

SURVEY DESCRIPTION

PARCEL "A"
LYLE R. FOX AND IRENE FOX, AUDITORS; FILE NO. 200902030137

LOT 1 OF BURLINGTON SHORT PLAT NO. BU-1-94, APPROVED JULY 26, 1994, RECORDED JULY 30, 1994, UNDER AUDITORS' FILE NO. 194907300051, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACT 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT "X", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BURLINGTON SHORT PLAT NO. BU-1-94, APPROVED JULY 22, 1994 AND RECORDED JULY 30, 1994 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 194907300051, ALSO BEING THE SOUTHWEST CORNER OF THE BELOW DESCRIBED TRACT "X", THENCE SOUTH 87°33'26" EAST ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 264.31 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 1°13'18" WEST ON A NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 50.10 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT "X";
THENCE NORTH 87°33'26" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 262.58 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT 47, "PLAT OF BURLINGTON ACREAGE PROPERTY", ALSO BEING THE EASTERLY RIGHT-OF-WAY MARGIN OF PULVER ROAD, AT A POINT BEARING NORTH 0°45'19" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 0°45'19" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 50.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT "X"
THE WEST 1/2 OF TRACT 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON,
EXCEPT THE SOUTH 208 FEET THEREOF,
AND EXCEPT THE EAST 33 FEET THEREOF.

PARCEL "B"
JEFFREY MILLER AND LAURIE MILLER, AUDITORS; FILE NO. 200902030138

LOT 2 OF BURLINGTON SHORT PLAT NO. BU-1-94, APPROVED JULY 26, 1994, RECORDED JULY 30, 1994, UNDER AUDITORS' FILE NO. 194907300051, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACT 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT "X", DESCRIBED AS FOLLOWS:

- CONTINUED -

SURVEY DESCRIPTION CONTINUED

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BURLINGTON SHORT PLAT NO. BU-1-94, APPROVED JULY 22, 1994 AND RECORDED JULY 30, 1994 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 194907300051;

THENCE SOUTH 87°33'26" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 146.46 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 0°02'45" EAST ON A NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT "X";
THENCE NORTH 87°33'26" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 147.57 FEET, MORE OR LESS, TO A POINT BEARING NORTH 1°13'18" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 1°13'18" EAST FOR A DISTANCE OF 50.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT "X"
THE WEST 1/2 OF TRACT 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON,
EXCEPT THE SOUTH 208 FEET THEREOF,
AND EXCEPT THE EAST 33 FEET THEREOF.

PARCEL "C"
JOE FOX, AUDITORS; FILE NO. 200902030134

LOT 2, CITY OF BURLINGTON SHORT PLAT NO. 55-1-06, APPROVED APRIL 4, 2006 AND RECORDED APRIL 4, 2006 UNDER AUDITORS' FILE NUMBER 200604040048, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF TRACT 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT "X", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 1, BURLINGTON SHORT PLAT NO. 55-1-06, APPROVED APRIL 4, 2006 AND RECORDED APRIL 4, 2006 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200604040048;
THENCE SOUTH 87°33'26" EAST ALONG THE NORTH LINE OF SAID LOT 1 OR NORTH LINE EXTENDED FOR A DISTANCE OF 146.45 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE BELOW DESCRIBED TRACT "X";
THENCE NORTH 1°18'46" EAST ON A NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 2 ALSO BEING THE EAST LINE OF SAID BELOW DESCRIBED TRACT "X" FOR A DISTANCE OF 50.01 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 50.00 FEET OF THE BELOW DESCRIBED TRACT "X";
THENCE NORTH 87°33'26" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 147.56 FEET, MORE OR LESS, TO A POINT BEARING NORTH 0°02'45" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 0°02'45" WEST FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT "X"
THE WEST 1/2 OF TRACT 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON,
EXCEPT THE SOUTH 208 FEET THEREOF,
AND EXCEPT THE EAST 33 FEET THEREOF.

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

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

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
O INDICATES EXISTING REBAR OR IRON PIPE FOUND.

2. SURVEY DESCRIPTION IS FROM QUIT CLAIM DEEDS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 200902030137, 200902030138, AND 200902030134.

3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 44 AND BURLINGTON SHORT PLAT BU-1-94 RECORDED UNDER AUDITORS' FILE NO. 194907300051 AND BURLINGTON SHORT PLAT NO. 55-1-06 RECORDED UNDER AUDITORS' FILE NO. 200604040048, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

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AUDITORS CERTIFICATE

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

200902030137
Skagit County Auditor
9/18/2009 Page 1 of 2 10:27AM

J. Youngquist
SKAGIT COUNTY AUDITOR
Mary J. ...
DEPUTY

NOTES CONTINUED

4. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.

