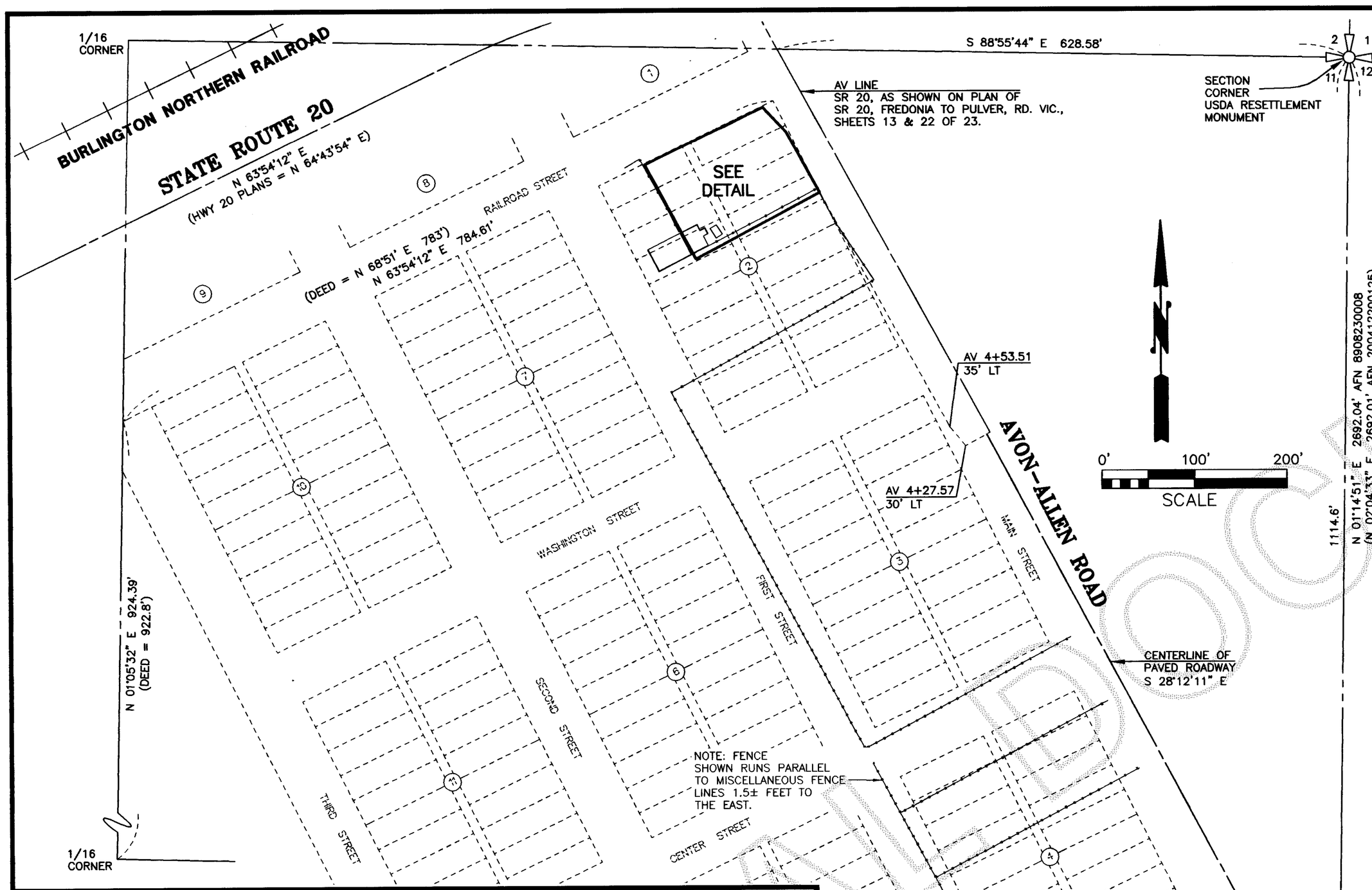
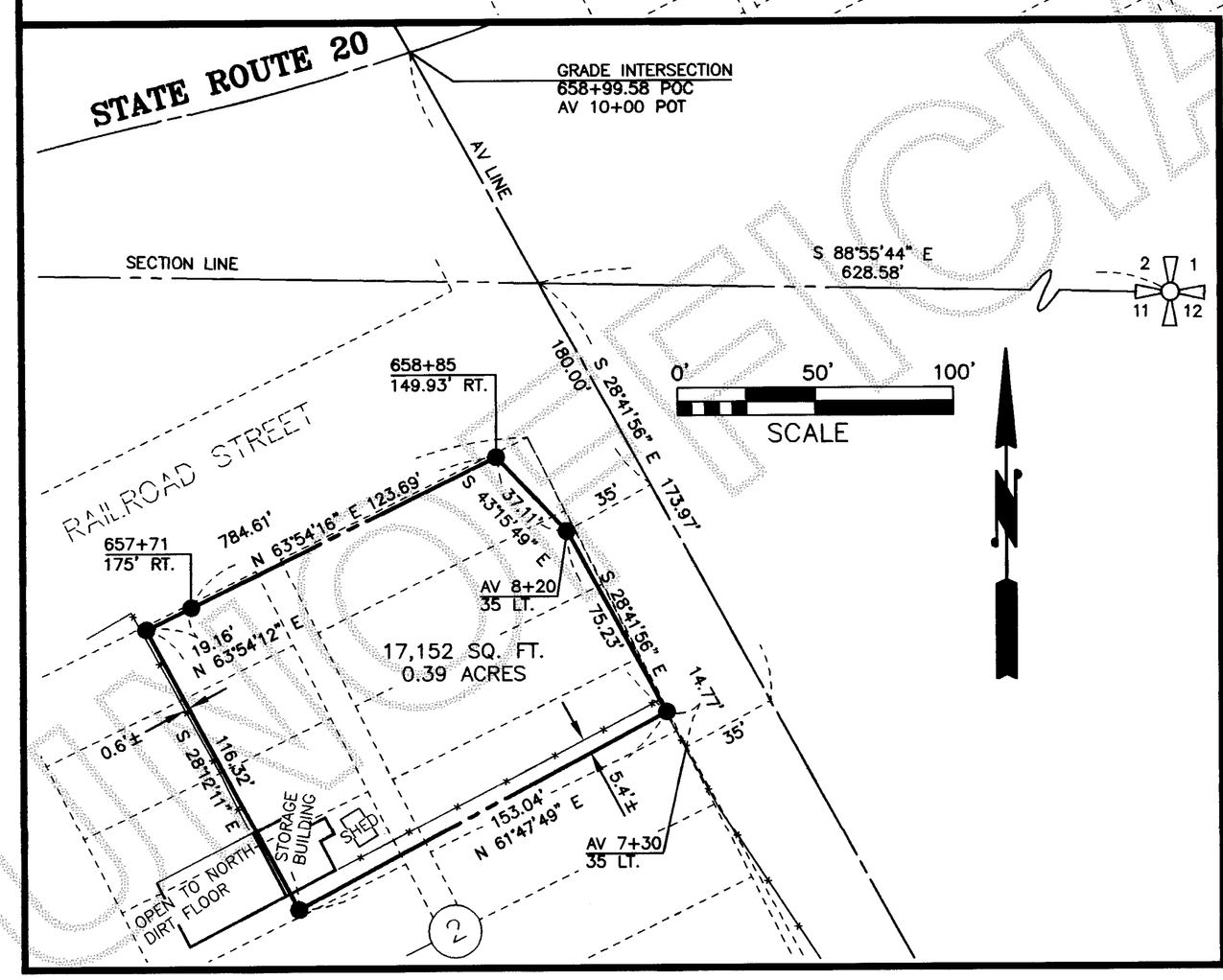




