

SURVEY DESCRIPTION

PARCEL "A"

THAT PORTION OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. 91-044 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 911040047, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, SAID SKAGIT COUNTY SHORT PLAT NO. 91-044, APPROVED OCTOBER 29, 1991 AND RECORDED NOVEMBER 4, 1991 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 911040047, IN VOLUME 10 OF SHORT PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.

THENCE NORTH 28°16'44" WEST ALONG THE EASTERLY LINE OF LOT 2, SAID SKAGIT COUNTY SHORT PLAT NO. 91-044 (ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF AVON-ALLEN ROAD), FOR A DISTANCE OF 41.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64°25'12" WEST FOR A DISTANCE OF 146.80 FEET; THENCE NORTH 28°16'44" WEST FOR A DISTANCE OF 157.31 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 91-044;

THENCE NORTH 41°5'34" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 83.71 FEET TO A CORNER OF SAID LOT 2; THENCE SOUTH 88°5'41" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 66.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 67°42'42", AN ARC DISTANCE OF 245.4 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF AVON ALLEN ROAD; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (ALSO BEING THE WESTERLY RIGHT-OF-WAY MARGIN OF AVON ALLEN ROAD) CONCAVE TO THE EAST, HAVING A RADIUS OF 482.33 FEET, THROUGH A CENTRAL ANGLE OF 7°00'11" AN ARC DISTANCE OF 58.93 FEET TO A POINT OF TANGENCY, SAID POINT BEARS NORTH 28°16'44" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 28°16'44" EAST FOR A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, CONTAINING 26,271 SQ. FT.

PARCEL "B"

LOTS 1 AND 2 OF SKAGIT COUNTY SHORT PLAT NO. 91-044, APPROVED OCTOBER 29, 1991 AND RECORDED NOVEMBER 4, 1991 UNDER AUDITOR'S FILE NO. 911040047, VOLUME 10 OF SHORT PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 74-80, APPROVED JUNE 19, 1980 AND RECORDED JUNE 19, 1980 UNDER AUDITOR'S FILE NO. 800619030, IN VOLUME 4 OF SHORT PLATS, PAGE 121, BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.

EXCEPT

THAT PORTION OF SAID LOT 2, SAID SKAGIT COUNTY SHORT PLAT NO. 91-044 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 911040047, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, OF SAID SKAGIT COUNTY SHORT PLAT NO. 91-044, APPROVED OCTOBER 29, 1991 AND RECORDED NOVEMBER 4, 1991 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 911040047, IN VOLUME 10 OF SHORT PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.

THENCE NORTH 28°16'44" WEST ALONG THE EASTERLY LINE OF LOT 2, SAID SKAGIT COUNTY SHORT PLAT NO. 91-044 (ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF AVON-ALLEN ROAD), FOR A DISTANCE OF 41.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64°25'12" WEST FOR A DISTANCE OF 146.80 FEET; THENCE NORTH 28°16'44" WEST FOR A DISTANCE OF 157.31 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 91-044;

THENCE NORTH 41°5'34" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 83.71 FEET TO A CORNER OF SAID LOT 2; THENCE SOUTH 88°5'41" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 66.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 67°42'42", AN ARC DISTANCE OF 245.4 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF AVON ALLEN ROAD;

CONTAINING 108,900 SQ. FT.

THE ABOVE-DESCRIBED PARCELS "A" AND "B" ARE FURTHER SUBJECT TO AND TOGETHER WITH A 30.00 FOOT WIDE, NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES (TO BE EQUALLY SHARED AND MAINTAINED) OVER, UNDER AND ACROSS A PORTION OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 91-044, APPROVED OCTOBER 29, 1991 AND RECORDED NOVEMBER 4, 1991 UNDER SKAGIT COUNTY AUDITOR'S NO. 911040047 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, SAID SKAGIT COUNTY SHORT PLAT NO. 91-044; THENCE NORTH 28°16'44" WEST ALONG THE EASTERLY LINE OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 91-044 (ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF AVON ALLEN ROAD) FOR A DISTANCE OF 41.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64°25'12" WEST FOR A DISTANCE OF 146.80 FEET; THENCE SOUTH 28°16'44" WEST FOR A DISTANCE OF 30.27 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF AVON ALLEN ROAD AT A POINT BEARING SOUTH 28°16'44" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 28°16'44" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 30.27 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC.

