

RECORD OF SURVEY

A PORTION OF THE SE QUARTER OF THE NE QUARTER
OF SECTION 7, TWP. 34 N., RGE. 4 E., W.M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TJC SURVEYING

NE CORNER
S. 7 TWP. 34 N., R. 4 E., W.M.
CASED CONCRETE MONUMENT WITH BRASS
FOUND 5/27/2005

J. Youngquist
SKAGIT COUNTY AUDITOR

DEPUTY



201506030060

Skagit County Auditor

6/3/2015 Page 1 of 1 11:24:42PM

BASIS OF BEARINGS: RECORD OF SURVEY REC. NO. 200108220001

SCALE: 1" = 50'



LAND DESCRIPTIONS

PARCEL 'A'
That portion of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 209.16 feet North of the East quarter corner of said Section 7; thence North 100 feet parallel with the East section line; thence East 217.8 feet; thence South on the East section line 100 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington

PARCEL 'B'
That portion of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 209.16 feet North and 217.8 feet West of the East quarter corner of said Section 7; thence West 211.2 feet, more or less, to the West line of that certain tract conveyed to Emil Hanson and Clara L. Hanson, his wife, by deed dated June 1, 1943, under Auditor's File No. 362759, records of said County; thence North along the West line of said Hanson tract, 100 feet; thence East 211.2 feet to a point North of the point of beginning; thence South 100 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington

PARCEL 'C'
The North 105.66 feet of the following described Tract:

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of the Northeast 1/4; thence North along East line of said Southeast 1/4 of the Northeast 1/4, a distance of 209.16 feet; thence West 430 feet; more or less, to the West line of those premises conveyed to EMIL HANSON, et. ux., by deed dated June 1, 1943, filed June 2, 1943, as Auditor's File No. 362759 and recorded in Volume 189 of Deeds, page 132; thence South along said West line and the production South thereof 209.16 feet to the South line of said Southeast 1/4 of the Northeast 1/4; thence East along said South line 430 feet, more or less, to the point of beginning.

EXCEPT:

That portion thereof as described in a Statutory Warranty Deed recorded under recording number 201112160021 records of Skagit County Auditor, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington

SURVEYOR'S NOTES

THIS SURVEY EXCEEDS THE STANDARDS FOR FIELD TRAVERSE OF LAND BOUNDARY SURVEYS REQUIRED BY W.A.C. 332.130.080 & R.C.W. 58.09

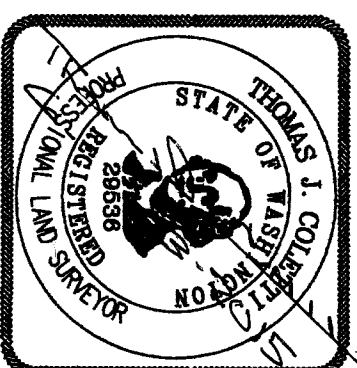
THIS SURVEY DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS OF RECORD. CONSULT YOUR TITLE REPORT FOR RECORD ENCUMBRANCES.

ALL MONUMENTS SHOWN HEREON AS FOUND WERE FIELD VISITED ON AS NOTED

A SIX SECOND THEODOLITE AND EDM WERE UTILIZED FOR THIS SURVEY USING STANDARD FIELD TRAVERSE METHODS.

