

# ALTA / ACSM LAND TITLE SURVEY

WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,  
CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

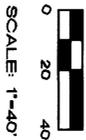
2008012300714  
Skagit County Auditor

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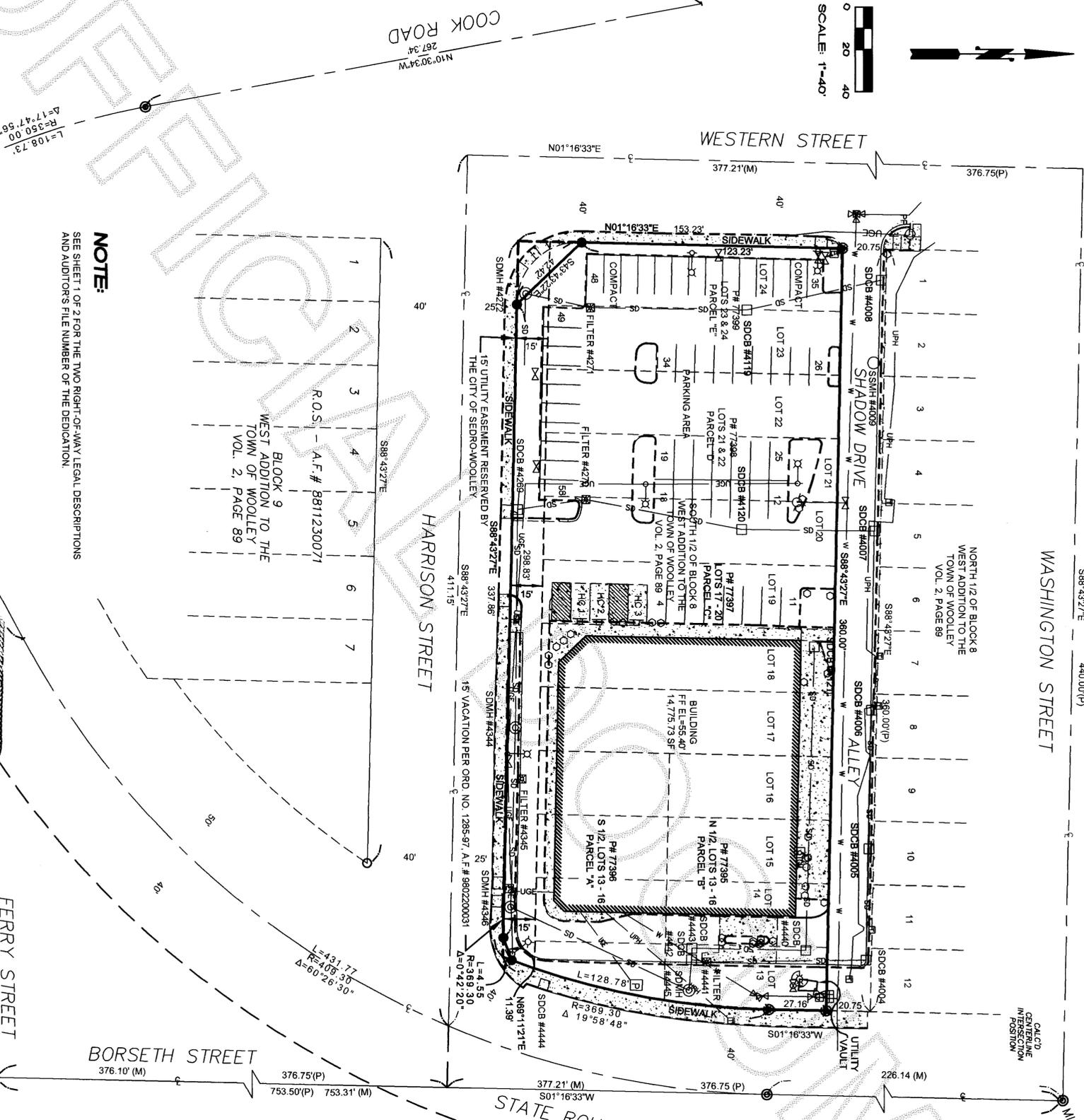
J. Youngquist  
SKAGIT COUNTY AUDITOR

