



NORTH 1/4 CORNER
SECTION 8-34-4
ROS AF NO. 200301300162

1290.13'

N 01°02'43" W 2560.25'

CENTER OF SECTION
8-34-4

NOTE: PORTION OF LOT 21 WAS
AGGREGATED TO LOT 20 IN
BLA RECORDED UNDER
AF NO. 200407060242

RIGHT OF WAY

BURLINGTON NORTHERN RAILROAD

BETTY L. STUMP
10901 PETER ANDERSON RD
BURLINGTON, WA 98233

PARCEL A

PARCEL A

PARCEL A

BU-1-97

PEASE ROAD

EASEMENT AF #8811160042 AND 775650

1 BURL-1-91
DONALD H. JOHNSON
ALEEN E. JOHNSON
12353 RAINIER DR
BURLINGTON, WA
98233

2
EASEMENTS OF VARIOUS
DIMENSIONS AF #775651,
9208140092, 9501060061 AND
950120046.
TRACT X SP NO. BURL-1-91

\$URVEY
VOL 17, PG. 199

PORT DRIVE

PARCEL B

HOUSING AUTHORITY
OF SKAGIT CO
1650 PORT DRIVE
BURLINGTON, WA 98233

VACATED "GEORGE HOPPER
PLACE" BURLINGTON
ORD. NO. 1562
AF NO. 200506280190

NAGATANI ROSIE FAMILY LTD PTRSH
NAGATANI BROTHERS
C/O KAGAWA NAGATANI PHYLIS
3621 BLUEBELL ST
SEAL BEACH, CA 90740

BURL-1-81

B-1

P24234

B-2

P24236

B-3

P24237

M-1

ALLOY PROPERTIES LLC
1575 PORT DRIVE
BURLINGTON, WA 98233

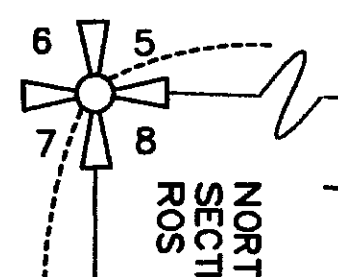
BURL-5-80

BURLINGTON BOULEVARD

EAST MCCORQUEDALE ROAD

EAST GEORGE HOPPER ROAD

WEST 1/4 CORNER
SECTION 8-34-4
ROS AF NO. 200301300162

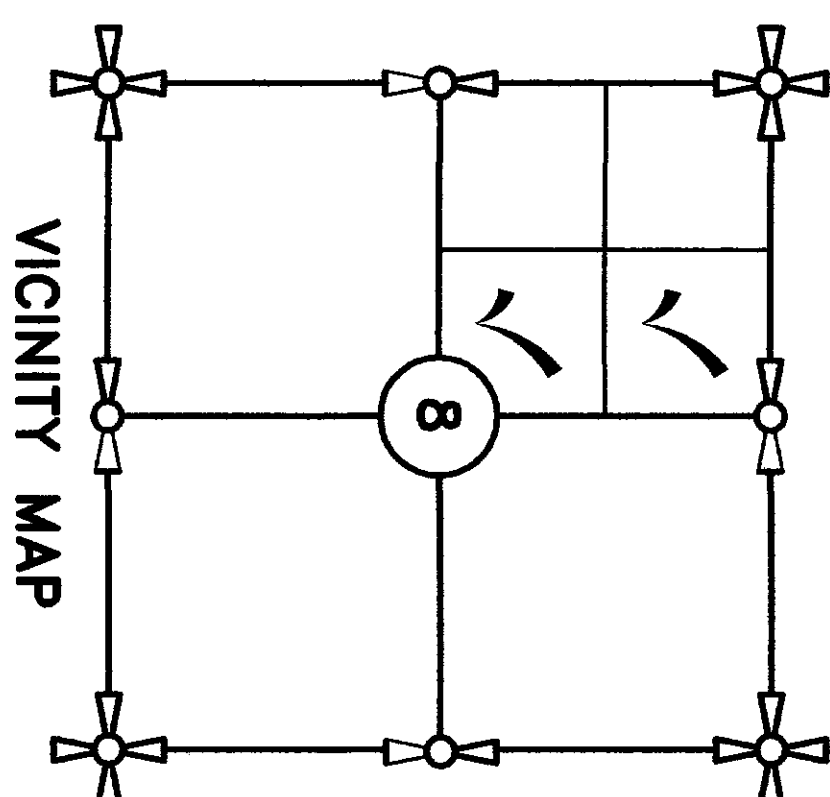
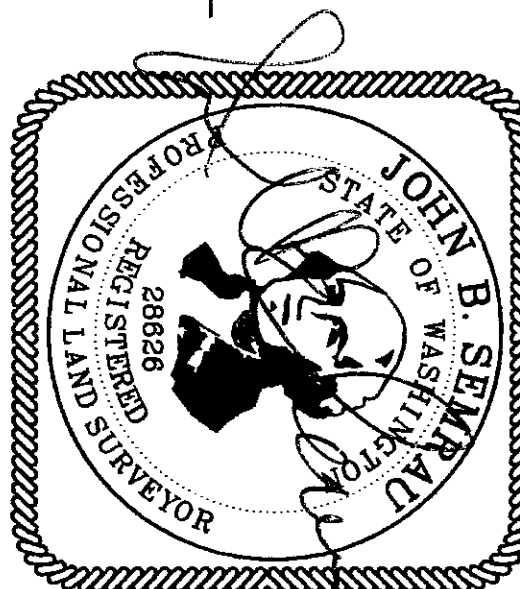


SURVEYOR'S CERTIFICATE

