

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE GUARANTEE NO. 5003353-009732E, ORDER NO. 400397-LT, DATED AUGUST 15, 2025.

LOT 1, BLOCK 133, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 6 EAST W/ BEING A PORTION OF THE RAILWAY COMPANY FILED FOR RECORD NOVEMBER 1898 IN VOLUME 23 OF DEEDS, PAGE 408; UNDER ADDITION'S F.I.L.N.O. 67-97 DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1A BLOCK 13, THENCE SUTHERLY AND EASTERLY ALONG THE WEST LINE OF SAID BLOCK 13, SOUTH 82°20' EAST, 204.91 FEET TO A CHAIN LINK FENCE;

THENCE ALONG SAID FENCE AND ITS EASTERLY EXTENSION SOUTH 82°20' EAST, 134.98 FEET;

THENCE SOUTH 83°30' WEST, 133.65 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF CROOK, STATE OF WASHINGTON

PARCEL C:
THAT BOB

[illegible]

BOUNDARY OF SAID PARCEL DESCRIBED IN DEED DATED
MARCH 16, 2001, A DISTANCE OF 133.55 FEET;
THENCE SOUTH 6°52'34" EAST, 175.0 FEET;

THENCE SOUTH 83°07'25" WEST, 133.55 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, NAD 83/2011 BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS, BEING NORTH 1°06'35" EAST ALONG THE WEST MARGIN OF SPRUCE STREET AS MONUMENTED AND DEPICTED IN THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8412110012.

2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.

3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

4. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

6. THE RIGHT OF WAY WIDTH OF SPRUCE STREET IS ILLEGIBLE ON THE FACE OF THE PLAT OF FIRST ADDITION TO BURLINGTON. THIS SURVEY ACCEPTS THE RIGHT OF WAY WIDTH AS SHOWN BY THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 84-10170020 AND OTHER SURVEYS OF RECORD.

9. THIS SURVEY DEPICTS EASEMENTS PROVIDED BY FIRST AMERICAN TITLE GUARANTEE NO. 5003355-009732E, ORDER NO. 400397-LT, DATED AUGUST 15, 2023. EASEMENTS RECORDED UNDER AUDITOR'S FILE NOS. 257089 AND 771179 WERE NOT ABLE TO BE DEPICTED BASED ON THE INFORMATION PROVIDED.

SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF BRENT WALKER IN SEPTEMBER, 2025.

DEREK RUFNER, PLS.