By Deputy

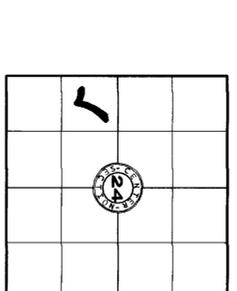
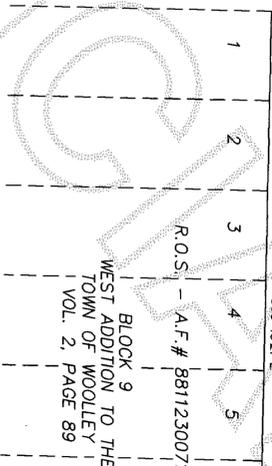
- SDCB #4004 RIM EL=54.66
- IE 8" PVC SD IN, W=52.36
- IE 8" PVC SD OUT, S=92.28
- SDCB #4005 RIM EL=54.64
- IE 8" PVC SD IN, W=52.74
- IE 8" PVC SD OUT, E=92.64
- SDCB #4006 RIM EL=54.64
- IE 8" PVC SD OUT, E=92.82
- SDCB #4007 RIM EL=53.87
- IE 8" PVC SD OUT, S=92.32
- SDCB #4008 RIM EL=53.71
- IE 8" PVC SD OUT, S=91.61
- SSMH #4009 RIM EL=54.16
- FORCE MAIN? STRUCTURE FILLED WITH GRAVEL
- SDCB #4119 RIM EL=53.49
- IE 8" PVC SD IN, N=51.59
- IE 8" PVC SD OUT, S=51.59
- SDCB #4120 RIM EL=53.76
- IE 8" PVC SD IN, N=51.96
- IE 8" PVC SD OUT, S=51.96
- SDCB #4121 RIM EL=55.24
- IE 8" PVC SD OUT, E=92.49
- IE 8" PVC SD IN, S=52.54
- SDCB #4289 RIM EL=55.22
- IE 8" PVC SD IN, N=51.08
- IE 36" CMP SD IN, E=50.57
- IE 36" CMP SD OUT, W=50.57
- SD FILTER #4270 RIM EL=54.09
- SD FILTER #4271 RIM EL=53.66
- SDMH #4272 RIM EL=54.99
- IE 8" PVC SD IN, NE=50.89
- IE 36" CMP SD OUT, E=50.59
- IE 8" CAST SD IN, SW=50.59
- SDMH #4344 RIM EL=54.92
- IE 36" CMP SD IN, NE=50.62
- IE 36" CMP SD OUT, W=50.62
- SD FILTER #4345 RIM EL=54.20
- SDMH #4346 RIM EL=54.85
- IE 36" CMP SD IN, NE=50.65
- IE 36" CMP SD OUT, W=50.65
- SDCB #4440 RIM EL=54.86
- IE 8" PVC SD IN, W=51.48
- IE 8" PVC SD OUT, S=51.41
- SD FILTER #4441 RIM EL=54.18
- SDCB #4442 RIM EL=54.28
- IE 8" PVC SD IN, N=51.28
- IE 8" PVC SD IN, W=51.28
- IE 8" PVC SD OUT, E=91.08
- SDCB #4443 RIM EL=54.51
- IE 8" PVC SD XX, N=51.31
- IE 8" PVC SD XX, E=51.31
- SDCB #4444 RIM EL=55.09
- IE 8" CAST SD IN, N=53.79
- IE 8" PVC SD OUT, S=93.74
- SDMH #4445 RIM EL=55.46
- IE 8" PVC SD IN, W=50.91
- IE 36" CMP SD OUT, SW=50.01



- SDCB #4008 RIM EL=54.08
- IE 8" PVC SD IN, N=51.28
- IE 8" PVC SD IN, W=51.28
- IE 8" PVC SD OUT, E=91.08
- SDCB #4119 RIM EL=53.49
- IE 8" PVC SD IN, N=51.59
- IE 8" PVC SD OUT, S=51.59
- SDCB #4120 RIM EL=53.76
- IE 8" PVC SD IN, N=51.96
- IE 8" PVC SD OUT, S=51.96
- SDCB #4121 RIM EL=55.24
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- SDCB #4444 RIM EL=55.09
- IE 8" CAST SD IN, N=53.79
- IE 8" PVC SD OUT, S=93.74
- SDMH #4445 RIM EL=55.46
- IE 8" PVC SD IN, W=50.91
- IE 36" CMP SD OUT, SW=50.01



