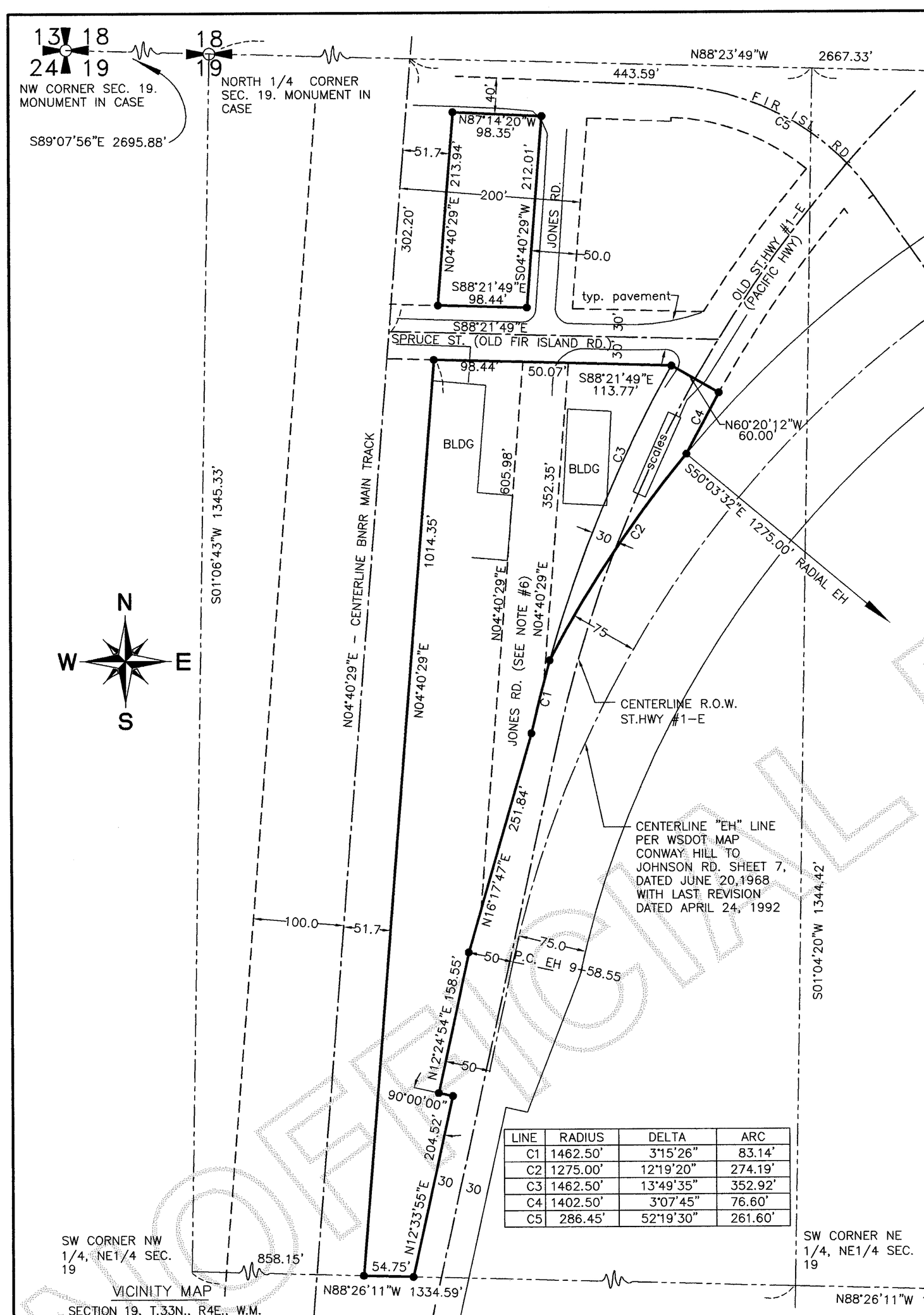
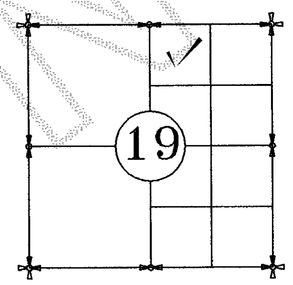


LINE	RADIUS	DELTA	ARC
C1	1462.50'	3°15'26"	83.14'
C2	1275.00'	12°19'20"	274.19'
C3	1462.50'	13°49'35"	352.92'
C4	1402.50'	3°07'45"	76.60'
C5	286.45'	52°19'30"	261.60'

VICINITY MAP
SECTION 19, T.33N., R4E., W.M.



LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE FIR ISLAND COUNTY ROAD WHICH IS 266 FEET WEST OF THE EAST LINE OF THE SAID SUBDIVISION:
THENCE SOUTH 2 DEGREES 59'20" WEST ALONG THE EAST LINE OF A ROAD AND PARALLEL TO THE GREAT NORTHERN RAILWAY RIGHT OF WAY 124.96 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:
THENCE CONTINUE SOUTH 2 DEGREES 59'20" WEST PARALLEL WITH THE GREAT NORTHERN RAILWAY RIGHT OF WAY 311.65 FEET, MORE OR LESS, TO A POINT WHICH INTERSECTS THE WEST MARGIN OF THE PACIFIC HIGHWAY;
THENCE NORTHEASTERLY ALONG SAID WEST MARGIN 316.54 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 86 DEGREES 18' EAST, FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 86 DEGREES 18' WEST 72.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE FIR ISLAND COUNTY ROAD AS IT EXISTED ON MAY 25, 1948 AND THE EAST LINE OF A ROAD RUNNING PARALLEL TO THE EAST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, WHICH POINT IS APPROXIMATELY 266 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 02 DEGREES 59'20" WEST ALONG THE EAST LINE OF SAID ROAD, 124.96 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUGH F. KENNEDY AND MABEL D. KENNEDY, HUSBAND AND WIFE, BY DEED RECORDED JULY 16, 1954, UNDER AUDITOR'S FILE NO. 504055, IN VOLUME 163 OF DEEDS, PAGE 758, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 86 DEGREES 18' EAST ALONG THE NORTH LINE OF SAID KENNEDY TRACT, 72.48 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE STATE OF WASHINGTON FOR THE PACIFIC HIGHWAY BY DEED RECORDED APRIL 9, 1920, UNDER AUDITOR'S FILE NO. 141067, IN VOLUME 116 OF DEEDS, PAGE 621;
THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, 143.40 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE FIR ISLAND COUNTY ROAD;
THENCE WESTERLY ALONG SAID SOUTH LINE, 127.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., BEING DESCRIBED AS THAT PORTION OF A RIGHT OF WAY CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 782095 AND BEING A PORTION OF THE OLD STATE HIGHWAY NO. 1 TURNBACK AS INDICATED ON SHEET 7 OF 20, RIGHT OF WAY PLANS FOR SR–5 CONWAY HILL TO JOHNSON ROAD, DATED JUNE 20, 1968, SAID AREA TO BE VACATED BEING A TRIANGULAR PIECE OF PROPERTY NORTHEASTERLY OF AND CONTIGUOUS TO THE PROPERTY OWNED BY CHARLES AND ANITA FABER AND CONWAY FEED INC. AS DESCRIBED IN DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 8604170054 AND 9107030044.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

0 100 200 300
GRAPHIC SCALE: 1"=100'

AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.

201307150181
Skagit County Auditor $138.00
7/15/2013 Page 1 of 1 3:50PM

SKAGIT COUNTY AUDITOR DEPUTY

PARCEL D:

THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) STATION GROUND PROPERTY AT FIR, WASHINGTON, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS, TO–WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 51.70 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED;
THENCE DUE EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 53.89 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF PUBLIC ROAD AS ESTABLISHED IN 1921, SAID POINT BEING 30.0 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PUBLIC ROAD;
THENCE NORTH 11 DEGREES 31' EAST, PARALLEL WITH SAID PUBLIC ROAD CENTERLINE, 215.0 FEET;
THENCE NORTH 78 DEGREES 29' WEST, AT RIGHT ANGLES TO SAID PUBLIC ROAD CENTERLINE, 20.0 FEET;
THENCE NORTH 11 DEGREES 31' EAST 160.0 FEET;
THENCE NORTH 15 DEGREES 51'25" EAST 264.27 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1,462.69 FEET BEARING SOUTH 78 DEGREES 29' EAST AN ARC DISTANCE OF 53.76 FEET TO A POINT BEING 200.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE;
THENCE NORTH 03 DEGREES 45' EAST PARALLEL WITH SAID MAIN TRACK CENTERLINE AND ALONG SAID RAILWAY COMPANY'S EASTERLY PROPERTY LINE 621.75 FEET TO A POINT ON THE SOUTH LINE OF BROADWAY STREET, SAID POINT BEING 50.0 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID BROADWAY STREET;
THENCE NORTH 88 DEGREES 08' WEST ALONG THE SOUTH LINE OF BROADWAY STREET 148.38 FEET TO A POINT BEING 51.70 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE;
THENCE SOUTH 03 DEGREES 45' WEST PARALLEL WITH SAID MAIN TRACK CENTERLINE 1,306.18 FEET TO THE POINT OF BEGINNING.,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES:

1. ALL SECTION MONUMENTS AS DESCRIBED, WERE VISITED AS SHOWN.
2. ● DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
   ○ DENOTES FOUND COR. FROM PREVIOUS SURVEYS.
   ◎ DENOTES MONUMENT IN CASE
3. THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE
4. BASIS OF BEARING: ASSUMED S89°42'00"W ALONG MONUMENTED SOUTH LINE OF NW1/4 of SE1/4 SECTION 20.
5. LEGAL DESCRIPTION FOR THIS SURVEY FROM STATUTORY WARRANTY DEED FILED ON FEB. 26, 2009 UNDER A.F.# 200902260152, RECORDS OF SKAGIT COUNTY, WA.
6. JONES RD. WAS LEASED FOR 25 YEARS TO SKAGIT CO. BEGINNING IN 1913, AND QUIT CLAIMED TO CONWAY FEED, INC. ON 4/28/2008 UNDER A.F.# 200804280205. THAT PORTION NORTH OF SPRUCE ST. CONTINUES TO BE IN USE BY PUBLIC.

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 CFI Properties, LLC
IN MAY. 2013

Stuart B. VanBuren, Jr., P.L.S.
Certificate No. 21591

STUART B. VAN BUREN, JR. STATE OF WASHINGTON 21591 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12-12-14

AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA. 98232
[360] 724-7326

SURVEY IN THE N.E. QUARTER
SECTION 19, T.34N., R.3E.,W.M.
SKAGIT COUNTY, WASHINGTON
FOR
CFI PROPERTIES LLC

DRWG: 1094ros1.dwg	DATE: MAY., 2013	JOB# 13.1094
CHECKED: SVB	SCALE: 1"=100'	SHEET 1 of 1

UNOFFICIAL DOCUMENT