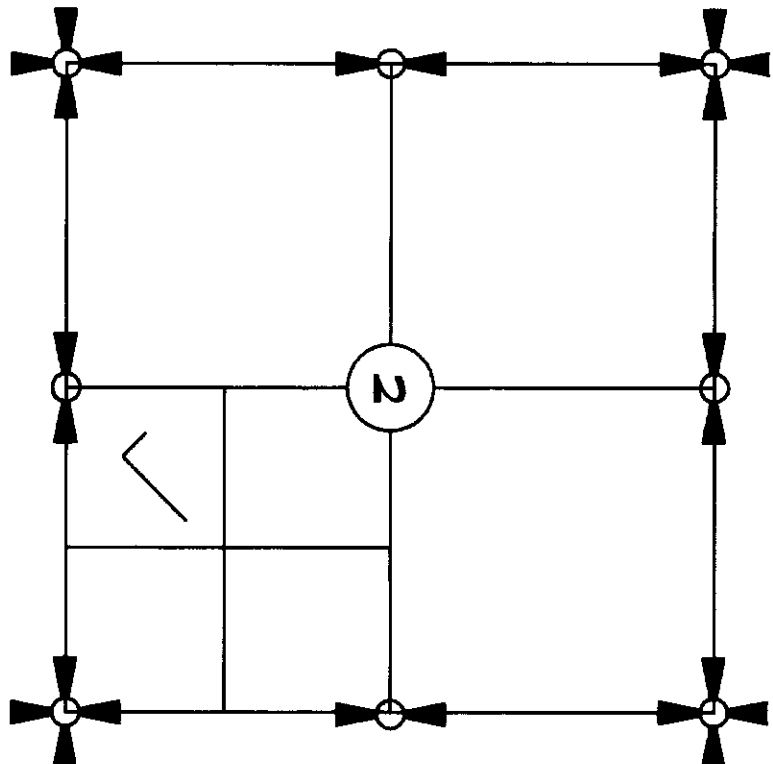


200606140093

Skagit County Auditor

6/14/2006 Page 1 of 2 2:27PM

N. Brummett  
Skagit County Auditor  
Deputy  
M. W. Wooten  
Deputy



SHEET 1 OF 2

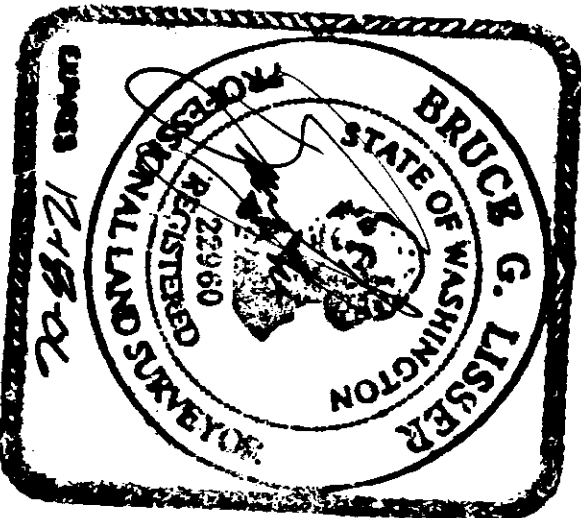
DATE: 6/13/06

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 LOYD L. FRAZIER AND JOAN E. FRAZIER, HUSBAND AND WIFE, IN JUNE 2006.

DATE: June 19, 2006

BRUCE G. LISSEER, PLLC, CERTIFICATE NO. 22960  
LISSEER & ASSOCIATES, PLLC  
370 MILWAUKEE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSEER.COM