**NOTE:**  
SEE SHEET 1 OF 2 FOR THE TWO RIGHT-OF-WAY LEGAL DESCRIPTIONS AND AUDITORS FILE NUMBER OF THE DEDICATION.



**BASIS OF BEARING:**  
CENTERLINE OF COOK ROAD = N 10°30'34\"/>

- LEGEND:**
- = FND MON IN CASE WITH 2" I.P.
  - = SET 1/2" REBAR W/PLAS CAP PL#S37549
  - = SET PK NAIL AND PLS/SHIR IN SIDEWALK
  - = EXIST SD FILTER
  - = EXIST SD CATCH BASIN (TYPE 1)
  - = EXIST SD MANHOLE (TYPE 2) (SOLID TOP)
  - = EXIST SANITARY SEWER MANHOLE
  - = EXIST FIRE HOSE CONNECTION
  - = EXIST FIRE WATER VALVE
  - = EXIST WATER METER BOX
  - = EXIST POST INDICATOR VALVE
  - = EXIST FIRE HYDRANT
  - = EXIST POWER AND/OR UTILITY POLE
  - = EXIST POWER TRANSFORMER
  - = EXIST POWER JBOX/HANDHOLD
  - = EXIST LIGHT POLE
  - = EXIST TELEPHONE RISER
  - = EXIST SIGN
  - = EXIST GAS METER
  - = EXIST BOLLARDS
  - = EXIST STORM DRAIN LINE
  - = EXIST WATER LINE
  - = EXIST UNDERGROUND POWER
  - = EXIST UNDERGROUND TELEPHONE LINE
  - = EXIST CONCRETE
  - = EXIST ASPHALT
  - = HANDICAP PARKING



**ALTA/ACSM LAND TITLE SURVEY**  
LDV SEDRO-WOOLLEY PROPERTIES, L.L.C.,  
WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,  
CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WA.

**BAYVIEW SURVEYING & ENGINEERING INC.**  
130 Skagit Avenue, Burlington, WA 98233  
Tel: 509-707-2580 Fax: 509-757-5978  
rlh@bayviewwa.com

**DRAWN BY:** I. KASKO  
**DATE:** 01/15/08  
**FIELD BOOK 80 PAGE 07**  
**FIELD BOOK 81 PAGE 35**

**SHEET NO. 2 OF 2**  
**SCALE: 1" = 40'**  
**JOB NO: 2007-110**

AMMENDED DRAWING 01/15/08 ADDED PARKING STALLS

# ALTA / ACSM LAND TITLE SURVEY

WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,  
CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON

## ORIGINAL LEGAL DESCRIPTIONS BEFORE LOT CONSOLIDATION:

STATUTORY WARRANTY DEED A/F # 200610240153

THE LAND REFERRED TO IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL - A -  
THE SOUTH 1/2 OF LOTS 13, 14, 15 AND 16, BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
EXCEPT ALL THAT PORTION OF THE SOUTH 1/2 OF LOT 13 OF SAID BLOCK 8, LYING AND BEING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 40 FEET NORTHWESTERLY, WHEN MEASURED RADIALY FROM THE CENTER LINE OF SECONDARY STATE HIGHWAY NO. 1-A AND 1-F, SEDRO WOOLLEY VICINITY, AS CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED MAY 27, 1955, UNDER AUDITOR'S FILE NO. 518491.  
TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 980220031.  
PARCEL - B -  
THE NORTH 1/2 OF LOTS 13, 14, 15 AND 16, BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID LOT 13 CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 14, 1956 UNDER AUDITOR'S FILE NO. 518234.  
TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 980220031.  
PARCEL - C -  
LOTS 17, 18, 19 AND 20, BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 980220031.  
PARCEL - D -  
LOTS 21 AND 22, BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
PARCEL - E -  
LOTS 23 AND 24, BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 980220031.

## NEW LEGAL DESCRIPTION AFTER LOT CONSOLIDATION AND AFTER TWO ROW, DEDICATIONS ON HARRISON STREET:

NEW LEGAL DESCRIPTION AFTER ELIMINATING THE BOUNDRIES BETWEEN THE FIVE EXISTING ASSESSORS PARCELS A, B, C, D, AND E.