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 ALASKA ELECTRICAL PENSION FUND.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMR AU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273 PHONE 360-424-9566

DATE: 12.17.13



SHEET 1 OF 2

RECORD OF SURVEY

HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN
SECTION 8, T. 34 N., R. 4 E., W.M.
FOR: ALASKA ELECTRICAL PENSION FUND
BURLINGTON, WASHINGTON

FB. 276 PG. 51-72
MERIDIAN: ASSUMED
SEMR AU ENGINEERING & SURVEYING SCALE: AS SHOWN
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 4527E

- KEY**
- - INDICATES EXISTING CONCRETE MONUMENT
IN CASE, LS 9622
 - - INDICATES EXISTING REBAR OR IRON PIPE.
 - - INDICATES REBAR SET, "SEMR AU 28626"
 - ✕ - INDICATES NAIL AND WASHER SET IN LEAD
IN SIDEWALK, LS 28626.



Skagit County Auditor 12/27/2013 Page 1 of 2 3:39PM

James [Signature]
Meagan [Signature]
Auditor Deputy

NOTES:

1. SURVEY DESCRIPTION, EXCEPTIONS, REFERENCE INSTRUMENTS AND MAPS ARE FROM THE RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FROM ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, APPLICANT NO. 6200200088, DATED SEPTEMBER 20, 2011.

2. BASIS OF BEARINGS: EXISTING MONUMENTS ALONG THE CENTERLINE OF PORT DRIVE SHOWN HEREON AND ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200301300162. BEARING = S 00°55'27" E.