SURVEYOR'S NOTE:

THIS RECORD OF SURVEY IS A REVISION AND RE-RECORDING OF A RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NO. 200808210042, SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION INCONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LESTER WONG.

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

DATE: 1.27.09

AUDITOR'S CERTIFICATE

200901270049
Skagit County Auditor
1/27/2009 Page 1 of 1 1:55PM

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

J Younggquist
SKAGIT COUNTY AUDITOR

Jacqueline Zavala
DEPUTY

NOTES

1. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SURVEY NUMBER SEMRAU 28626
   ○ – INDICATES EXISTING REBAR OR IRON PIPE FOUND.
   ◐ – INDICATES MONUMENT FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM COMMITMENT FOR TITLE INSURANCE PREPARED BY GUARDIAN NORTHWEST TITLE & ESCROW, ORDER NO. 95088, DATED JUNE 13, 2008.
3. BASIS OF BEARING: EAST LINE OF THE NORTHEAST 1/4 OF SECTION 11, T. 34 N, RANGE 3 E., W.M. BEARING = NORTH 01°14'51" EAST.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. THIS SURVEY WAS REQUESTED BY LESTER WONG
8. 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 DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
9. 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.

DESCRIPTION

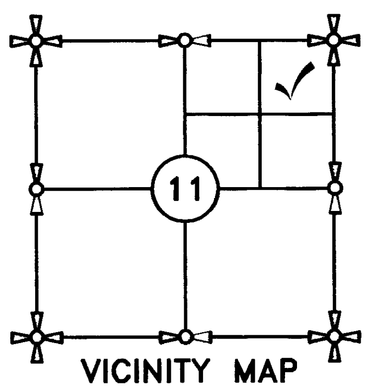
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH 922.8 FEET ALONG ITS WEST LINE TO RAILROAD STREET IN THE PLAT OF **MAP OF NORTH AVON, SKAGIT COUNTY, WASHINGTON**, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS NOW FENCED IN;
THENCE NORTH 68°51' EAST ALONG THE SOUTH LINE OF SAID RAILROAD STREET, 783 FEET TO MAIN STREET AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 29°10' EAST, 112 FEET PARALLEL WITH THE CENTERLINE OF PAVED ROADWAY;
THENCE AT RIGHT ANGLES TO SAID PAVED ROADWAY, SOUTH 60°50' WEST 156 FEET;
THENCE NORTH 29°10' WEST PARALLEL WITH THE CENTERLINE OF PAVED ROADWAY, 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID RAILROAD STREET THAT IS SOUTH 68°51' WEST, 156 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 68°51' EAST ALONG THE SOUTH LINE OF SAID RAILROAD STREET TO THE TRUE POINT OF BEGINNING.

EXCEPT THOSE NORTHWESTERLY AND NORTHEASTERLY PORTIONS THEREOF ACQUIRED BY THE STATE OF WASHINGTON IN SKAGIT COUNTY CAUSE NO. 07-2-01722-7 BY STIPULATIONS ENTERED OCTOBER 17, 2007 AND JANUARY 14, 2008.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

1.27.09
JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

DRAWING FILE: 4801ROS.DWG 1/12/09

SHEET 1 OF 1

REVISION TO SURVEY AFN 200808210042
IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: LESTER WONG AND YING LIU

FB. 263 PG. 19-24	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 100'
MERIDIAN: ASSUMED		JOB NO. 4801

UNOFFICIAL DOCUMENT