THE SOUTH 1/2 OF BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY WASH., AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID SOUTH 1/2 CONSISTS OF LOTS 13 THROUGH 24.  
EXCEPTING THEREFROM THAT PORTION OF LOT 13 CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-A AND 1-F, SEDRO-WOOLLEY VICINITY, BY DEEDS RECORDED APRIL 14, 1956, UNDER AUDITOR'S FILE NO. 518234 AND MAY 27, 1955, UNDER AUDITOR'S FILE NO. 518491.  
TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY CITY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 980220031.  
SUBJECT ALSO TO A 15 FOOT UTILITY EASEMENT RESERVED AND RETAINED OVER ACROSS, AND UNDER THE VACATED NORTH 15 FEET OF HARRISON STREET RECORDED UNDER AUDITOR'S FILE NO. 980220031 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 2 PARCELS FOR R-O-W DEDICATIONS ON HARRISON STREET AS RECORDED UNDER AUDITOR'S FILE NO. 200710100079:  
A PORTION OF LOT 24, SOUTH 1/2 OF BLOCK 8, WEST ADDITION TO THE TOWN OF WOOLLEY, AS DEPICTED AND RECORDED IN VOLUME 2, PAGE 89 OF SKAGIT COUNTY PLATS, AND OF THE VACATED NORTH 15 FEET OF HARRISON STREET AS DESCRIBED IN CITY ORDINANCE 1285-97 RECORDED UNDER AUDITOR'S FILE NO. 980220031. SAID PARCEL IS WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN AND IS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, THENCE S 01°16'33" W ALONG THE WEST LINE OF SAID VACATED NORTH 15 FEET A DISTANCE OF 15 FEET TO THE TRUE POINT OF BEGINNING, THENCE S 89°43'27" E ALONG THE SOUTH LINE OF SAID VACATED NORTH 15 FEET A DISTANCE OF 30.00 FEET, THENCE N 43°43'27" W A DISTANCE OF 42.43 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 24, THENCE S 01°16'33" W ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID VACATED 15 FEET A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 450 SQUARE FEET.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

## EASEMENT NOTE FROM VACATION ORDINANCE NO. 1285-97

RESERVATION CONTAINED IN INSTRUMENT EXECUTED BY CITY OF SEDRO-WOOLLEY RECORDED FEBRUARY 20, 1998 AUDITOR'S FILE NO. 9802200031  
AS FOLLOWS:  
THAT AN EASEMENT IS RESERVED AND RETAINED OVER ACROSS, AND UNDER THE ENTIRE VACATED AREA FOR UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO SEWER, WATER, TELEPHONE, ELECTRICAL, GAS AND ANY OTHER SERVICES INSTALLED OR PERMITTED BY THE CITY OF SEDRO-WOOLLEY BY PERMIT, FRANCHISE, OR OTHERWISE, AND NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED OR PLACED THEREON WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SEDRO-WOOLLEY OR THE APPROPRIATE DESIGNATED OFFICIAL THEREOF.  
(AFFECTS VACATED HARRISON NORTH 15)

## LAND SURVEYORS CERTIFICATION:

TO: WALGREEN, CO., SEDRO-WOOLLEY PROPERTIES, LLC, BANK OF AMERICA, NATIONAL ASSOCIATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDING ITEMS 1, 3, 4, 6, 7(A), (B), 1, 2), 8, 9, 10, 11 (A, B) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE 1/21/08  
REGISTERED PROFESSIONAL LAND SURVEYOR  
Alta L. Hobbs  
REGISTRATION NO. B.L.S. 37549

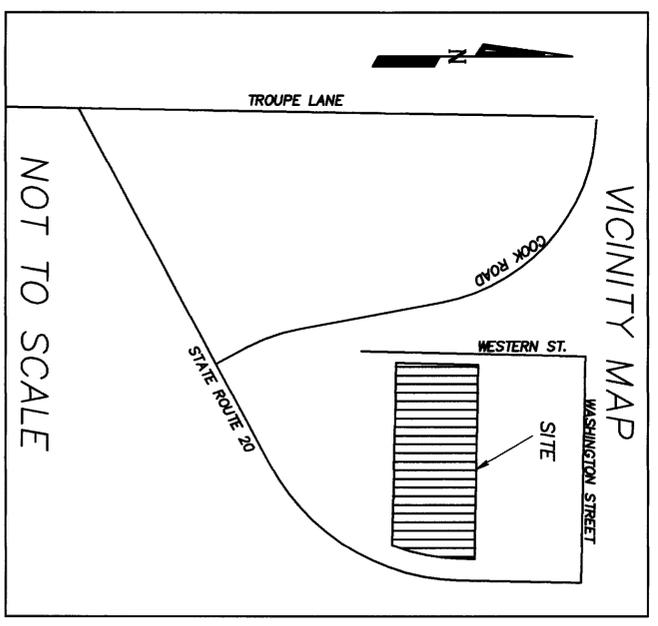
AMENDED DRAWING 01/15/08 ADDED PARKING STALLS



