

SURVEY DESCRIPTION

PARCEL 1 AFTER BOUNDARY LINE ADJUSTMENT

DYNES REAL ESTATE HOLDINGS, LLC, PARCEL 1
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-12153)

THAT PORTION OF LOTS 4 AND 5, BLOCK 124, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED INTERSECTION OF EAST RIO VISTA AVENUE AND SOUTH ANACORTES STREET, BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 (NORTH 1/4 CORNER) OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;
THENCE NORTH 84°36'54" WEST ALONG THE CENTER LINE OF SAID EAST RIO VISTA AVENUE FOR A DISTANCE OF 364.94 FEET TO THE INTERSECTION WITH SOUTH PINE STREET;
THENCE SOUTH 0°22'11" EAST ALONG THE CENTERLINE OF SAID SOUTH PINE STREET FOR A DISTANCE OF 631.08 FEET TO THE INTERSECTION WITH EAST SHARON AVENUE;
THENCE CONTINUE ALONG SAID CENTERLINE OF SOUTH PINE STREET SOUTH 0°22'11" EAST FOR A DISTANCE OF 370.30 FEET;
THENCE NORTH 84°37'26" WEST FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID SOUTH PINE STREET AND BEING THE SOUTHEAST CORNER OF LOT 3, CITY OF BURLINGTON SHORT PLAT NO. 5-06, APPROVED NOVEMBER 13, 2006 AND RECORDED NOVEMBER 16, 2006, UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200611160056 AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 84°37'26" WEST (CALLED NORTH 84°36'54" WEST ON THE FACE OF SAID SHORT PLAT) ALONG THE SOUTH LINE OF SAID LOT 3, FOR A DISTANCE OF 114.40 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 0°22'11" EAST FOR A DISTANCE OF 122.00 FEET;
THENCE SOUTH 84°37'26" EAST FOR A DISTANCE OF 114.40 FEET, MORE OR LESS, TO SAID WESTERLY MARGIN OF SOUTH PINE STREET AT A POINT BEARING SOUTH 0°22'11" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°22'11" WEST ALONG SAID WESTERLY MARGIN FOR A DISTANCE OF 122.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL 2 AFTER BOUNDARY LINE ADJUSTMENT

DYNES REAL ESTATE HOLDINGS, LLC, PARCEL 2
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-12153)

LOTS 4 AND 5, BLOCK 124, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED INTERSECTION OF EAST RIO VISTA AVENUE AND SOUTH ANACORTES STREET, BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 (NORTH 1/4 CORNER) OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;
THENCE NORTH 84°36'54" WEST ALONG THE CENTER LINE OF SAID EAST RIO VISTA AVENUE FOR A DISTANCE OF 364.94 FEET TO THE INTERSECTION WITH SOUTH PINE STREET;
THENCE SOUTH 0°22'11" EAST ALONG THE CENTERLINE OF SAID SOUTH PINE STREET FOR A DISTANCE OF 631.08 FEET TO THE INTERSECTION WITH EAST SHARON AVENUE;
THENCE CONTINUE ALONG SAID CENTERLINE OF SOUTH PINE STREET SOUTH 0°22'11" EAST FOR A DISTANCE OF 370.30 FEET;
THENCE NORTH 84°37'26" WEST FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID SOUTH PINE STREET AND BEING THE SOUTHEAST CORNER OF LOT 3, CITY OF BURLINGTON SHORT PLAT NO. 5-06, APPROVED NOVEMBER 13, 2006 AND RECORDED NOVEMBER 16, 2006, UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200611160056 AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 84°37'26" WEST (CALLED NORTH 84°36'54" WEST ON THE FACE OF SAID SHORT PLAT) ALONG THE SOUTH LINE OF SAID LOT 3, FOR A DISTANCE OF 114.40 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 0°22'11" EAST FOR A DISTANCE OF 122.00 FEET;
THENCE SOUTH 84°37'26" EAST FOR A DISTANCE OF 114.40 FEET, MORE OR LESS, TO SAID WESTERLY MARGIN OF SOUTH PINE STREET AT A POINT BEARING SOUTH 0°22'11" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°22'11" WEST ALONG SAID WESTERLY MARGIN FOR A DISTANCE OF 122.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL 3 AFTER BOUNDARY LINE ADJUSTMENT

DYNES REAL ESTATE HOLDINGS, LLC, PARCEL 3
AFTER BOUNDARY LINE ADJUSTMENT - THERE IS NO CHANGE TO THIS PARCEL
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-12153)

LOT 6, BLOCK 124, FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY.