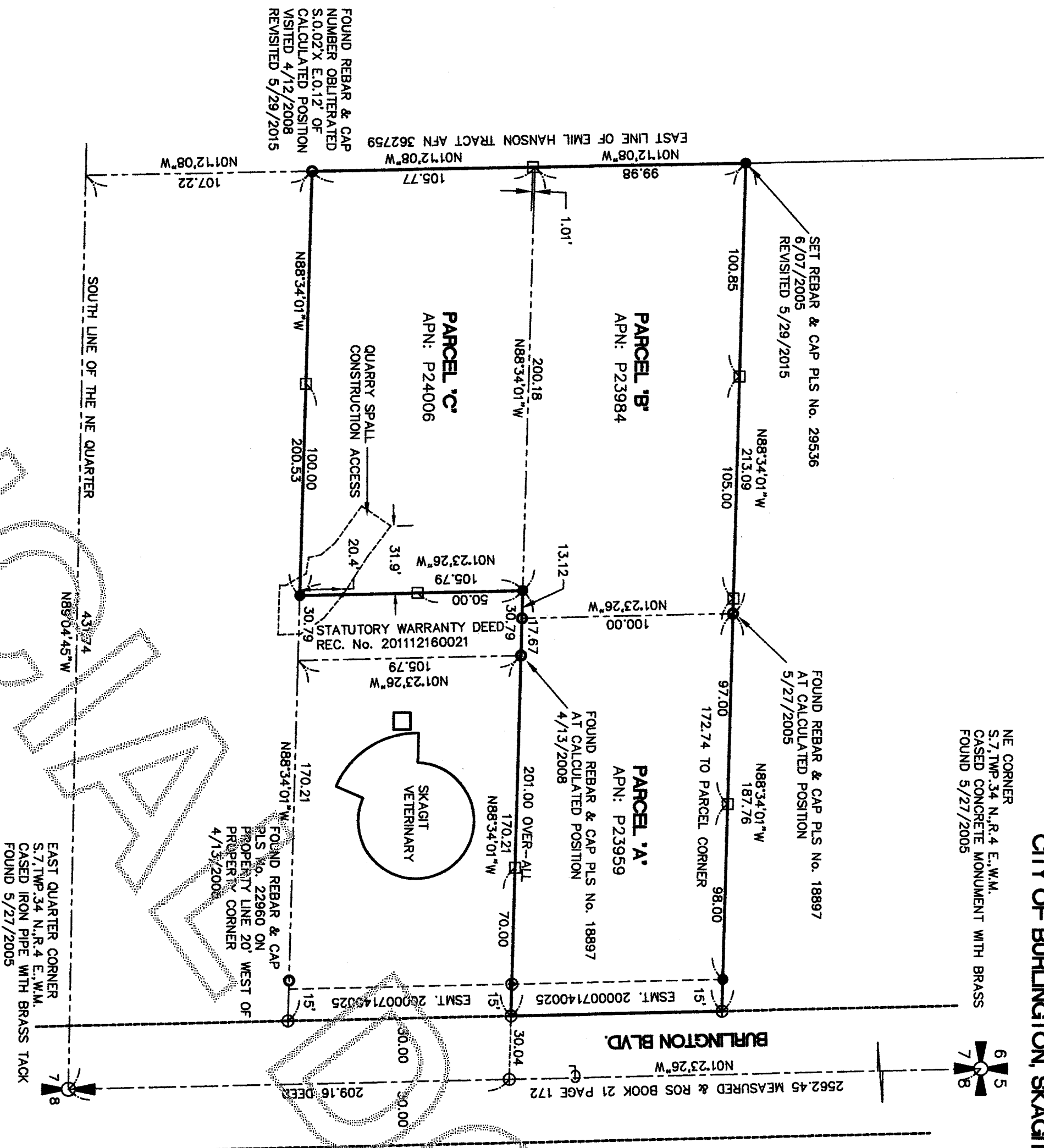
LAND SURVEYOR'S CERTIFICATE

This Map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2015 at the request of
Market Place Drive Assoc. II LLC



1489 McKinley Street / PO Box 366
Bumclew, WA, 98022
ph: 206-940-0253
www.tjcolburnsurveying.com
tom@tjcolburnsurveying.com

TJC SURVEYING



- LEGEND**
- SET 05/29/2015 U.N.O.
 - FOUND 5/29/2015 U.N.O.
 - SET 05/29/2015
 - ⊙ SET 05/29/2015
 - ⊕
- REFERENCES**
1. RECORD OF SURVEY REC. NO. 200108220001
 2. RECORD OF SURVEY REC. NO. 9904060008
 3. SEGREGATION DEED REC. NO. 424578
 4. SKAGIT COUNTY SHORT PLAT NO. 65-78
 5. LAND TITLE COMPANY OF SKAGIT COUNTY ALTA OWNER'S POLICY NO. 107325-PE
 6. LAND TITLE COMPANY OF SKAGIT COUNTY ALTA OWNER'S POLICY NO. 107325-PE
 7. LAND TITLE COMPANY OF SKAGIT COUNTY ALTA OWNER'S POLICY NO. 107325-PE

SET REBAR & CAP PLS No. 29536
FND REBAR & CAP PLS No. 18897
SET LINE HUB-TACK & DISC PLS No. 29536
SET LINE LEAD-TACK & DISC PLS No. 29536
CALCULATED POSITION

FOUND REBAR & CAP
NUMBER OBLITERATED
S.O. 02 X E.O. 12 OF
CALCULATED POSITION
VISITED 4/12/2008
REVISED 5/29/2015