DATE _____

10-07-2025
DATE



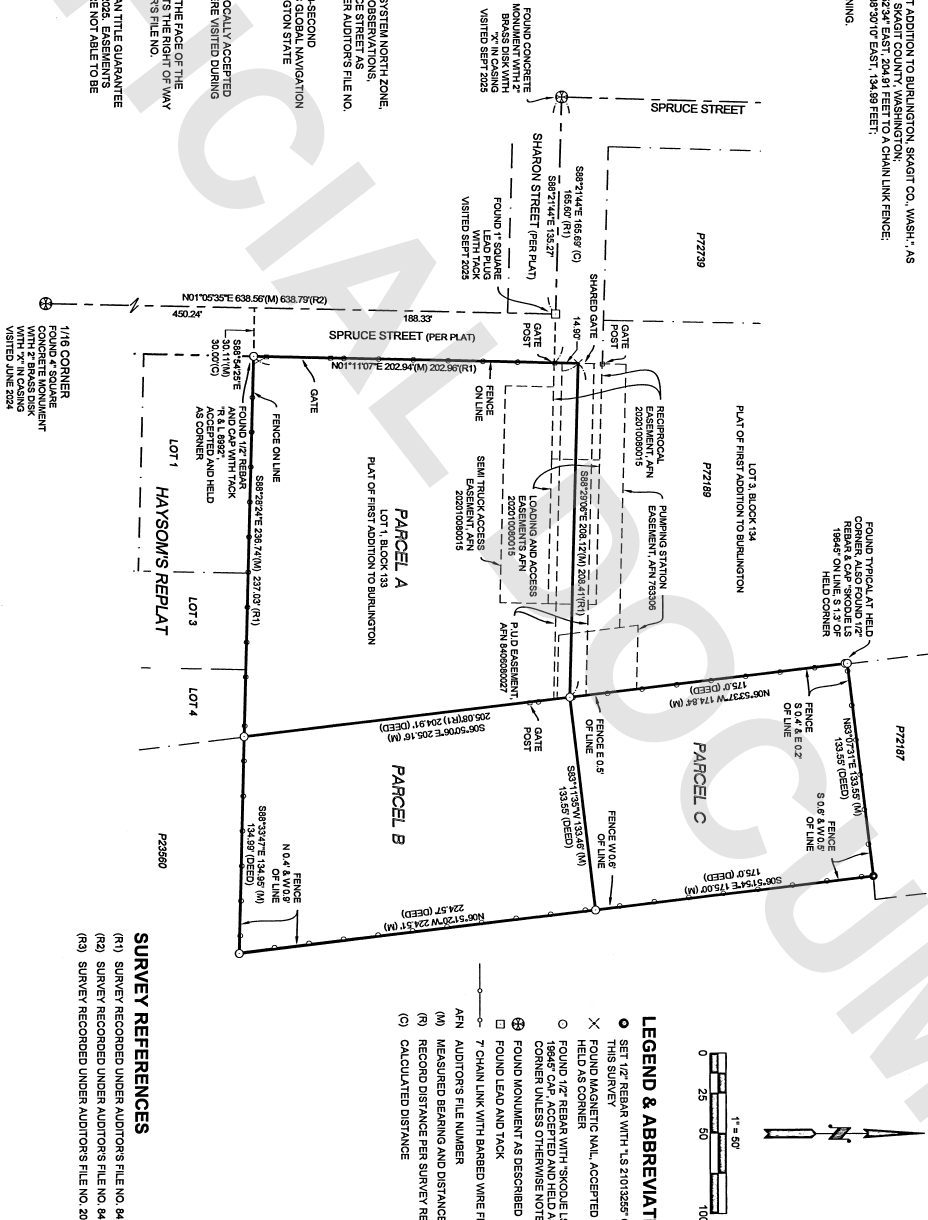
**SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.**

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 07 DAY OF October, 2023
AT 34 MINUTES PAST 12 O'CLOCK A.M./P.M.
IN VOLUME 1 OF SURETY'S ON PAGE(S) _____
UNDER AUDITOR'S FILE NO. 202510070057
RECORDS OF SNAAGT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR



LEGEND & ABBREVIATIONS

- SET 12 REBAR WITH 4.5110.32857 CAP THIS SURVEY
- ✕ FOUND MAGNETIC NAIL ACCEPTED AND HELD AS CORNER
- FOUND 12 REBAR WITH SKOLEL 1.5 19845 CAP ACCEPTED AND HELD AS CORNER UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT AS DESCRIBED
- FOUND LEAD AND TACK
- └ CHAIN LINK WITH BARBED WIRE FENCE
- ▲ MEAN ADJUTOR'S FILE NUMBER
- (M) MEASURED BEARING AND DISTANCE
- (N) RECORD DISTANCE PER SURVEY REFERENCE
- (O) CALCULATED DISTANCE

SURVEY REFERENCES

- (R1) SURVEY RECORDED UNDER AUDITOR'S FILE NO. 84101770020
(R2) SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8412110012
(R3) SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200809050026

RECORD OF SURVEY

AGATE TWO, LLC

L'HARMSEN

S-1

DRAWN BY: ARC DATE: 10/6/2025 REMOVED BY: DVR FBI: 147 JOB#: 254H00762	 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 338-9199 S 5, T 34N, R 41E
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