

LEGAL DESCRIPTIONS

LOT A:
 A PORTION OF LOT 3 AND LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAN THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE NORTH 01°06'49" EAST, ALONG THE EAST MARGIN OF SPRUCE STREET, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°06'49" EAST, ALONG THE EAST MARGIN OF SPRUCE STREET, A DISTANCE OF 64.50 FEET; THENCE SOUTH 82°27'56" EAST, A DISTANCE OF 117.89 FEET; THENCE SOUTH 01°06'49" EAST, A DISTANCE OF 117.89 FEET; THENCE NORTH 82°27'56" WEST, A DISTANCE OF 117.89 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.174 ACRES, MORE OR LESS, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BASIS OF BEARING

SOUTH 01°06'49" WEST BETWEEN THE MONUMENT AT THE INTERSECTION OF SOUTH SPRUCE ST & CEDAR STREET AND THE MONUMENT FOUND AT THE INTERSECTION OF SOUTH SPRUCE ST AND SOUTH GALEY

REFERENCES

RECORD OF SURVEY #1-866821004
 BOUNDARY LINE ADJUSTMENT #E-2023-07210061

LOT B:

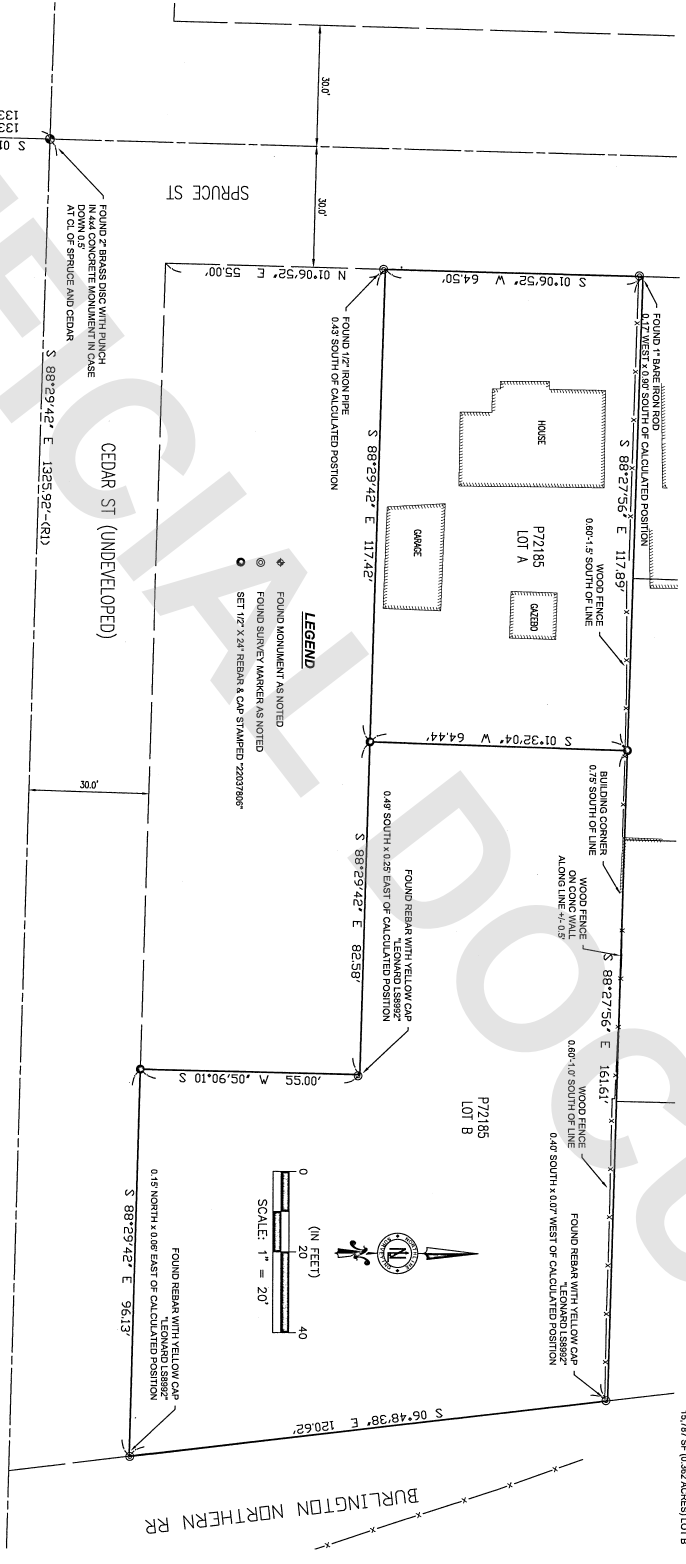
A PORTION OF LOT 3 AND LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAN THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 133 OF SAID PLAT; THENCE NORTH 82°29'42" WEST, ALONG THE NORTH MARGIN OF CEDAR ST, A DISTANCE OF 96.13 FEET; THENCE NORTH 01°06'50" EAST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 82°29'42" EAST, A DISTANCE OF 64.43 FEET; THENCE SOUTH 01°06'50" EAST, A DISTANCE OF 64.43 FEET; THENCE SOUTH 82°29'42" WEST, A DISTANCE OF 161.61 FEET; MORE OR LESS, TO THE WEST MARGIN OF BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 82°29'42" EAST, ALONG THE WEST MARGIN OF BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 120.62 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.382 ACRES, MORE OR LESS, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN. RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-190-065, 332-190-066, 332-190-100 AND 332-190-110. THIS SURVEY FOUND OCCUPATIONAL INDICATORS AS PER WAC 332-190-065. 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 OCCUPATIONAL INDICATORS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SITE DATA

840 S SPRUCE ST, BURLINGTON, WA 98233
 PZ12185 LOTS A AND B
 TAX PARCEL NO: 15787 SF (0.362 ACRES) LOT B
 OWNERS: SITE AREA



RECORDING CERTIFICATE
 FILED FOR RECORD BY BRINA A. GULLIKSON THIS 21 DAY OF July 2023 A.D. AT 5:23 MINUTES P.M. IN OFFICE OF REC. & RECORDS OF SKAGIT COUNTY, WASHINGTON.
 AND RECORDED IN VOLUME 3 OF SURVEYS ON PAGE 11 OF SKAGIT COUNTY, WASHINGTON.
 BRINA A. GULLIKSON
 COUNTY AUDITOR

LAND 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 WILLARD BOYD IN JUNE, 2023.
 BRINA A. GULLIKSON
 REGISTRATION #22037806
 SIGNED: 07-21-2023
 DATE



Northline Surveying
 Surveying and Construction Technologies
 1580 PORT DRIVE
 BURLINGTON, WA 98233
 (360)893-5598

BOUNDARY SURVEY FOR WILLARD BOYD SKAGIT COUNTY WASHINGTON

PREP: 07-21-2023
REV:
DRAWN: BAUNGER
CHECK: [Signature]
PROJECT: 2326