

SURVEY DESCRIPTION

**STATUTORY WARRANTY DEED (AUDITOR'S FILE NO. 202012310061)
 SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-58141**

PARCEL 'A'

LOT 1 OF EINER KAUTZEN TRUST TRACT F BINDING SITE PLAN APPROVED BY THE CITY OF BURLINGTON ON MARCH 10, 2008, AND APPROVED MAY 22, 2008 UNDER AUDITOR'S FILE NO. 200805220101, BEING A PORTION OF TRACT F OF SURVEY 200701040041, ALL BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 NW.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON UNDER AUDITOR'S FILE NO. 200803010190 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT F; THENCE NORTH 02°22'19" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF THE NORTH LINE OF SAID TRACT F A DISTANCE OF 428.12 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT F; THENCE SOUTH 86°48'12" WEST ALONG THE NORTH LINE OF SAID TRACT F A DISTANCE OF 1112 FEET TO A POINT CALLED OUT AS STATION 28+68.33, 47.04 FEET LEFT AS SHOWN ON CITY OF BURLINGTON RIGHT-OF-WAY PLAN OF NORTH BURLINGTON BLVD, SHEET 5 AND 6 OF THE WORKS DEPARTMENT, ON FILE WITH THE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT; THENCE SOUTH 02°21'03" WEST LEAVING THE NORTH LINE OF SAID TRACT F, A DISTANCE OF 144.45 FEET TO A POINT CALLED OUT AS STATION 26+79.88, 45.84 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 02°23'46" WEST A DISTANCE OF 185.65 FEET TO A POINT CALLED OUT AS STATION 24+28.24, 28.24 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 34°16'36" WEST, A DISTANCE OF 44.45 FEET TO A POINT CALLED OUT AS STATION 24+43.28, 13.83 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 02°14'00" WEST, A DISTANCE OF 2.14 FEET TO A POINT CALLED OUT AS STATION 24+43.28, 13.83 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 88°10'18" EAST ALONG THE SOUTH LINE OF SAID TRACT F, A DISTANCE OF 43.81 FEET TO THE POINT OF BEGINNING.

PARCEL 'B'

AN EASEMENT FOR INTERESS, EGRESS, ROADWAY AND UTILITIES OVER AND ACROSS TRACT X' AS DELINEATED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200701040041, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 NW.

**STATUTORY WARRANTY DEED (AUDITOR'S FILE NO. 202012310057)
 SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-102587**

PARCEL 'A'

*TRACT E' AS DELINEATED ON RECORD OF SURVEY MAP RECORDED JANUARY 4, 2007 UNDER AUDITOR'S FILE NO. 200701040041, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 NW.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON UNDER AUDITOR'S FILE NO. 2008070150034, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT E; THENCE NORTH 02°22'19" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF NORTH BURLINGTON BLVD, A DISTANCE OF 360.09 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT E; THENCE NORTH 89°10'19" WEST ALONG THE NORTH LINE OF SAID TRACT E, A DISTANCE OF 22.48 FEET TO A POINT CALLED OUT AS STATION 23+80.63, 52.47 FEET LEFT AS SHOWN ON CITY OF BURLINGTON RIGHT-OF-WAY PLAN OF NORTH BURLINGTON BLVD, SHEET 5 OF 7, APPROVED IN 2007, ON FILE WITH THE CITY OF BURLINGTON PUBLIC WORKS DEPARTMENT; THENCE SOUTH 02°23'46" WEST LEAVING THE NORTH LINE OF SAID TRACT E, A DISTANCE OF 274.10 FEET TO THE POINT CALLED OUT AS STATION 21+06.53, 53.88 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 50°14'03" WEST, A DISTANCE OF 65.11 FEET TO A POINT CALLED OUT AS STATION 20+42.91, 42.91 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 62°20'45" WEST, A DISTANCE OF 94.43 FEET TO A POINT CALLED OUT AS STATION 20+18.49, 195.63 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 02°26'00" WEST, A DISTANCE OF 0.66 FEET TO A POINT CALLED OUT AS STATION 20+18.49, 195.63 FEET LEFT AS SHOWN ON THE AFOREMENTIONED RIGHT-OF-WAY PLAN; THENCE SOUTH 89°10'19" WEST, A DISTANCE OF 105.66 FEET TO THE POINT OF BEGINNING.

- DESCRIPTION CONTINUED -

PARCEL 'B'

AN EASEMENT FOR INTERESS, EGRESS, ROADWAY AND UTILITIES OVER AND ACROSS TRACT X' AS DELINEATED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200701040041, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 NW.

