

DESCRIPTION (PARCEL 73457) (AFN 200807110090)

THE EAST 130 FEET OF THE SOUTH 185 FEET (AS MEASURED AT RIGHT ANGLES TO THE CENTER OF STARR STREET), OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 14, INCLUSIVE, OF VACATED BLOCK 320, AND FRACTIONAL LOTS 1 TO 7, INCLUSIVE, OF VACATED BLOCK 321, OF JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON, THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED ALLEYS OF BOTH BLOCK 320 AND 321, ALL VACATED OLIVER AVENUE BETWEEN SAID BLOCKS 320 AND 321, THE VACATED WEST HALF OF WOODLAND AVENUE ABUTTING BLOCK 320, THE VACATED SOUTH HALF OF STEWART STREET AND THE VACATED NORTH HALF OF STARR STREET LYING WEST OF THE CENTERLINE OF WOODLAND AVENUE WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THE SOUTH HALF OF THE VACATED NORTH HALF OF STEWART STREET LYING EAST OF THE WEST LINE OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY IN BLOCK 298 OF SAID PLAT AND LYING WESTERLY OF THE CENTERLINE OF WOODLAND AVENUE AS SHOWN ON SAID POTTER'S PLAT TO FIDALGO CITY;

EXCEPT FROM THE ABOVE, THOSE PORTION CONVEYED TO GOODYEAR NELSON HARDWOOD LUMBER CO., INC., BY THOSE INSTRUMENTS RECORDED JUNE 28, 1969, UNDER AUDITOR'S FILE NO. S 727847 AND 727848, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE NORTH 35 FEET OF THE SOUTH 185 FEET (AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF STARR STREET), OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 14, INCLUSIVE, OF VACATED BLOCK 320, AND FRACTIONAL LOTS 1 TO 7, INCLUSIVE, OF VACATED BLOCK 321, OF JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON;

DESCRIPTION (PARCEL 73457) (AFN 200807110090) (CONTINUED)

TOGETHER WITH THE VACATED ALLEYS OF BOTH BLOCK 320 AND 321, ALL VACATED OLIVER AVENUE BETWEEN SAID BLOCKS 320 AND 321, THE VACATED WEST HALF OF WOODLAND AVENUE ABUTTING BLOCK 320, THE VACATED SOUTH HALF OF STEWART STREET AND THE VACATED NORTH HALF OF STARR STREET LYING WEST OF THE CENTERLINE OF WOODLAND AVENUE WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THE SOUTH HALF OF THE VACATED NORTH HALF OF STEWART STREET LYING EAST OF THE WEST LINE OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY IN BLOCK 298 OF SAID PLAT AND LYING WESTERLY OF THE CENTERLINE OF WOODLAND AVENUE AS SHOWN ON SAID POTTER'S PLAT TO FIDALGO CITY;

EXCEPT THE EAST 130 FEET THEREOF;

AND EXCEPT FROM THE ABOVE, THOSE PORTIONS CONVEYED TO GOODYEAR NELSON HARDWOOD LUMBER CO., INC., BY THOSE INSTRUMENTS RECORDED JUNE 28, 1969, UNDER AUDITOR'S FILE NO. S 727847 AND 727848, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:

AN UNDIVIDED ON HALF INTEREST IN THOSE TIDELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE AS DESCRIBED IN THAT CERTAIN INSTRUMENT FROM FRED EYRE, A WIDOWER, TO FRED MORELAN AND KATHY MORELAN, HUSBAND AND WIFE, RECORDED AUGUST 30, 1926, UNDER AUDITOR'S FILE NO. 196865, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND IN THAT CERTAIN INSTRUMENT FROM AGAION OLSON AND BERTHA OLSON, HUSBAND AND WIFE, TO FRED MORELAN AND KATHRYN MORELAN, HUSBAND AND WIFE, RECORDED NOVEMBER 14, 1927, UNDER AUDITOR'S FILE NO. 208598, RECORDS OF SKAGIT COUNTY, WASHINGTON, ABUTTING PARCEL B ABOVE

SITUATED IN SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

J. Youngquist

Mary Jones

2009030740068
Skagit County Auditor
3/4/2009 Page 1 of 1 2:03PM

DESCRIPTION (PARCEL 73460) (AFN 200608030065)