## BASIS OF BEARING:

CENTERLINE OF COOK ROAD = N 10°30'34" W FROM GEO DIMENSIONS 8-02-2006 ALTA LAND TITLE SURVEY MAP

- ### SURVEYORS NOTES:
- THIS SURVEY PERFORMED IN SEPTEMBER AND OCTOBER 2007 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TORA 1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLEITE).
  - SUBJECT PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT LOCATED IN 100-YEAR FLOOD HAZARD AREA AS PER FEMA MAP PANEL NO. 530159002B DATED DECEMBER 5, 1998.
  - ALL CURBS SHOWN IN PARKING LOT ARE EXTRUDED.
  - SUBJECT PROPERTY IS ZONED MIXED COMMERCIAL. BUILDING SETBACKS ARE AS FOLLOWS:  
A. SETBACKS TO RESIDENTIAL (R-5, R-7 AND R-15) ZONES FROM SETBACKS PLANNED: SETBACKS TO BE A MINIMUM OF TWENTY FEET AND A MAXIMUM OF FIFTY FEET. ON A NON-ARTERIAL STREET FRONT SETBACKS SHALL BE A MINIMUM OF FIVE FEET AND A MAXIMUM OF TWENTY FEET. SIDE SETBACKS SHALL BE A MINIMUM OF THREE FEET, WHICH MAY BE REDUCED TO TWENTY FEET IF BUILDING SETBACKS AS REQUIRED BY THE DESIGN TO STANDARDS AND GUIDELINES ARE INCORPORATED INTO THE SITE DESIGN PURSUANT TO SWM CHAPTER 15.44. REAR SETBACKS SHALL BE A MINIMUM OF TWENTY FEET.  
B. SETBACKS TO ALL OTHER ZONES FROM SETBACKS ON AN ARTERIAL STREET SHALL BE A MINIMUM OF TWENTY FEET AND A MAXIMUM OF FIFTY FEET. ON A NON-ARTERIAL STREET FRONT SETBACKS SHALL BE A MINIMUM OF TEN FEET AND A MAXIMUM OF TWENTY FEET. SIDE SETBACKS SHALL BE A MINIMUM OF TWENTY FEET. REAR SETBACKS SHALL BE A MINIMUM OF TWENTY FEET. (C) SETBACKS TO THE MC ZONE, BUILDINGS SHALL MAINTAIN A MINIMUM TEN FOOT SETBACK TO ALL LOT LINES WHEN ADJACENT TO OTHER PROPERTIES ZONED MC. BUILDING HEIGHT RESTRICTIONS, BUILDING HEIGHT RESTRICTIONS SHALL BE THIRTY-FIVE FEET.
  - APPROX. SUBJECT PROPERTY AREA IS 53,790 SQ. FT. ± (1:2 & ACNE) PER THIS SURVEY.
  - SUBJECT PROPERTY TAX PARCEL NO. (S) ARE P77389, P77396, P77397, P77398, P77396 (BEFORE CONSOLIDATING THE LOTS)



NOT TO SCALE

### AUDITORS CERTIFICATE

200801230014  
Skagit County Auditor

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SKAGIT COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

<b>ALTA/ACSM LAND TITLE SURVEY</b>	
<b>LDV SEDRO-WOOLLEY PROPERTIES, L.L.C.,</b>	
WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WA.	
DRAWN BY: I. KASKO	SHEET NO. 1 OF 2
DATE: 01/15/08	SCALE: NONE
FIELD BOOK: 80 PAGE: 07	JOB NO: 2007-110
FIELD BOOK: 81 PAGE: 35	
BAYVIEW SURVEYING & ENGINEERING INC. 130 Shogren Avenue, Burlington WA 98233 Tel: 360-707-2580 Fax: 360-757-3976 rick@bayviewse.com	