

DESCRIPTION

PARCEL "A":

LOTS 4 AND 5, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 240.0 FEET THEREOF;

AND EXCEPT THE EAST 20.0 FEET OF THE WEST 260.0 FEET OF THE NORTH 60.0 FEET OF SAID LOT 5;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES OVER, UNDER AND ACROSS PORTIONS OF SAID LOTS 4 AND 5, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," THENCE SOUTH 88°26'32" EAST 248.00 FEET ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 136; THENCE NORTH 1°45'43" EAST 87.84 FEET, PARALLEL WITH THE WEST LINE OF SAID LOT 4, BLOCK 136; THENCE NORTH 51°59'49" EAST 12.82 FEET; THENCE SOUTH 88°26'32" EAST 115.54 FEET TO A POINT 25.00 FEET WEST OF THE EAST LINE OF SAID LOTS 4 AND 5, BLOCK 136; THENCE SOUTH 1°43'54" WEST 96.00 FEET PARALLEL WITH SAID EAST LINE OF LOTS 4 AND 5, BLOCK 136, TO THE SOUTH LINE OF SAID LOT 4, BLOCK 136; THENCE SOUTH 88°26'32" EAST 25.00 FEET ALONG SAID SOUTH LINE OF LOT 4, BLOCK 136, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°43'54" EAST 180.00 FEET ALONG THE EAST LINE OF SAID LOTS 4 AND 5, BLOCK 136, TO THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 136; THENCE NORTH 88°26'32" WEST 138.36 FEET ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 136, TO THE NORTHEAST CORNER OF THE EAST 20.00 FEET OF THE WEST 260.00 FEET OF SAID LOT 5, BLOCK 136; THENCE SOUTH 1°45'43" WEST 51.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 51°59'49" WEST 45.53 FEET; THENCE NORTH 88°26'32" WEST 25.00 FEET; THENCE SOUTH 1°45'43" WEST 61.00 FEET; THENCE NORTH 88°26'32" WEST 110.00 FEET; THENCE NORTH 1°45'43" EAST 6.00 FEET; THENCE NORTH 88°26'32" WEST 90.00 FEET TO THE WEST LINE OF SAID LOT 4, BLOCK 136; THENCE SOUTH 1°45'43" WEST 45.00 FEET ALONG SAID WEST LINE OF LOT 4, BLOCK 136, TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A NON-EXCLUSIVE PARKING EASEMENT AS RESERVED BY INSTRUMENT RECORDED AUGUST 22, 1996, UNDER AUDITOR'S FILE NO. 9608220069.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE WEST 240.00 FEET OF LOTS 4 AND 5, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. (ALSO SHOWN AS PARCEL B OF SURVEY RECORDED DECEMBER 4, 1992 IN VOLUME 13 OF SURVEYS, PAGE 147, UNDER AUDITOR'S FILE NO. 9212040024, RECORDS OF SKAGIT COUNTY, WASHINGTON).

TOGETHER WITH THE EAST 20 FEET OF THE WEST 260 FEET OF THE NORTH 60 FEET OF LOT 5, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A NORTHWESTERLY PORTION OF PARCEL "A," OF SURVEY RECORDED DECEMBER 4, 1992 IN VOLUME 13 OF SURVEYS, PAGE 147, UNDER AUDITOR'S FILE NO. 9212040024, A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS RESERVED OVER, ACROSS AND UNDER ANY FUTURE "AS BUILT" DRIVEWAY OR UTILITIES OVER SAID 20 FEET BY 60 FEET PARCEL. SAID EASEMENT TO BENEFIT SAID PARCEL "A."

AND ALSO TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTH 30.00 FEET OF THE WEST 240.00 FEET OF SAID LOT 4, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," SAID EASEMENT TO BE RELINQUISHED IN FAVOR OF A 30.00 FOOT WIDE EASEMENT BEING 15.00 FEET ON EITHER SIDE OF THE AS-BUILT CENTERLINE OF THE PROPOSED NEW CURVILINEAR DRIVEWAY FROM SKAGIT STREET TO THE WEST LINE OF PARCEL "A" OF SAID SURVEY.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 KENDALL AND NANCY GENTRY

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 8.24.06

PARCEL "D":