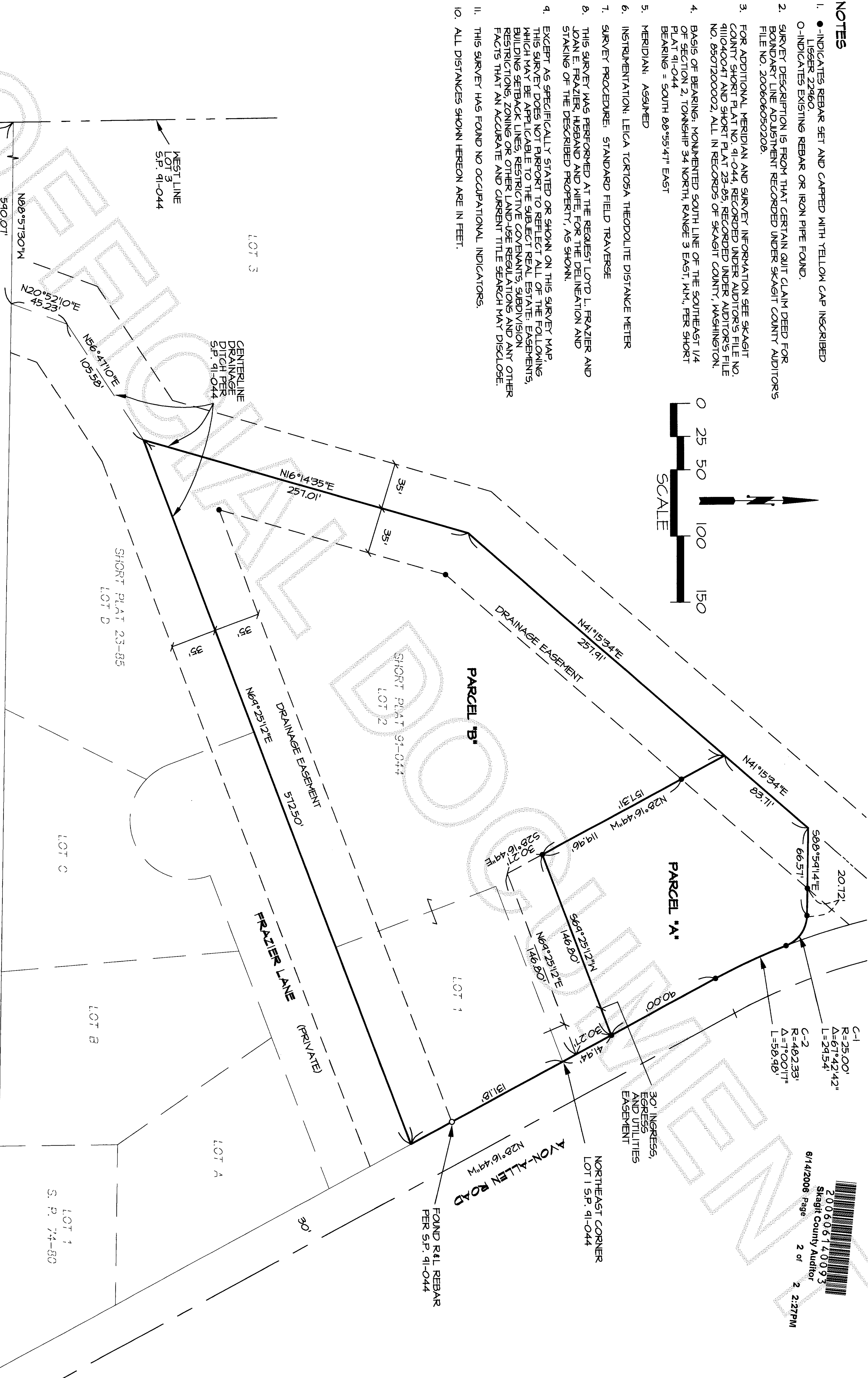
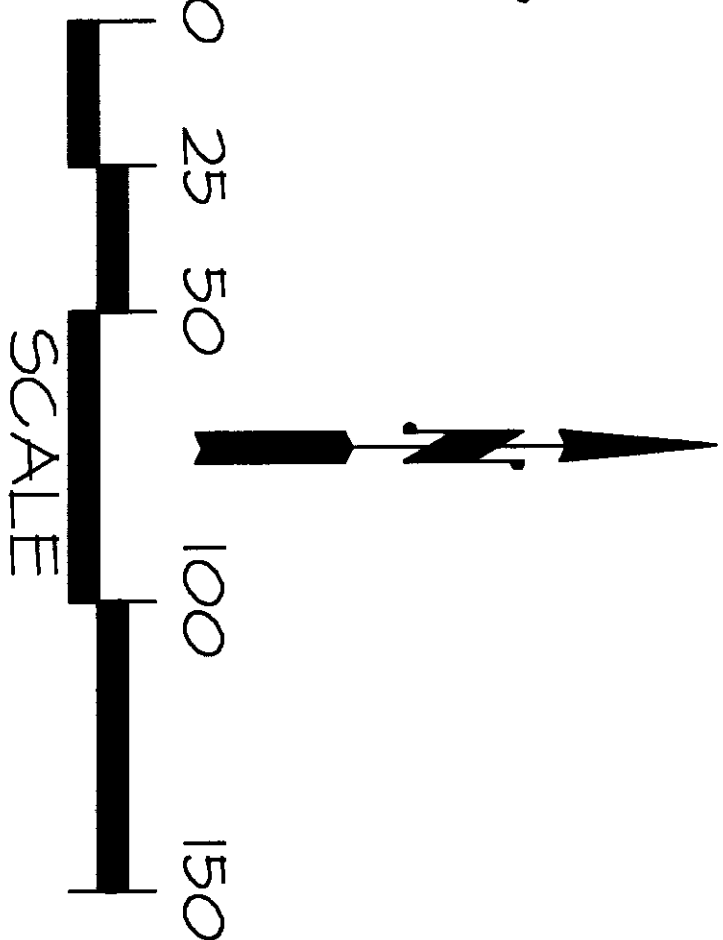
BOUNDARY LINE ADJUSTMENT SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M. SKAGIT COUNTY, WASHINGTON