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

ALL BEING SITUATED IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP DESCRIBED LISER 20123164.
- 2. INDICATES FOUND EXISTING REBAR AND CAP 'REBAR'.
- 3. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 202012310061 AND 202012310057.
- 4. FOR ADDITIONAL SURVEY AND SUBDIVISION NEGOTIATION SEE EINER KAUTZEN TRUST BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 200805220101 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200401070083, 2005082920052, 200701040041, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- 5. INSTRUMENTATION TRIMBLE 5-5 TOTAL STATION
- 6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 7. MERIDIAN: ASSUMED
- 8. BASIS OF BEARING: MONUMENTED EXIST LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 NW, PER AUDITOR'S FILE NO. 2008070150034, BEARING = NORTH 02°06'54" EAST
- 9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHUCKAUNT VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- 10. 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- 11. ALL DISTANCES SHOWN HEREON ARE IN FEET.
- 12. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, MOM LINE) AS PER HAG CHAPTER 392.190. LINES OF OCCUPATION MAY INDICATE AREAS PERMITTED BY THE UNLAWFUL CONSTRUCTION OF THE OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY REVISION ACT, RCW 65.02, AS AMENDED, AND THE SURVEY REVISION ACT, RCW 65.02, A WASHINGTON LIMITED LIABILITY COMPANY, IN FEBRUARY 2022.

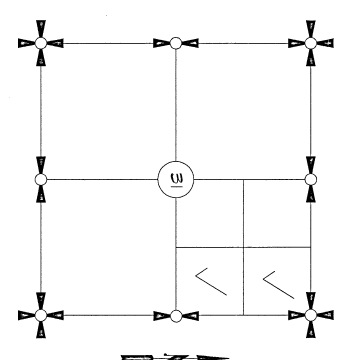
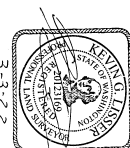
KEVIN G. LISER, P.L.S., CERTIFICATE NO. 20123164 DATE 3-3-22

LISER & ASSOCIATES, PLLC
 320 MILWAUKEE STREET, BOX 1104
 MOUNT VERNON, WA 98273
 PHONE (360) 418-7442
 FAX (360) 418-0581
 E-MAIL KEVIN@LISER.COM

AUDITOR'S CERTIFICATE

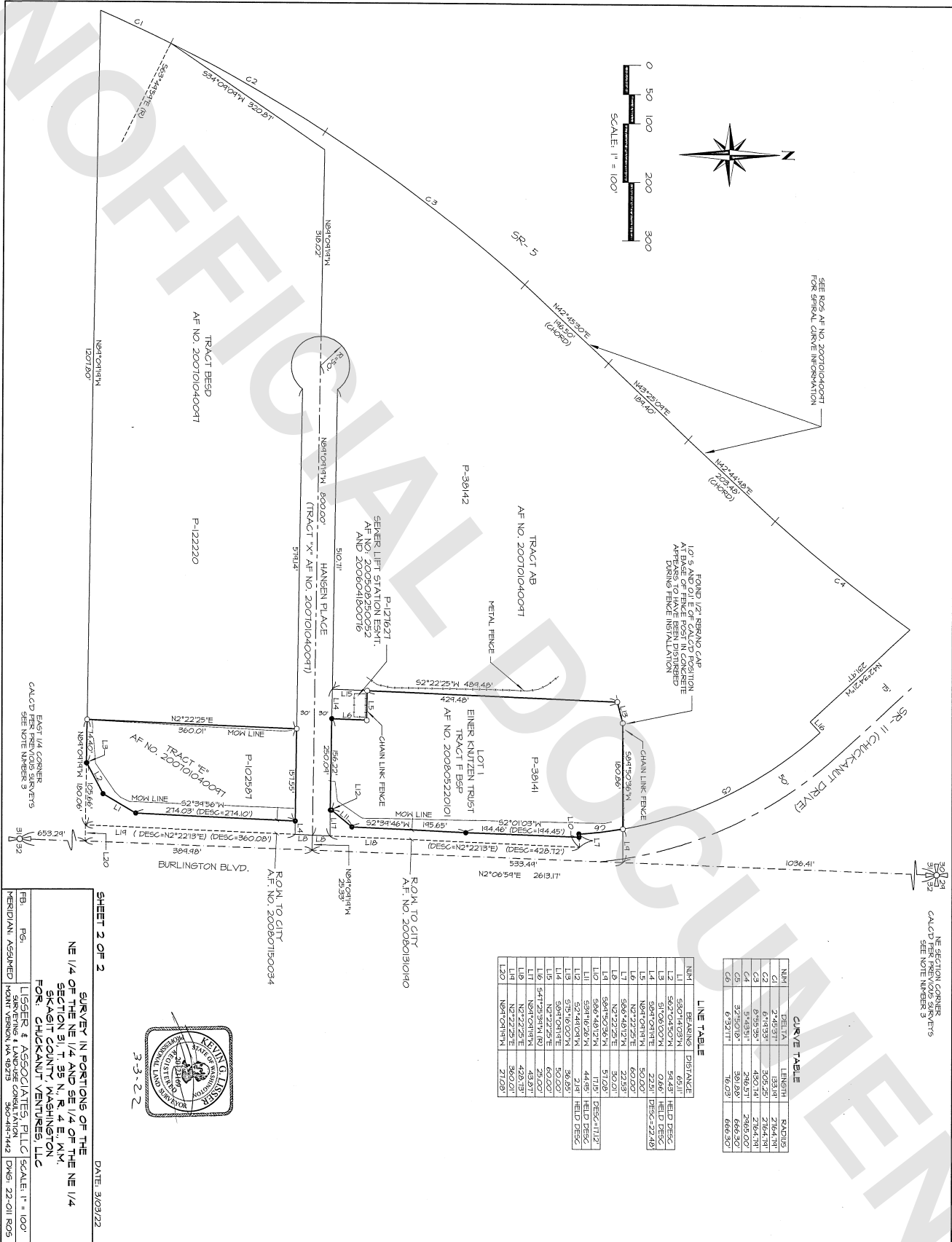
FILED FOR RECORD AT THE REQUEST OF LISER & ASSOCIATES, PLLC, MINUTES PAST 4 DAY OF March, 2022 AT 02:11 PM IN VOLUME 2022 OF SURVEYS ON PAGES 12 UNDER AUDITOR'S FILE NO. 202203030096 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Nancy Linares
 Nancy Linares S
 DEPUTY
 SKAGIT COUNTY AUDITOR



SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4 NW.
 VICINITY MAP
 1/4

SHEET 1 OF 2		DATE 3/03/22
SURVEY IN PORTIONS OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 SECTION 31, T. 35 N., R. 4 E., 1/4 NW, SKAGIT COUNTY, WASHINGTON FOR: CHUCKAUNT VENTURES, LLC		
FBI 486 186 1	LISER & ASSOCIATES, PLLC	SCALE:
MERIDIAN ASSIGNED	SURVEYING & LAND-USE CONSULTATION	DWG: 22-01 R06
	POINT VERNON WA 98273	360-418-7442



CURVE TABLE

NM#	DELTA	LENGTH	RADIUS
C1	2°45'31"	83.91'	2164.71'
C2	6°18'35"	305.25'	2164.71'
C3	5°43'51"	216.51'	2565.00'
C4	5°43'51"	216.51'	2565.00'
C5	32°30'07"	381.82'	666.30'
C6	6°32'11"	16.03'	666.30'

LINE TABLE

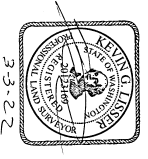
NM#	BEARINGS	DISTANCE	FIELD BEG.	FIELD DEB.
L1	S50°14'03"W	65.11'		
L2	S62°04'50"W	54.43'	FIELD BEG.	
L3	S10°06'00"W	0.46'	FIELD DEB.	
L4	S10°06'00"W	50.00'		FIELD DEB.
L5	N84°09'18"W	50.00'		FIELD DEB.
L6	N2°22'25"E	60.00'		
L7	S66°48'12"W	22.53'		
L8	S89°22'29"E	30.00'		
L9	S89°22'29"E	30.00'		FIELD DEB.
L10	S66°48'12"W	11.65'	FIELD DEB.	
L11	S54°46'26"W	44.95'	FIELD DEB.	
L12	S2°44'03"W	21.81'	FIELD DEB.	
L13	S10°06'00"W	30.85'		
L14	S10°06'00"W	30.85'		
L15	N2°22'25"E	60.00'		
L16	S41°59'51"W	25.00'		
L17	N84°09'18"W	43.83'		
L18	N2°22'25"E	426.15'		
L19	N2°22'25"E	426.15'		
L20	N84°09'18"W	21.03'		

SHEET 2 OF 2

DATE: 3/03/22

SURVEY IN PORTIONS OF THE
NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4
SECTION 31, T. 35 N., R. 4 E., NW,
SKAGIT COUNTY, WASHINGTON
FOR: CHUCKAWILT VENTURES, LLC

LSG&R & ASSOCIATES PLLC SCALE: 1" = 100'
SURVEYING & LAND-USE CONSULTATION
MEMPHIS, TENNESSEE 380-414-1142 DWS: 22-011 RDS



3-5-22

NE SECTION CORNER
CALC'D PER NOTE NUMBER 3

EAST 1/4 CORNER
CALC'D PER NOTE NUMBER 3

SEE RDS AF NO. 200701040041
FOR SPECIAL CURVE INFORMATION

10' S AND 0.1' E OF CALC'D POSITION
AT BASE OF FENCE POST IN CONCRETE
DURING FENCE INSTALLATION

FOUND 1/2" SERRANO CAP
AT BASE OF FENCE POST IN CONCRETE
DURING FENCE INSTALLATION

SEWER LIFT STATION ESMT.
AF NO. 200508290052
AND 200604180016

HANSEN PLACE
(TRACT 'X' AF NO. 200701040041)

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AF NO. 200701040041

TRACT AB
AF NO. 200701040041

LOT 1
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TRACT F BEP
AF NO. 200805220101

BURLINGTON BLVD.

ROI. TO CITY
AF. NO. 20080150034

ROI. TO CITY
AF. NO. 20080150034

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