THE SOUTH 150 FEET (AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF STARR STREET), OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 14, INCLUSIVE, OF VACATED BLOCK 320, AND FRACTIONAL LOTS 1 TO 7, INCLUSIVE, OF VACATED BLOCK 321, OF JULIUS S. POTTER'S PLAT OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED ALLEYS OF BOTH BLOCK 320 AND 321, ALL VACATED OLIVER AVENUE BETWEEN SAID BLOCKS 320 AND 321, THE VACATED WEST HALF OF WOODLAND AVENUE ABUTTING BLOCK 320, THE VACATED SOUTH HALF OF STEWART STREET AND THE VACATED NORTH HALF OF STARR STREET LYING WEST OF THE CENTERLINE OF WOODLAND AVENUE WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THE SOUTH HALF OF THE VACATED NORTH HALF OF STEWART STREET LYING EAST OF THE WEST LINE OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY IN BLOCK 298 OF SAID PLAT AND LYING WESTERLY OF THE CENTERLINE OF WOODLAND AVENUE AS SHOWN ON SAID POTTER'S PLAT TO FIDALGO CITY;

AND ALSO TOGETHER WITH THOSE TIDELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE AS DESCRIBED IN THAT CERTAIN INSTRUMENT FROM FRED EYRE, A WIDOWER, TO FRED MORELAN AND KATHY MORELAN, HUSBAND AND WIFE, RECORDED AUGUST 30, 1926, UNDER AUDITOR'S FILE NO. 196865, AND IN THAT CERTAIN INSTRUMENT FROM AGAION OLSON AND BERTHA OLSON, HUSBAND AND WIFE, TO FRED MORELAN AND KATHRYN MORELAN, HUSBAND AND WIFE, RECORDED NOVEMBER 14, 1927, UNDER AUDITOR'S FILE NO. 208598;

EXCEPT THE EAST 130 FEET THEREOF;

ALSO EXCEPTING FROM THE ABOVE, THOSE PORTIONS CONVEYED TO GOODYEAR NELSON HARDWOOD LUMBER CO., INC., BY THOSE INSTRUMENTS RECORDED JUNE 18, 1969, UNDER AUDITOR'S FILE NO. S 727847 AND 727848, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SITUATE IN SKAGIT COUNTY, WASHINGTON.

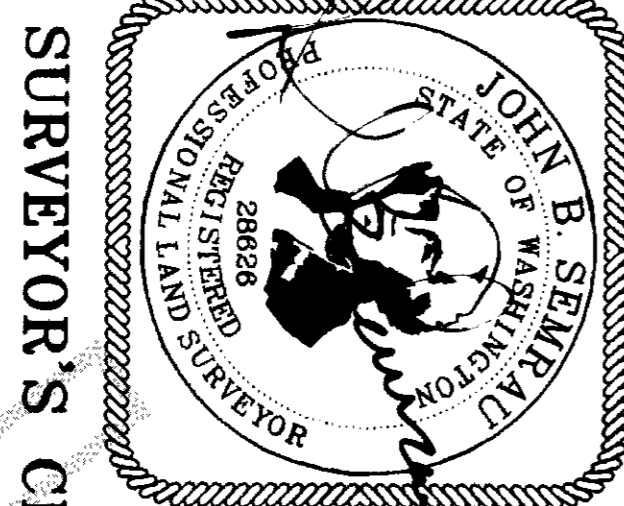
NOTES

- 1. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
2. INDICATES EXISTING REBAR OR IRON PIPE FOUND
3. DESCRIPTIONS FOR THIS SURVEY ARE FROM STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 200608030065 AND STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 200608030065
4. BASIS OF BEARING: EXISTING RECOVERED PI PIPES IN THE CENTERLINE OF YOKEDO DRIVE, PER PLAT OF "DECEPTION PASS WATERFRONT TRACTS" BEARING = NORTH 52°52'50" EAST (PLAT = N 53°19' E)
5. FOR ADDITIONAL SURVEY INFORMATION SEE PLAT OF "DECEPTION PASS WATERFRONT TRACTS", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 26 AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 5 OF SURVEYS, PAGE 109, VOLUME 10 OF SURVEYS, PAGE 34, VOLUME 18 OF SURVEYS, PAGE 42 AND ALSO SEE THE JULIUS POTTER'S PLAT OF FIDALGO CITY, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
8. THIS SURVEY WAS REQUESTED BY JERREL BARTO, AS REPRESENTATIVE FOR BARTO LIVING TRUST AND LAND EVOLUTION, INC.
9. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
10. THIS PROPERTY IS TOGETHER WITH AN EASEMENT FOR "SEPTIC LINE AND DRAIN FIELD" LOCATED ON ADJOINING PROPERTY AS SAID EASEMENT IS DISCLOSED IN INSTRUMENT RECORDED AS AUDITOR'S FILE NO. 9503160042. SEWER LINE AND DRAINFIELD WERE MARKED IN FIELD BY PROPERTY OWNER AND LOCATED BY SURVEY. AFN 200008040054.
11. THE LOT DIMENSIONS IN JULIUS S. POTTER'S PLAT OF FIDALGO CITY WERE OBTAINED FROM RECORD OF SURVEY MAPS AND A MAP OBTAINED FROM COMPANY. PLAT LOT DIMENSIONS WERE PROPORTIONED.
12. 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 SETBACKS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
13. VACATED STREETS AND ALLEY ARE APPORTIONED BY EXTENDING THE PROPORTIONED LOT LINES