3. ALL DISTANCES ARE SHOWN IN FEET.

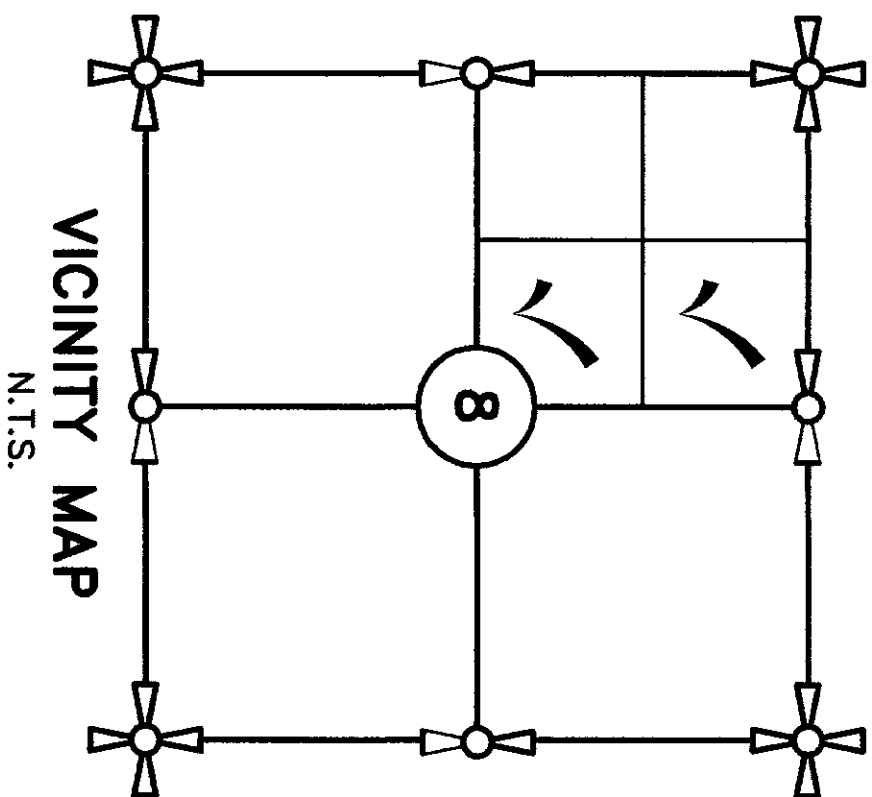
4. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN OCTOBER 2013.
6. THIS SURVEY WAS PREPARED AT THE REQUEST OF RYAN CLAY, JSH PROPERTIES, INC.
7. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.1306. OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO

7. 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.

8. 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.

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|-----|--|-----|--|-----|--|
| (A) | 1" IRON PIPE, NO IDENTIFICATION.
S 81'48" E, 0.58' FROM CALC. POSITION. | (J) | REBAR I.D. NO. 28626
S 32'23" E, 0.03' FROM CALC. POSITION. | (Q) | FOUND REBAR CAP NON-LEGIBLE, N 89° 55' E, 0.04' FROM CALCULATED POSITION. |
| (B) | REBAR I.D. NO. 22960
S 62°38' E, 0.22' FROM CALC. POSITION. | (K) | REBAR I.D. NO. 28626 | (R) | FOUND REBAR, CAP NON-LEGIBLE, S 25° 49' E, 0.26' FROM CALCULATED POSITION. |
| (C) | SET REBAR I.D. NO. 28626 | (M) | SET NAIL & WASHER I.D. NO. 28626 | (S) | REBAR I.D. NO. 9622
N 23°09' E, 0.04' FROM CALC. POSITION |
| (D) | SET REBAR I.D. NO. 28626 | (N) | SET REBAR I.D. NO. 28626 | (T) | REBAR I.D. NO. 28626
S 64°39' E, 0.16' FROM CALC. POSITION |
| (E) | SET REBAR I.D. NO. 28626 | (O) | SET REBAR I.D. NO. 28626 | (U) | REBAR I.D. NO. 28626
S 45°04' E, 0.22' FROM CALC. POSITION |
| (F) | REBAR I.D. NO. 28626
S 15° E, 0.08' FROM CALC. POSITION. | (P) | SET REBAR I.D. NO. 28626, HIGH TRAFFIC AREA | | |
| (G) | REBAR I.D. NO. 28626
S 80°50' E, 0.04' FROM CALC. POSITION. | | | | |



SHEET 2 OF 2

RECORD OF SURVEY

HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN
SECTION 8, T. 34 N., R. 4 E., W.M.
FOR: ALASKA ELECTRICAL PENSION FUND
BURLINGTON, WASHINGTON

