

**LEGAL DESCRIPTION:**

APN 201910300602

**PARCEL A:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 210 FEET NORTH, 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90 FEET, THENCE EAST TO THE WEST LINE OF THE RIGHT OF WAY OF HIGHWAY 30, A DISTANCE OF 15.00 FEET; THENCE SOUTH 16 FEET, THENCE EAST TO THE POINT DUE EAST OF POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

**PARCEL B:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90 FEET, THENCE WEST TO AN INTERSECTION WITH THE EAST LINE OF SAID STREET IN THE TOWN OF ARLINGTON; THENCE SOUTH ALONG THE EAST LINE OF SAID STREET TO A POINT WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

**PARCEL C:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15 FEET WEST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90 FEET, THENCE EAST TO THE POINT DUE EAST OF POINT OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 16 FEET THEREOF.

**PARCEL D:**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15 FEET WEST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90 FEET, THENCE EAST TO THE POINT DUE EAST OF POINT OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; AND LESS THE FOLLOWING DESCRIBED PORTIONS OF PARCELS A-D CONVEYED TO THE CITY OF ARLINGTON:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15 FEET WEST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90 FEET, THENCE EAST TO THE POINT DUE EAST OF POINT OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; AND

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15 FEET WEST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90 FEET, THENCE EAST TO THE POINT DUE EAST OF POINT OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; AND

**PARCEL E:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 59.5 FEET WEST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST 106.3 FEET, THENCE NORTH 227 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 16 FEET, THENCE EAST TO THE POINT DUE EAST OF POINT OF BEGINNING; THENCE WEST TO THE POINT DUE WEST OF POINT OF BEGINNING; THENCE SOUTH ALONG SAID RIGHT OF WAY TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF ANY STREET OR ROADS.

**AUDITOR'S FILE #**

**AUDITOR'S CERTIFICATE**

FILE FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY AUDITOR \_\_\_\_\_



Survey For: PORTN SE 1/4, SW 1/4 & SW 1/4, SE 1/4, SEC. 2, TWP. 31N, RGE. 5E, W.M.

**RON HENKEN**

Survey By: (360)-435-5551 Y:\23095\JM\ARCS\23095-RCS.DWG (SHEET 1)

Cascade Surveying & Engineering, Inc.  
P.O. BOX 326, ARLINGTON, WASHINGTON, 98223 (105 EAST DIVISION STREET)