SHEET 1 OF 1

SURVEY IN A PORTION OF BLOCK 320
JULIUS S. POTTER'S PLAT OF FIDALGO CITY
SECTION 24, T. 34 N., R. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON

FB-273 Pg. 37-39 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 50'
MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 4877

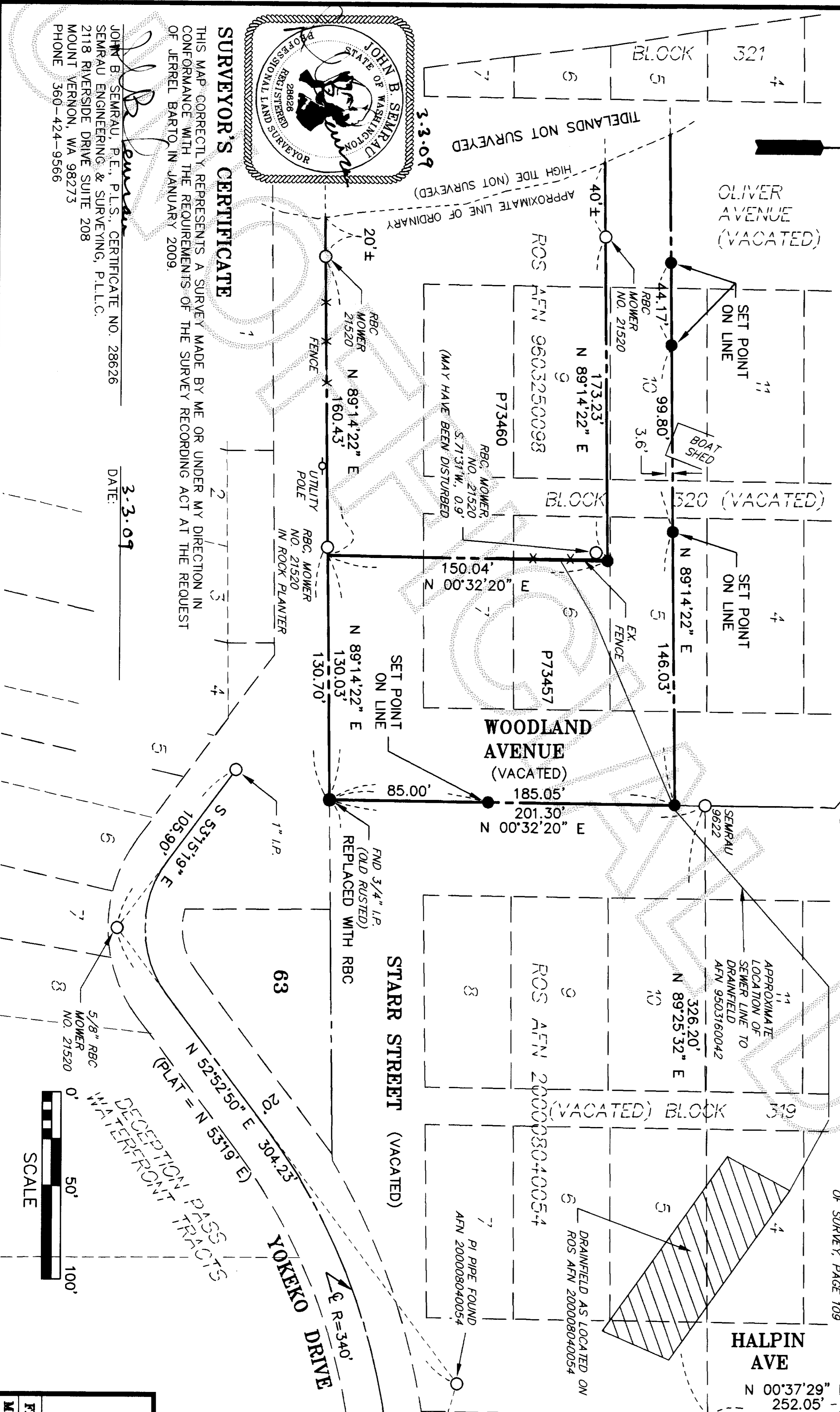


SURVEYOR'S CERTIFICATE

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 JERREL BARTO IN JANUARY 2009.

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 360-424-9586

DATE: 3-3-09



NOTE: RELATIONSHIP TO SECTION LINES IS FROM SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGE 109