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED CEDAR STREET ABUTTING UPON AND ADJACENT TO THE NORTH LINE THEREOF.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

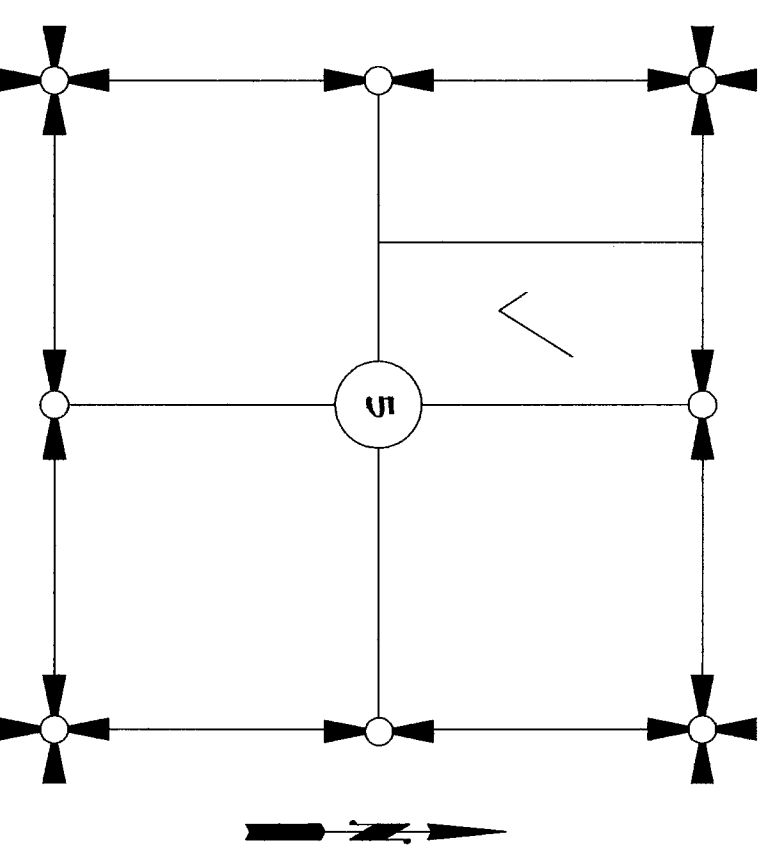
201703210024
Skagit County Auditor
3/21/2017 Page 1 of 3 3:14:7PM \$187.00

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21ST DAY OF MARCH, 2017 AT 4:17
MINUTES EAST 1ST BLOCK (A.M.P.M) IN VOLUME _____ OF _____
SURVEYS (N. PAGE 5) UNDER AUDITOR'S FILE NO. 201703210024
RECORDS OF SKAGIT COUNTY WASHINGTON.

James Spivey
SKAGIT COUNTY AUDITOR

CR
DEPUTY



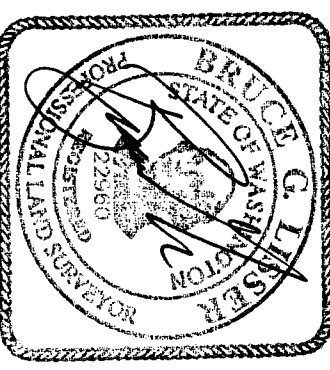
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.
VICINITY MAP
N.T.S.

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 DYNES REAL ESTATE HOLDINGS, LLC, IN MARCH 2017.