THE WEST 145 FEET OF THE SOUTH 60 FEET OF THE NORTH 70 FEET OF LOT 2, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 10 FEET OF THE WEST 120 FEET OF LOT 2, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH THAT PORTION OF LOT 2, BLOCK 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 136; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 223 FEET TO THE NORTHWEST CORNER OF A TRACT CONVEYED TO L.J. SOMMER BY DEED RECORDED DECEMBER 9, 1946, UNDER AUDITOR'S FILE NO. 398847; THENCE SOUTH ALONG THE WEST LINE OF SAID SOMMER TRACT TO THE SOUTH LINE OF SAID LOT 3, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO BELLE BRENDLE BY DEED RECORDED MARCH 5, 1946, UNDER AUDITOR'S FILE NO. 389077; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID BRENDLE TRACT, A DISTANCE OF 78 FEET TO THE NORTHWEST CORNER OF SAID BRENDLE TRACT AND THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID BRENDLE TRACT A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO HENRY G. REINERT, BY DEED RECORDED SEPTEMBER 9, 1946, UNDER AUDITOR'S FILE NO. 395792; THENCE WEST ALONG THE NORTH LINE OF SAID REINERT TRACT, A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO SAID HENRY REINERT BY DEED RECORDED MARCH 28, 1949, UNDER AUDITOR'S FILE NO. 429473, SAID POINT BEING 120 FEET EAST OF THE WEST LINE OF LOT 2 OF SAID BLOCK 136; THENCE NORTH ALONG THE EAST LINE OF THE SECOND REFERRED TO REINERT TRACT TO THE NORTH LINE OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. SITUATE IN CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

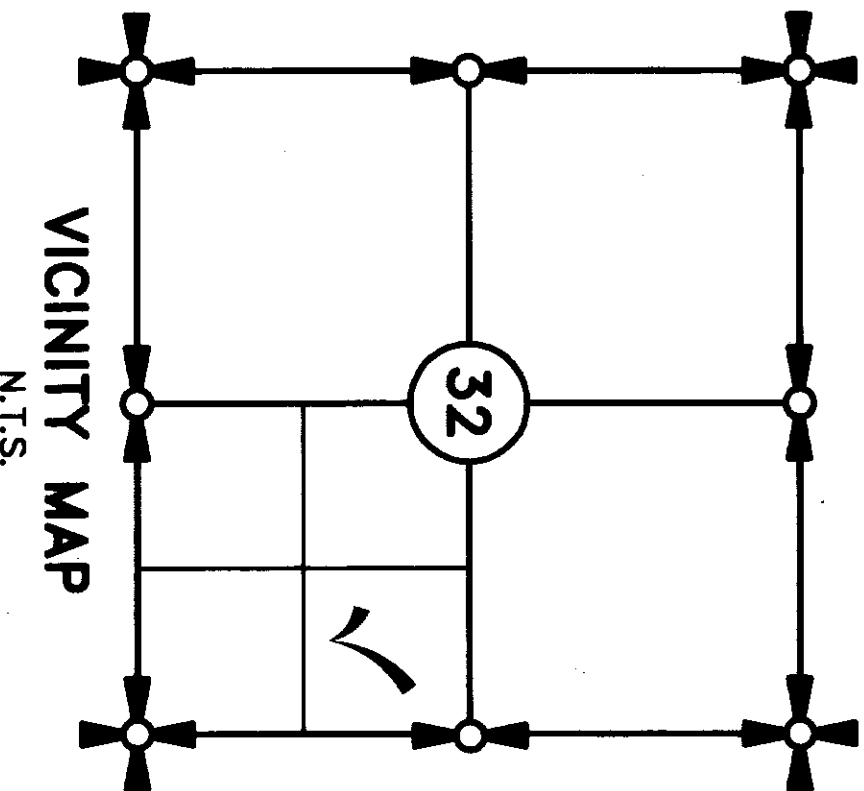
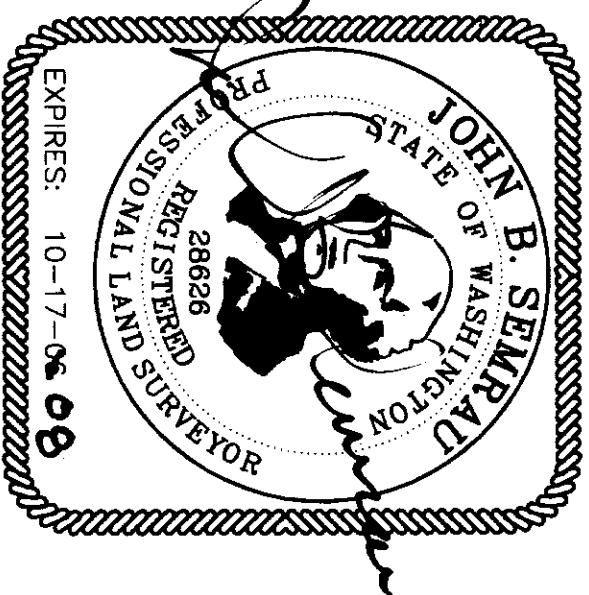
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

N. Brummett  
SKAGIT COUNTY AUDITOR

Deborah Notenborn  
DEPUTY

NOTES

- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES NAIL AND SHINER SET.
- THE SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, THIRD COMMITMENT FOR TITLE INSURANCE, ORDER NO. 120802-SE, DATED JULY 27, 2006.
- BASIS OF BEARING: EXISTING MONUMENTS ALONG THE CENTERLINE OF FAIRHAVEN AVENUE SHOWN HEREON AND ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9212040024, BEARING = S 88°26'32" E.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY KENDALL AND NANCY GENTRY
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEDDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- 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 SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL OF THIS PROPERTY LIES IN A FLOOD PLAIN AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 530153 0001 B, EFFECTIVE DATE JANUARY 3, 1985. PARCEL P109418 LIES IN ZONE B AND IN ZONE A7 WITH A BASE FLOOD ELEVATION OF 35 FEET. PARCEL P72266 LIES IN ZONE A7 WITH A BASE FLOOD ELEVATION OF 35 FEET. PARCEL P72259 LIES IN ZONE B.



