

PACIFIC PLACE

JUDY - DESTROYED
HELD RECORD POSITION
PER AF #9906100066
(1998 - DATE LAST VISITED)

40

(611.16 M/L - DEED)
610.74 S 89°59'48" E

PROP COR
SET REBAR
209.00 N 89°59'48" W
FOUND LISSER

PROP COR
SET REBAR

URBAN AVENUE

2080.29 N 1°16'58" W
(2080.25 MON. TO MON. PER AF #9906100066)

401.84 N 1°16'58" W

505.30 S 31°18'27" W

S 31°18'27" W

BURLINGTON-NORTHERN RAILROAD

50

PROP COR
SET REBAR

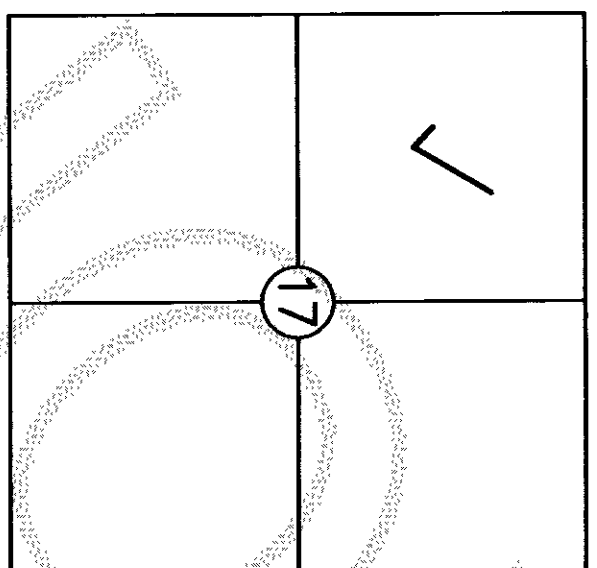
(129.93 M/L - DEED)
S 89°59'48" E
129.51

PROP COR
SET REBAR
209.00

W 1/4 COR
HELD RECORD
POSITION
(780 DEED)
779.90

FOUND JUDY
0.04 NORTH PER
AF #9906100066

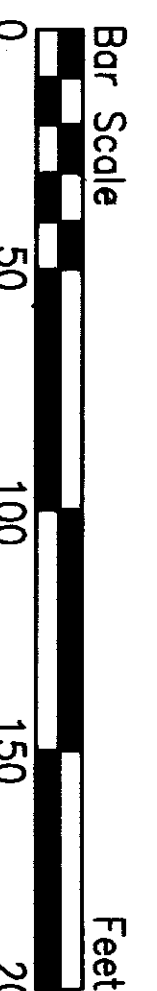
COLLEGE WAY
(SR 538)



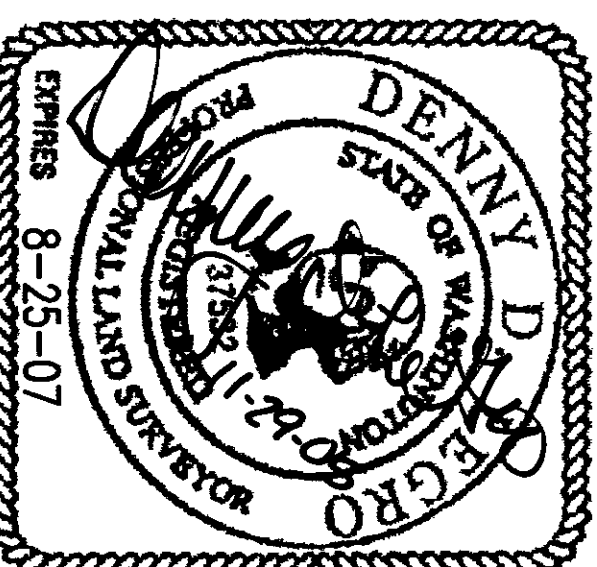
VICINITY MAP
(Not to Scale)

Sec. 17, T. 34 N., R. 4 E.

Scale: 1" = 60'



DRAWN BY: THH



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 in September 2005 at the request of Alice Hinson.
LEGRO & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220
Denny D. Legro
Registered Professional
Land Surveyor
Lic. # 37532 Date: 11-29-05

CONTINENTAL PLACE INVESTORS, LLC
PROPERTY SURVEY
PTN. NW 1/4
SEC. 17, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

Sheet 1 of 2 Sheets

AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.