3/22/22

SCALE:  
DRAWN BY: LAF-JJA/2022  
CHECKED BY: JP  
FIELD SURVEY: 12/17/2022  
JOB # 23095  
F.B.# 38L 141 & 142

**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 \_\_\_\_\_ IN \_\_\_\_\_ 2021.

REGISTERED LAND SURVEYOR \_\_\_\_\_ L.S. NO. 12716

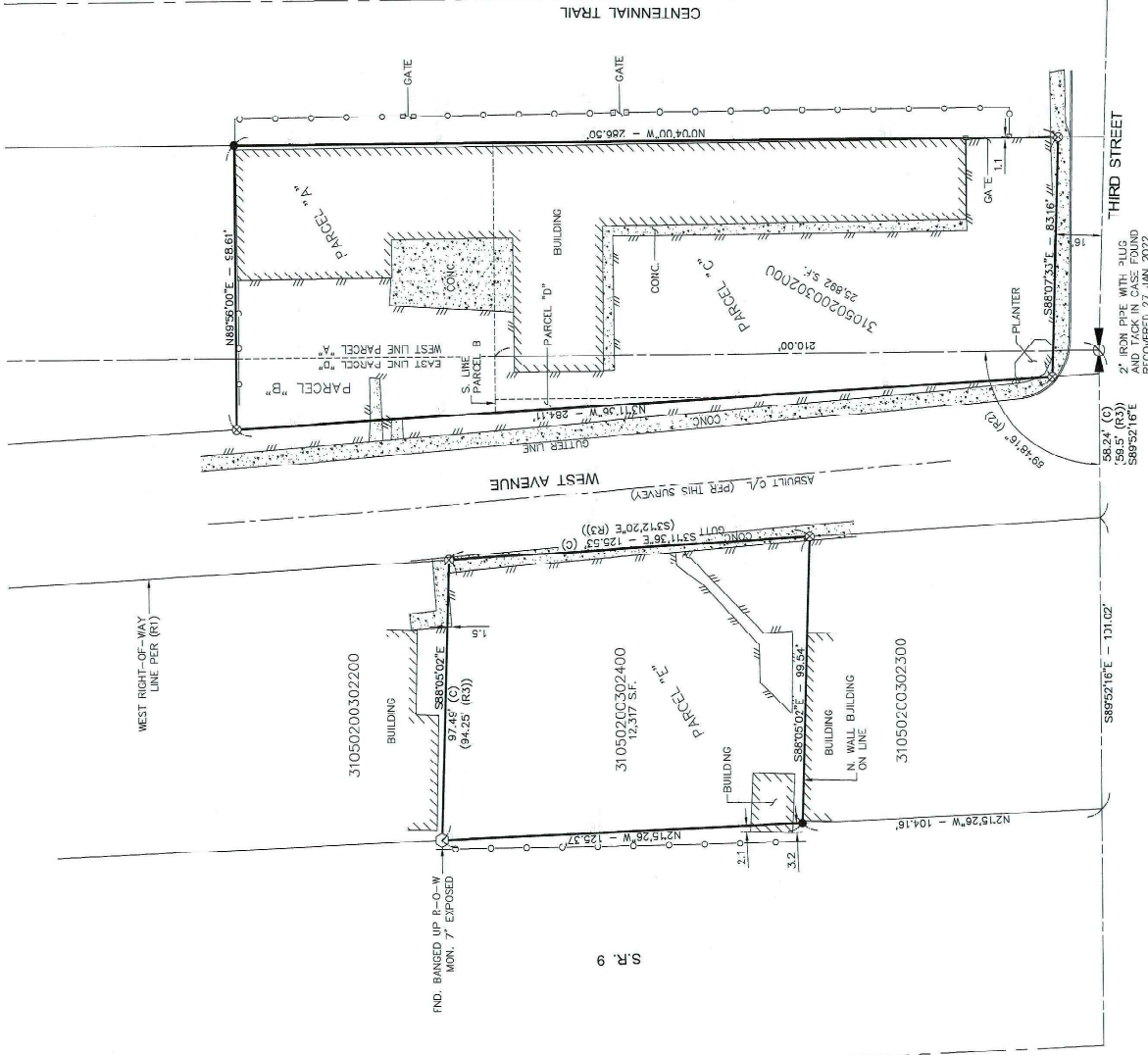
**SURVEY REFERENCES:**

- (R1) RECORD OF SURVEY FOR MIKE JONES AS RECORDED UNDER AUDITOR'S FILE No. 7804130282, RECORDS OF SNOHOMISH COUNTY, WASHINGTON
- (R2) RECORD OF SURVEY FOR FIRST HERITAGE BANK AS RECORDED UNDER AUDITOR'S FILE No. 9804295004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON
- (R3) REAL ESTATE CONTRACT TO ROBERT N. SHOWALTER AND BETTY SHOWALTER, HIS WIFE AS RECORDED UNDER AUDITOR'S FILE No. 1718825, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- (R4) RECORD OF SURVEY FOR CORY DUSKIN, AS RECORDED UNDER AUDITOR'S FILE No. 202109249004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- (R5) GUT DRAIN DEED TO HENKEN WEST AVENUE PROPERTIES, LLC, A SUSTAINABLE LIMITED LIABILITY COMPANY AS RECORDED UNDER AUDITOR'S FILE No. 201910300602, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**NOTES:**

1. BOUNDARIES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ABSTRACTING. ENCUMBRANCES AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.
3. DIMENSIONS TO ASBUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED.
4. UNDERGROUND STORM DRAIN LINES SHOWN PER FIELD TIES.
5. UNDERGROUND SAs LINES SHOWN PER FIELD TIES

S.P. 9



1 inch = 30 ft.  
 BASIS OF BEARINGS: NORTH-SOUTH, CENTERLINE OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 9 EAST, W.M. 7-ER (R1)

SURVEY INSTRUMENT USED: SOCRVA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY INSTRUMENT USED: TOPCON HIPERSR  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF IAC 332-130-090

**LEGEND:**

- ⊗ DENOTES SCRIBED 'X'
- DENOTES SET 1/2" REBAR, NO CAP
- CHAIN LINK FENCE
- /—/— DENOTES EDGE OF ASPHALT
- /—/—/— DENOTES PROPERTY BOUNDARY
- /—/—/—/— DENOTES CONCRETE
- ▭ DENOTES BUILDING

SURVEY FOR:  
**RON HENKEN**

AUDITORS FILE #

Engineers Surveyors Planners

113 E. Division-P.O. Box 208  
 PHOENIX, AZ 85016  
 PHONE (360) 435-5551  
 FAX 435-4012



**CASCADE SURVEYING & ENGINEERING, INC.**

3/22/22

PORTL SE 1/4, SW 1/4, SE 1/4, SEC. 2, TWP. 31N, RGE. 9E, W.M. JOB# 23095 DRAWN BY: LAF FIELD BOOK # ARL 1-2, 142 DATE: 3/4/2022 REVISED: CHECKED BY: FP