FOR: LOYD FRAZIER

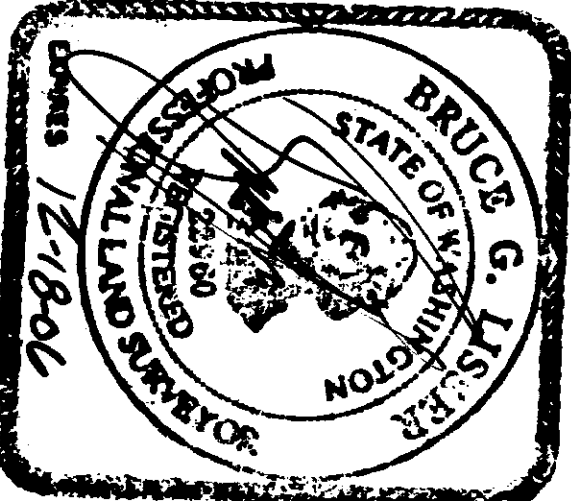
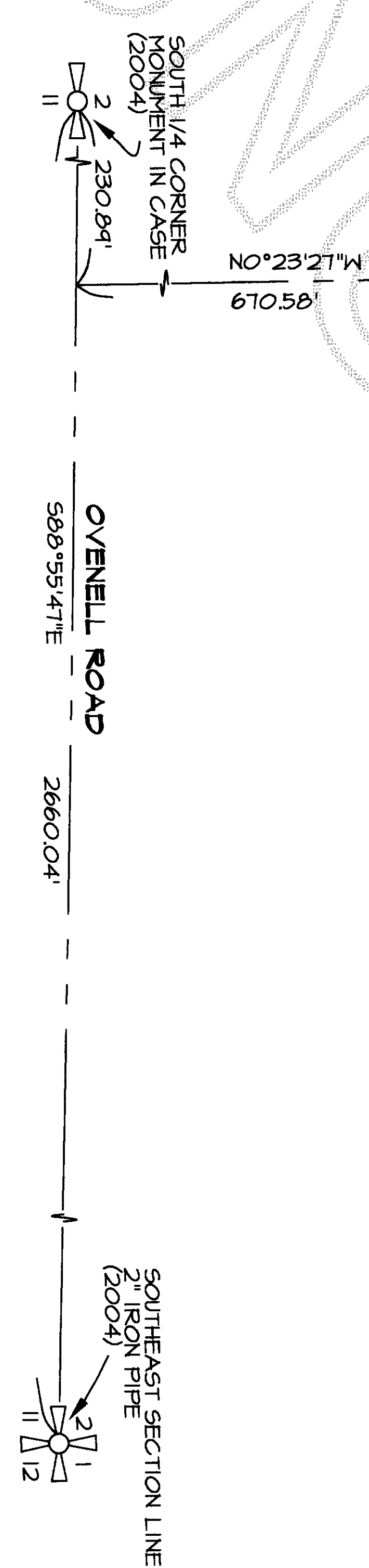
FB 276 Pg 61  
LISSEER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442  
SCALE: N/A  
DRAWING: 06-021

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960  
○ INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- SURVEY DESCRIPTION IS FROM THAT CERTAIN QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200606050206.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 91-044, RECORDED UNDER AUDITORS' FILE NO. 911040047 AND SHORT PLAT 23-85, RECORDED UNDER AUDITORS' FILE NO. 8507200002, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., PER SHORT PLAT 91-044  
BEARING = SOUTH 88°55'47" EAST
- MERIDIAN: ASSUMED
- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF LOT 1, FRAZIER AND JOAN E. FRAZIER, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY HAS FOUND NO OCCUPATIONAL INDICATORS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.



200606140093  
Skagit County Auditor  
6/14/2006 Page 2 of 2 2:27PM



BOUNDARY LINE ADJUSTMENT SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. SKAGIT COUNTY, WASHINGTON			
FOR: LOYD FRAZIER			
FB 276	PG 61	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION POINT VERSION: WA 98275 360-419-7442	
		DRAWING: 06-021	

SHEET 2 OF 2

DATE: 6/13/06