



**LEGAL DESCRIPTION**

**PARCEL A**

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, EXCEPT THE SOUTH 450 FEET THEREOF, AND EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD AND STATE HIGHWAY RIGHTS OF WAY, AND EXCEPT THAT PORTION THEREOF LYING EAST OF A LINE RUNNING SOUTH FROM A POINT ON THE SOUTH LINE OF THE A. W. FURBER ROAD THAT IS 262.33 FEET WEST OF THE WEST LINE OF THE OLD PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, AND EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 816623 THROUGH 816628, INCLUSIVE.

ALSO EXCEPT THAT PORTION OF ROAD RIGHT-OF-WAY AWARDED TO CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8.

**PARCEL B**

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF THE STATE HIGHWAY, 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY, 115 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 211 FEET; THENCE NORTH TO A POINT 211 FEET EAST OF THE POINT OF BEGINNING AND 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF ROAD RIGHT-OF-WAY AWARDED TO CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8.

**PARCEL C**

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE A.W. FURBER ROAD (NOW CALLED COLLEGE WAY) AT ITS INTERSECTION WITH THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY'S FORMER RIGHT-OF-WAY; THENCE WEST ALONG THE SOUTH LINE OF SAID ROAD 262.33 FEET; THENCE SOUTH 190 FEET, MORE OR LESS, TO A POINT 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE WESTERLY LINE OF SAID PACIFIC NORTHWEST TRACTION COMPANY'S FORMER RIGHT-OF-WAY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 816621

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED MARCH 26, 2008 AND RECORDED UNDER AUDITOR'S FILE NO. 200804150169, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL D**

THOSE PORTIONS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

THE NORTH 115 FEET OF THE SOUTH 450 FEET OF THE THAT PORTION OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, LYING WESTERLY OF THE PACIFIC NORTHWEST TRACTION COMPANY'S RIGHT OF WAY AND EAST OF THE PACIFIC HIGHWAY;

EXCEPT THE WEST 211 FEET OF THAT PORTION OF SAID PREMISES LYING EAST OF THE PACIFIC HIGHWAY.

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

**NOTES**

1. THE SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE METHOD THROUGH THE MONUMENTS SHOWN USING A 05" TOTAL STATION THEODOLITE (LEICA TOPP 1205+).
2. THE SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF WAC 532-130-090.
3. IT IS NOT THE INTENT OF THIS SURVEY TO SHOW ALL EASEMENTS OF RECORD.
4. REFERENCE SURVEY RECORDED UNDER RECORDING NO. 7907300028.
5. REFERENCE SURVEY RECORDED UNDER RECORDING NO. 8007080001.
6. REFERENCE SURVEY RECORDED UNDER RECORDING NO. 8612050019.
7. REFERENCE SURVEY RECORDED UNDER RECORDING NO. 198911190053.
8. REFERENCE SURVEY RECORDED UNDER RECORDING NO. 200105140108.

SURVEYOR'S NOTE REGARDING OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE:

THIS SURVEY HAS DEPICTED EXISTING POSSIBLE ENCROACHMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY DISCLOSE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

INDEXING DATA:  
 NW 1/4 SW 1/4 SEC. 17, TWP. 34 N., RGE. 4 E., W.M.

**RECORDING CERTIFICATE NO.**

FILED FOR RECORD THIS 07th DAY OF JULY, 2010.  
 AT 8:52AM, IN BOOK        OF SURVEYS AT PAGE(S)         
 AT THE REQUEST OF TIMOTHY E. HANSON.

J. Youngquist  
 COUNTY AUDITOR

**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 MOUNT VERNON PLAZA ASSOCIATES, LLC, IN JUNE, 2010.

Timothy E. Hanson  
 CERTIFICATE NO. 18903



SHEET 2 OF 2

RECORD OF SURVEY FOR  
 MOUNT VERNON PLAZA ASSOCIATES LLC

**TIM HANSON AND ASSOCIATES, INC.**  
 8225 CLYDE BAY ROAD CLINTON, WA 98228 (425) 822-7271  
 SCALE - 40' CHECKED BY        FIELD BOOK        DATE JULY 2010 PROJECT NO. 10011