

**SURVEY DESCRIPTION**

LOT "B" OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED AUGUST 21, 2003, UNDER AUDITOR'S FILE NO. 200302010044, HAVING BEEN A PORTION OF BLOCKS 113 AND 140, MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, PORTIONS OF VACATED STREETS AND ALLEYS ADJACENT THERETO, TOGETHER WITH THAT PORTION OF LOTS 6, 1, 9, 4, 10, 11, 12 AND 13, BLOCK 113, MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY, VACATED SECOND STREET AND VACATED COMMERCIAL AVENUE, LYING SOUTHERLY OF A LINE SAID VACATED THIRD STREET;

ALSO TOGETHER WITH THE WEST 1/2 OF VACATED FIDALGO AVENUE ADJOINING LOTS 1 THROUGH 13, INCLUSIVE, BLOCK 112, MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING THAT PORTION OF THE NORTH 232.50 FEET OF THAT PARCEL, DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201812000091, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO TOGETHER WITH THOSE PORTIONS OF LOTS 1 THROUGH 13, BLOCK 112, LOT 13 THROUGH LOT 13, AND VACATED SECOND AVENUE, ALL IN THE MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT B OF BOUNDARY LINE ADJUSTMENT SURVEY APPROVED AUGUST 21, 2003, RECORDED AUGUST 21, 2003 UNDER AUDITOR'S FILE NO. 200302010044, BEING RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF VACATED FIRST STREET, NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT B, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT B OF FIDALGO CITY, AND BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 40°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 12 THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 234.00 FEET; THENCE SOUTH 40°00'00" WEST FOR A DISTANCE OF 125.00 FEET; THENCE NORTH 01°01'07" EAST FOR A DISTANCE OF 125.00 FEET; MORE OR LESS, TO THE CENTRELINE OF SAID VACATED SECOND AVENUE, THENCE SOUTH 00°00'00" WEST ALONG THE CENTRELINE OF SAID VACATED SECOND AVENUE FOR A DISTANCE OF 54.31 FEET; THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID LOT B, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 1, BLOCK 112, MAP OF FIDALGO CITY; THENCE NORTH 40°00'00" EAST ALONG SAID NORTH LINE OF LOT 1 FOR A DISTANCE OF 125.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER LINE ADJUSTMENT SURVEY AT A POINT BEARING NORTH 00°00'00" EAST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°00'00" WEST ALONG SAID WEST LINE OF LOT B, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE THAT PORTION OF LOT "B" OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED AUGUST 21, 2003, UNDER AUDITOR'S FILE NO. 200302010044, AND BEING MORE PARTICULARLY DESCRIBED AS LOTS 21, 22, 23, 24, 25 AND 26, BLOCK 113, MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY, VACATED THIRD STREET AND VACATED FIDALGO AVENUE, LYING SOUTHERLY OF A LINE DRAIN PARALLEL, WITH AND 105.56 FEET SOUTH OF THE CENTRELINE OF SAID VACATED THIRD STREET, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INTERESTS OF RECORD.

**NOTES**

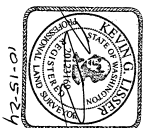
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LIEBER 2012364
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT "F" OF QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202411010026.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, RECORDED UNDER AUDITOR'S FILE NUMBERS 200401000074, 200302010044, 8405250010, 2003020002, 200604070038, 8010210003 AND 201812000091, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARING, MONUMENTED CENTRELINE OF GIBRALTER ROAD BETWEEN ERIE STREET AND DORIS STREET.
- BEARING = NORTH 40°00'00" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROONEY'S CIN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE EASEMENTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INTERESTS OF RECORD, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (DRAIN ROCK) AS PER INSTRUMENT 352-150. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL UTILITY CONFLICT. THIS BOUNDARY LINE ADJUSTMENT SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF THE BOUNDARY 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 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROONEY'S CIN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN OCTOBER 2024.

KEVIN G. LIEBER, P.L.S., CERTIFICATE NO. 2012364  
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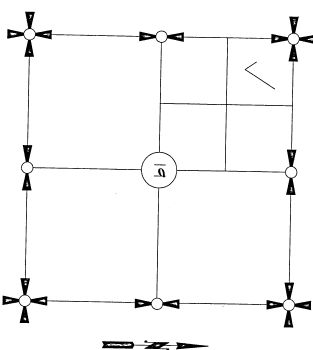
10-15-24



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LIEBER & ASSOCIATES, PLLC, MINUTES PAST 11 O'CLOCK, DAY OF NOV 2024 AT 41 PAGES UNDER AUDITOR'S FILE NO. 202411010026.

SKAGIT COUNTY AUDITOR  
DENY



VICINITY MAP  
N.T.S.

SHEET 1 OF 2

DATE: 10/09/24

SURVEY IN A PORTION OF THE  
SECTION 14 OF THE T. 24 N., R. 2 E., M. 1N,  
SKAGIT COUNTY, WASHINGTON  
FOR: ROONEY'S CIN, LLC

LIEBER & ASSOCIATES, PLLC SCALE:  
SECTION 14, T. 24 N., R. 2 E., M. 1N,  
SKAGIT COUNTY, WASHINGTON  
MOUNT VERNON, WA 98275 360-414-7142

HERIDIAN: ASSIGNED DMS: 24-042 BLA

