

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 TONY WISDOM IN NOVEMBER, 2023.

DATE: 1-24-2024

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 509-424-5566



LEGAL DESCRIPTIONS

PARCEL A (PORTION OF P34801)

THAT PORTION OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED SUBDIVISION; THENCE N 86°54'42" W ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 610.58' TO THE TRUE POINT OF BEGINNING;
THENCE N 116°35' E, A DISTANCE OF 327.87 FEET;
THENCE N 89°09'21" W, A DISTANCE OF 280.00 FEET;
THENCE S 42°22'50" W, A DISTANCE OF 316.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION;
THENCE S 86°54'42" E ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 297.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROAD AND DRAINAGE DITCH RIGHTS OF WAYS;
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B (P34798, P133743, P134982 & PORTION OF P34801)

TRACT "A"
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.;

TOGETHER WITH THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE SOUTHERLY LINE OF RIGHT OF WAY AS CONVEYED TO BELLINGHAM SKAGIT RAILWAY COMPANY, BY DEED RECORDED SEPTEMBER 30, 1911, IN VOLUME 87 OF DEEDS, PAGE 243, RECORDS OF SAID COUNTY;

AND EXCEPT THE EAST 250 FEET OF THE SOUTH 585 FEET OF SAID EAST 1/2 OF THE WEST 1/2 OF THE NE 1/4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.;

AND ALSO EXCEPT THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST 250 FEET OF THE SOUTH 585 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; THENCE NORTHERLY ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25, 285.0 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, 250 FEET TO THE NORTHEAST CORNER OF THE EAST 250 FEET OF THE SOUTH 585 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID EAST 250 FEET OF THE SOUTH 585 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TO THE POINT OF BEGINNING.

AND EXCEPT COUNTY ROAD AND DITCH RIGHTS OF WAY;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT "B"
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE N 21°03'21" E ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 203.41 FEET TO THE SOUTHEAST CORNER OF THE EAST 250 FEET OF THE SOUTH 585 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S 85°01'16" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 425.03 FEET; THENCE N 21°03'21" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 202.00 FEET; THENCE S 85°01'16" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 202.00 FEET; THENCE N 21°03'21" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 202.00 FEET; THENCE S 85°01'16" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 202.00 FEET; THENCE N 21°03'21" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 202.00 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT COUNTY ROAD AND DITCH RIGHTS OF WAY;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT "C"
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M.;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED SUBDIVISION; THENCE N 86°54'42" W ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 610.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 116°35' E, A DISTANCE OF 327.87 FEET;
THENCE N 89°09'21" W, A DISTANCE OF 280.00 FEET;
THENCE S 42°22'50" W, A DISTANCE OF 316.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION;
THENCE S 86°54'42" E ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 297.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROAD AND DITCH RIGHTS OF WAYS;
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF January, 2024 AT 1:34 P.M.
UNDER AUDITOR'S FILE # 202401240044, AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING, P.L.L.C.

Debra Heston

SKAGIT COUNTY AUDITOR

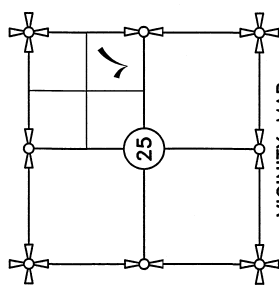
Terra Dubach

DEPUTY AUDITOR

SITE ADDRESS

17853 MABEN ROAD
BURLINGTON, WA 98233
SKAGIT COUNTY TAX PARCEL NO. P34801

VICINITY MAP
N.T.S.



SHEET 1 OF 3

SURVEY OF BOUNDARY LINE ADJUSTMENT,
PL23-0531, A PORTION
OF THE SE 1/4 OF THE NE 1/4
SECTION 25, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: STERLING HILL LLC

FB. 336 PG. 120-123 SEMRAU ENGINEERING & SURVEYING SCALE: NTS
MERIDIAN: ASSUMED SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 509-424-5566 JOB NO. 63718