SHEET 1 OF 2

SURVEY IN A PORTION OF  
SECTION 32, T. 35 N., R. 4 E., W.M.  
FOR KENDALL AND NANCY GENTRY  
SKAGIT COUNTY, WASHINGTON

|                   |   |              |
|-------------------|---|--------------|
| FB. 258 PG. 8-30  | SEMRAU ENGINEERING & SURVEYING  | SCALE: N/A   |
| MERIDIAN: ASSUMED | SURVEYING • ENGINEERING • PLANNING<br>MOUNT VERNON, WA 98273 360-424-9566 | JOB NO. 4326 |

HAZEL STREET CASE MON IN  
SHORT STREET

11/18/2006 Page 2 of 2 2:10:11AM  
200611160060  
Skagit County Auditor

SKAGIT STREET

N 01°45'43" E 1023.78'

VICTORIA AVENUE

2" BRASS SURFACE MON  
FALLS 0.05 EAST OF  
CENTER LINE SKAGIT ST.

FND RBC  
AT CORNER  
LS # 22960

SET RBC  
LS # 28626  
AT CORNER

FND 3/4" I.P.  
S 39° E 0.4  
FROM CORNER

MON IN  
CASE

FND RBC  
AT CORNER  
LS # 22960

FND RBC 0.10' SOUTH  
OF LINE, LS # 22960

SET IN SLAB OF STACKED  
CONC RETAINING WALL  
TO THE NORTH

FND RBC AT CORNER  
LS # 22960, IN CONC  
STACKED RETAINING  
WALL TO NORTH.

N 01°45'43" E 180.00'

S 88°26'32" E 398.36'

PARCEL "B"

LOT 4

LOT 5

PARCEL "C"

LOT 3

S 88°26'32" E 120.00'

PARCEL "D"

LOT 2

FND RBC AT  
CORNER  
LS # 22960

S 88°26'32" E 145.00'

N 01°45'43" E 70.00'

FAIRHAVEN AVENUE

S 88°26'32" E 1291.87'

SECTION STREET

FND RBC N 12° W  
0.1' FROM CORNER

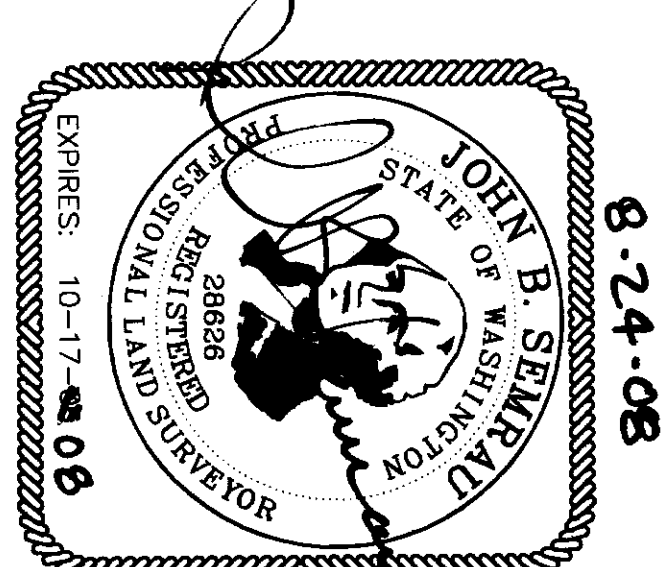
FND RBC AT CORNER  
LS # 22960

S 01°43'54" W 180.00'

NON-EXCLUSIVE EASEMENT FOR  
INGRESS, EGRESS, PARKING AND  
UTILITIES, AUDITOR'S FILE NO.'S  
9610240056 AND 9610240057

NON-EXCLUSIVE EASEMENT FOR  
INGRESS, EGRESS, PARKING AND  
UTILITIES, AUDITOR'S FILE NO.'S  
9610240056 AND 9610240057

0' 30' 60'  
SCALE



- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES NAIL AND SHINER SET.

SHEET 2 OF 2

SURVEY IN A PORTION OF  
SECTION 32, T. 35 N., R. 4 E., W.M.  
FOR KENDALL AND NANCY GENTRY  
SKAGIT COUNTY, WASHINGTON

FB. 258 Pg. 8-30 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 30'  
SURVEYING - ENGINEERING - PLANNING JOB NO. 4326  
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566