5. MERIDIAN: ASSUMED

6. INSTRUMENTATION: LEICA TCR705A THEODOLITE DISTANCE METER

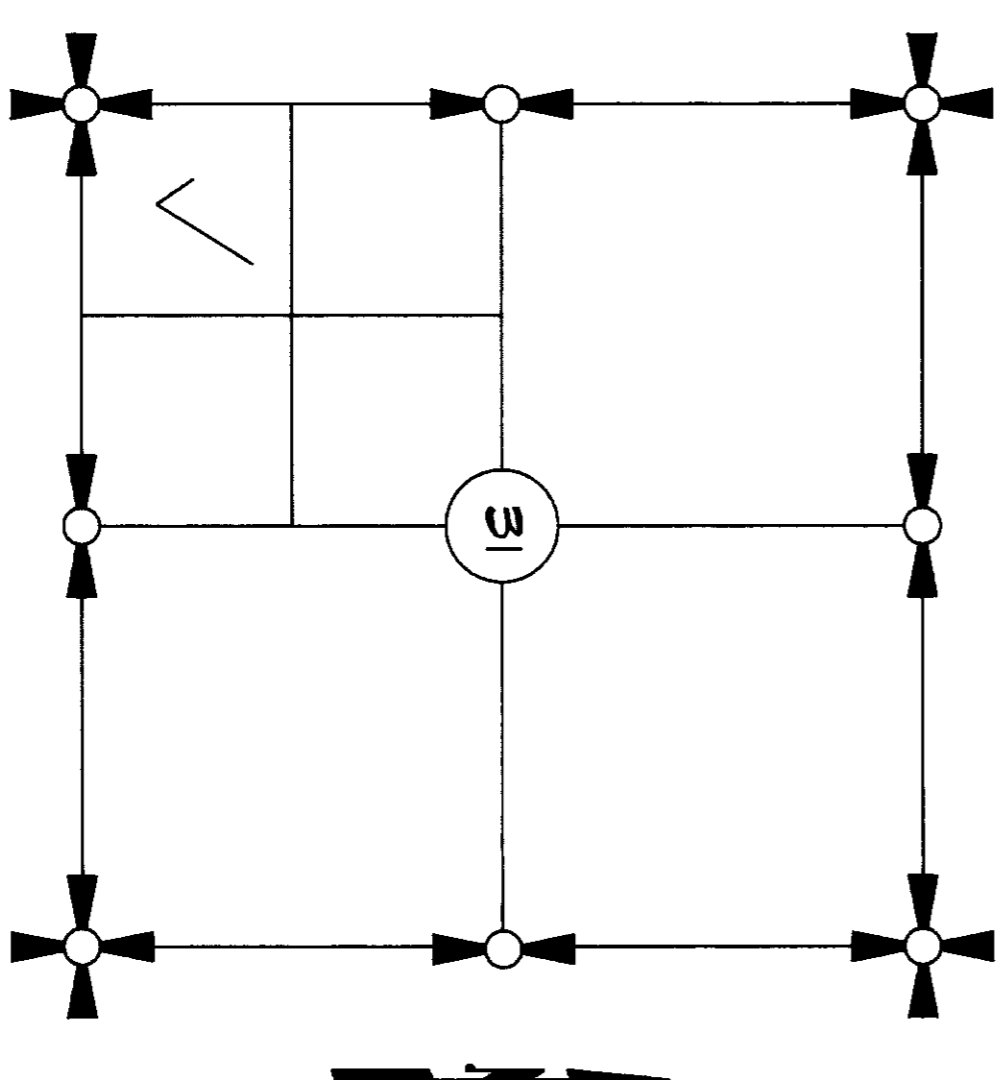
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF LYLE R. FOX AND IRENE FOX, HUSBAND AND WIFE, JEFFREY MILLER AND LAURIE MILLER, HUSBAND AND WIFE, JOE FOX, AS HIS SEPARATE ESTATE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN HEREON.

9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

10. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER CHAPTER 332-130.

11. ALL DISTANCES SHOWN HEREON ARE IN FEET.



VICINITY MAP
SECTION 31, TOWNSHIP 35 N., RANGE 4 E., WM.

SURVEYORS 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 LYLE R. FOX AND IRENE FOX, HUSBAND AND WIFE, JEFFREY MILLER AND LAURIE MILLER, HUSBAND AND WIFE, JOE FOX, AS HIS SEPARATE ESTATE, IN AUGUST 2009.

DATE: *Sept. 17, 2009*
BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960

LISSER & ASSOCIATES, PLLC
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SHEET 1 OF 2 DATE: 9/14/09

BOUNDARY SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, T. 35 N., R. 4 E., WM. CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: LYLE FOX, JEFFREY MILLER AND JOE FOX AUGUST 2009

FB 310	Pg 26	LISSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	360-419-1442	DWG: 08-0786205
	MOUNT VERNON, WA 98273		