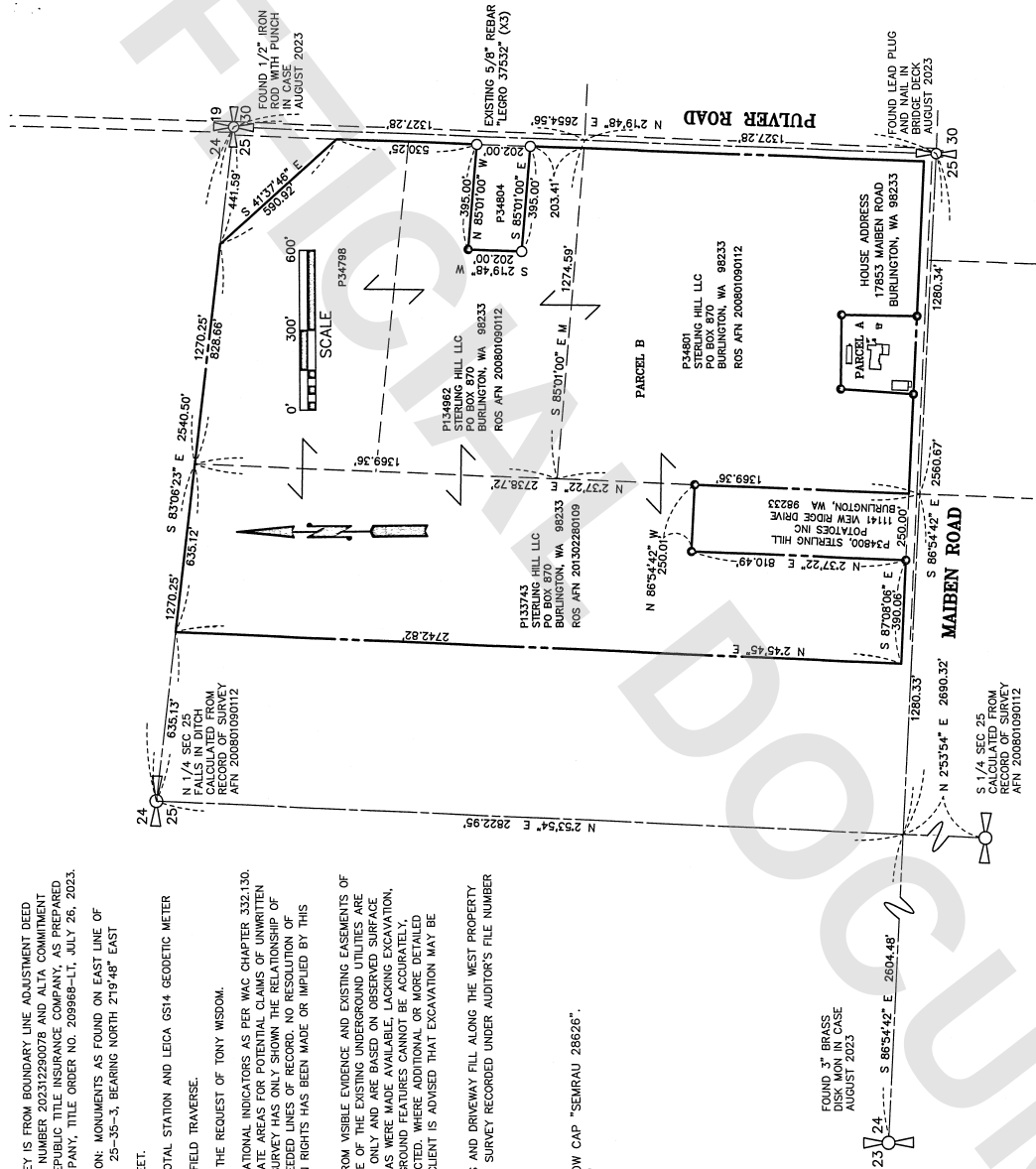
DRAWING FILE: 6371-3008.DWG 01/24/2024

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER FILE NO. 200312290078 AND ALTA COMMITMENT FOR THE INSURANCE BY OLD REPUBLIC TITLE INSURANCE COMPANY, AS PREPARED BY LAND TITLE AND ESCROW COMPANY, TITLE ORDER NO. 2009868-LT, JULY 26, 2023.
2. BASIS OF BEARING AND SUBDIVISION: MONUMENTS AS FOUND ON EAST LINE OF NORTHEAST QUARTER OF SECTION 25-35-3, BEARING NORTH 21°19'48" EAST
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA INS50 TOTAL STATION AND LEICA GS14 GEODETIC METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY WAS PREPARED AT THE REQUEST OF TONY WISDOM.
7. THIS SURVEY HAS SHOWN OCCUPANCIAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC 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. EXISTING UTILITIES ARE SHOWN FROM VISIBLE EVIDENCE AND EXISTING EASEMENTS OF RECORD. THE LOCATION OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN AT AN APPROXIMATE WAY ONLY AND ARE BASED ON OBSERVED SURFACE EVIDENCE AND UTILITY RECORDS AS WERE MADE AVAILABLE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
9. ENCROACHMENT OF CEDAR TREES AND DRIVEWAY FILL ALONG THE WEST PROPERTY LINE WAS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201302280109.

KEY:

- IRON REBAR SET WITH YELLOW CAP "SEMRAU 28626"
- IRON PIPE OR REBAR FOUND



REFERENCE SURVEYS

AFN 200801090112
AFN 201302280109
AFN 201302280171
AFN 8008280003
AFN 200010170118

SHEET 2 OF 3



SURVEY OF BOUNDARY LINE ADJUSTMENT,
PL23-0531, A PORTION
OF THE SE 1/4 OF THE NE 1/4
SECTION 25, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: STERLING HILL LLC

FB. 336 PG. 120-123 SEMRAU ENGINEERING & SURVEYING SCALE: 1"=300'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 509-742-5666
MERIDIAN: ASSUMED JOB NO. 6371B

