CHECKED: SVB SCALE: 1" = 100' JOB NO. 05.0756

LEGAL DESCRIPTION

PARCEL "A":

THAT PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF AVON STREET AS ESTABLISHED IN THE CITY OF BURLINGTON, AND THE EAST LINE OF HIGHWAY 99 (ALSO KNOWN AS PACIFIC HIGHWAY); THENCE EAST ALONG THE NORTH LINE OF AVON STREET, 350 FEET, MORE OR LESS, TO A POINT 70 FEET WEST OF THE CENTERLINE OF ALDER STREET (AS EXTENDED NORTHERLY), AS ESTABLISHED IN SAID CITY OF BURLINGTON, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVERTED TO SKAGIT COUNTY, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 29, 1941 UNDER AUDITOR'S FILE NO. 347909; THENCE NORTH 1 DEGREE 15' EAST, ALONG THE WEST LINE OF SAID SKAGIT COUNTY TRACT, TO A POINT 313.5 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE WEST TO THE EAST LINE OF HIGHWAY 99 (PACIFIC HIGHWAY); THENCE SOUTH, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 120 FEET OF THE WEST 275 FEET THEREOF.

PARCEL "B":

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF HIGHWAY 99 (PACIFIC HIGHWAY), 209 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE EAST 208 FEET; THENCE SOUTH 104.5 FEET; THENCE WEST 208 FEET; THENCE NORTH 104.5 FEET TO THE POINT OF BEGINNING.

PARCEL "C":

BEGINNING AT A POINT ON THE EAST LINE OF PACIFIC HIGHWAY, 20 RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE EAST 208 FEET; THENCE SOUTH 209 FEET; THENCE WEST 208 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID HIGHWAY, 209 FEET TO THE POINT OF BEGINNING.

PARCEL "D":

BEGINNING AT A POINT 208 FEET EAST OF THE EAST LINE OF PACIFIC HIGHWAY, AND 20 RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE EAST 125 FEET; THENCE SOUTH 209 FEET; THENCE WEST 125 FEET; THENCE NORTH 209 FEET TO THE POINT OF BEGINNING.

PARCEL "E":

THE NORTH 209 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE EAST LINE OF PACIFIC HIGHWAY AND WESTERLY OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO SKAGIT COUNTY, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 29, 1941 UNDER AUDITOR'S FILE NO. 347909.

EXCEPT THE WEST 333 FEET THEREOF.

PARCEL "F":

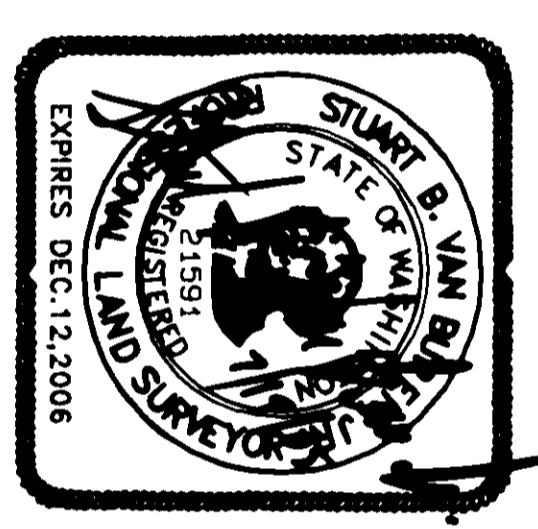
THAT PORTION OF THE NORTH 313.5 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE EAST LINE OF PACIFIC HIGHWAY, AND WEST OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO SKAGIT COUNTY, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 29, 1941, UNDER AUDITOR'S FILE NO. 347909.

EXCEPT THE WEST 208 FEET THEREOF; AND ALSO EXCEPT THE NORTH 209 FEET THEREOF.

PARCEL "G":

TRACT "B" OF SHORT PLAT NO. 76-2, APPROVED OCTOBER 21, 1976 AND RECORDED JANUARY 12, 1977, UNDER AUDITOR'S FILE NO. 849132, IN VOLUME 2 OF SHORT PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

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7/19/2006 Page 2 of 2 9:11AM



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FOR
KIRK SHROYER
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CHECKED: SVB SCALE: 1" = 100' JOB NO. 05.0756