Bruce G. Lissner
BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22460 DATE 3/20/17

LISSNER & ASSOCIATES, PLLC
300 MILLWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSNER.COM



SHEET 1 OF 3 DATE: 3/20/17

FB: N/A PG: N/A	LISSNER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DWG: 16-094 BLA
	360-419-7442	
	MOUNT VERNON, WA 98273	

BOUNDARY LINE ADJUSTMENT SURVEY IN A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, T. 34 N., R. 4 E., 1M., BURLINGTON, WASHINGTON FOR: DYNES REAL ESTATE HOLDINGS, LLC

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
o INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 20102090084.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF FIRST ADDITION TO BURLINGTON AND SKAGIT CO, WASH, RECORDED IN VOLUME 3 OF PLATS, PAGE II, CITY OF BURLINGTON SHORT PLAT NO. 3-94, RECORDED UNDER AUDITORS FILE NO. 9501240057; CITY OF BURLINGTON SHORT PLAT NO. 5-06, RECORDED UNDER AUDITORS FILE NO. 20061160056 AND RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NO. 201103290030, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA TCRA1103 THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF EAST RIO VISTA BETWEEN SOUTH ANACORTES STREET AND SOUTH PINE STREET BEARING = NORTH 84°36'54" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DYNES REAL ESTATE HOLDINGS, LLC, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. 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.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES) AS PER MAC 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 DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
12. THE BOUNDARY LINE ADJUSTMENT WAS APPROVED BY THE CITY OF BURLINGTON ON FEB. 7, 2017 AS BLA NO. 1-2017. THERE WERE TWO COMMENTS ON THE APPROVAL AS FOLLOWS 1) THE APPROVED BOUNDARY LINE ADJUSTMENT SHALL NOT CREATE ANY ADDITIONAL LOTS AND 2) THE CITY HAS NOT REVIEWED THE SUBJECT PROPERTY FOR THE PRESENCE OF CRITICAL AREAS OR CRITICAL AREA BUFFERS. NO REASONABLE USE DETERMINATIONS OR VARIANCES WILL BE GRANTED BASED ON HARSHIPS ARISING FROM OR CAUSED BY THE ADJUSTMENT.

SURVEYORS NOTE

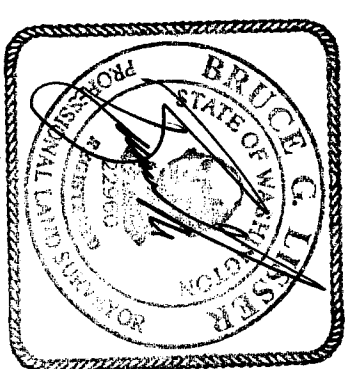
THIS SURVEY HONORS THE BOUNDARIES OF CITY OF BURLINGTON SHORT PLAT NO. 5-06 RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 20061160056. PRIOR TO THE RECORDING OF THE SHORT PLAT, A DEED FOR THE SOUTH 200 FEET OF LOT 1, BLOCK 124, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH, RECORDED IN VOLUME 3 OF PLATS, PAGE II, WAS CONVEYED TO ARTHUR AND SHARON DYNES, HUSBAND AND WIFE, BY QUIT CLAIM DEED RECORDED UNDER AUDITORS FILE 20061160054. THIS RECORDING WAS REQUIRED TO ACCOMMODATE THE SOLUTION SHOWN ON THE ABOVE-REFERENCED SHORT PLAT. SAID SHORT PLAT HONORED THE EXISTING PIPE AT THE INTERSECTION OF EAST SHARON STREET AND SOUTH PINE STREET. PREVIOUS SURVEYS AND SHORT PLATS SHOW THE PIPE TO BE 2.4 FEET SOUTH OF THE ACTUAL INTERSECTION. USING THE PIPE IMPACTS THE SOLUTION FOR BLOCK 124.