200511300103
Skagit County Auditor
11/30/2005 Page 1 of 2 2:00PM

N. Burnett
Skagit County Auditor

Deputy
Queen Stokely

LEGAL DESCRIPTION

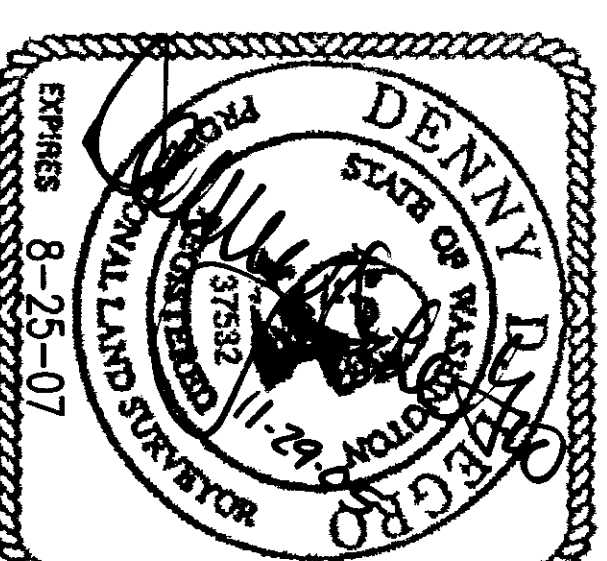
That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivision that is 780 feet East of the Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 446.84 feet to the Northwest corner of that certain tract of land conveyed to William G. Hulbert, et ux, by deed recorded May 27, 1978, under Auditor's File No. 876235, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING of this property description; thence continue North along said parallel line and the East line of Urban Avenue a distance of 30.01 feet; thence East along a line parallel to the South line of said Northwest Quarter (NW 1/4) a distance of 610.74 feet, more or less, to a point that is 125 feet Northwesterly, measured at right angles from the centerline of the main track of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being on the Westerly line of that certain tract of land conveyed to the Great Northern Railway Company by deed recorded September 11, 1967, under Auditor's File No. 704195, records of Skagit County, Washington; thence Southwesterly along the Westerly line of the Great Northern tract, being a line that is parallel with and 125 feet Northwesterly of, as measured at right angles to, the main track of the said Great Northern Railway right of way, a distance of 505.30 feet, more or less, to the North line of that certain strip of land conveyed to the State of Washington for highway purposes by deed recorded May 4, 1951, under Auditor's File No. 460429, records of Skagit County, Washington (said point being 45 feet North of the South line of said Northwest Quarter (NW 1/4)); thence West along the North line of said highway tract a distance of 129.51 feet, more or less, to the East line of the William G. Hulbert tract referred to herein above; thence North along the East line of the said Hulbert tract, a distance of 401.84 feet, more or less, to the Northeast corner thereof; thence West along the North line of said Hulbert tract a distance of 209 feet, more or less, to the Point Of Beginning.

Situate in the County of Skagit, State of Washington.

NOTES

1. Legal description for this survey taken from that Statutory Warranty Deed from Alice E. Hanson, Etal., Grantor(s) to Continental Place Investors, LLC, Grantee(s) by that instrument re-recorded October 18, 2005 under Auditor's File No. 200510180153, records of Skagit County, Washington to add Boundary Line Adjustment approval by the City of Mount Vernon on Exhibit "C" and to make typo corrections.
2. For additional section subdivision information refer to: survey map recorded in Vol. 22 of Surveys at page 11 under Auditor's File No. 9906100066; S/P MV-8-83 recorded in Book 6 of Short Plots at page 105 under Auditor's File No. 8312210015; survey recorded in Vol. 19 of Surveys at page 141 under Auditor's File No. 9707080015.
3. Basis of Bearing – the centerline of College way based upon monumentation as being S 89°59'48" E.
4. Meridian – Assumed
5. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy \pm (5mm + 5ppm)
6. All distances are shown in feet and decimals of a foot.
7. This survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants or other instruments of record that may affect subject property.
8. This survey may show occupational indicators which may be the basis of unwritten ownership. This survey does not purport to resolve such claims, if any.



Sheet 2 of 2 Sheets

RECORD OF SURVEY
CONTINENTAL PLACE INVESTORS, LLC.
PROPERTY SURVEY
PTN. NW 1/4
SEC. 17, T. 34 N., R 4 E.W.M.
SKAGIT COUNTY, WASHINGTON