THIS SURVEY HONORS THE PREVIOUSLY ACCEPTED INTERSECTION AS SHOWN ON BURLINGTON SHORT PLAT NO. 3-94, RECORDED UNDER AUDITORS FILE NO. 9501240057 AND RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NO. 201103290030, BOTH OF WHICH FIT THE EXISTING OCCUPATIONAL LINES WELL AS IS THE CASE WITH THE SOLUTION FOR THIS SURVEY WHICH FOLLOWS THE EXISTING FENCE LINE ALONG THE NORTH LINE OF LOT 4.

I HAVE MODIFIED THE LEGAL DESCRIPTION TO EXCEPT OUT ANY PORTION OF LOT 3 OF SAID SHORT PLAT NO. 5-06 TO INSURE THE INTENT OF THE CONVEYANCE IS HONORED.

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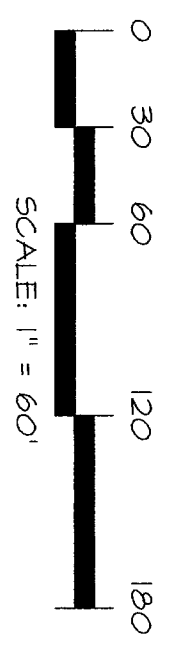
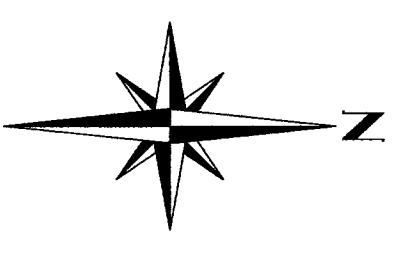


SHEET 2 OF 3		DATE: 3/20/17	
BOUNDARY LINE ADJUSTMENT			
SURVEY IN A PORTION OF THE			
EAST 1/2 OF THE NORTHWEST 1/4 OF			
SECTION 5, T. 34 N., R. 4 E., M.M.,			
BURLINGTON, WASHINGTON			
FOR: DYNES REAL ESTATE HOLDINGS, LLC			
FB: N/A	Pg: N/A	LISSNER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DWG: 16-094 BLA
		MOUNT VERNON, WA 98273	
		360-418-1442	

E. RIO VISTA AVENUE

NORTH 1/4 CORNER FROM PREVIOUS SURVEY SEE NOTE NO. 3

Skagit Sound Auditor
3/21/2017 Page 3 of 3 3:14:47PM
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\$187.00



GILKEY ROAD

SOUTH ANACORTES STREET

SOUTH PINE STREET

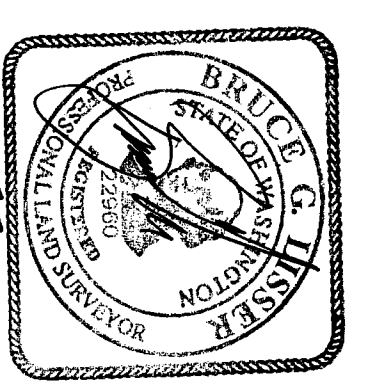
FIND IRON PIPE HELD FOR CENTERLINE OF PINE ST. 0.2' S. OF INT. (NOV. 2016)

PARCEL 1 AREA = 14566 sq.ft. AFTER BLA
PARCEL 2 AREA = 55358 sq.ft. AFTER BLA
PARCEL 3 AREA = 40347 sq.ft. AFTER BLA

HELD INTERSECTION PER PREVIOUS SURVEY'S SEE NOTE NO. 3

SHEET 3 OF 3

DATE: 2/20/17



BOUNDARY LINE ADJUSTMENT SURVEY IN A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, T. 34 N., R. 4 E., 14M., BURLINGTON, WASHINGTON FOR: DYNES REAL ESTATE HOLDINGS, LLC
LISSEY & ASSOCIATES, PLLC SCALE: 1"=60'
SURVEYING & LAND-USE CONSULTATION 360-414-1442 DWG: 16-094 B/LA
FBI: 388 PG. 71 MERIDIAN: ASSUMED

