

Gentry - Record of Survey
SECTION 6, TOWNSHIP 33N, RANGE 5 E., W.M.
SKAGIT COUNTY, WASHINGTON

Kathy Hill, Skagit County Auditor
200006080127
6/8/2000 Page 1 of 1 4:03:58PM

LEGAL DESCRIPTION OF ORIGINAL LOT

Parcel "A":

Lots 1 through 10, inclusive, Block 8, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH that portion of Grant Street lying between Blocks 8 and 9 in the said "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE";

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Lot 7, Block 8, of said RESERVE ADDITION TO THE TOWN OF MONTBORNE, thence North 42 degrees 34'15" West along the Southwesterly boundary of Therese Street, a distance of 24.50 feet to the true point of beginning; thence continue North 42 degrees 24'15" West a distance of 10.50 feet to the centerline of said Grant Street; thence South 47 degrees 25'45" West along the centerline of said Grant Street, a distance of 193.09 feet to the Northeastly boundary of railroad right of way, thence South 51 degrees 40'19" East a distance of 10.63 feet; thence North 47 degrees 25'45" East a distance of 191.41 feet to the true point of beginning.

Parcel "B":

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of the Southwesterly line of that certain portion of vacated Grant Street conveyed to Robert Blizard by Deed recorded July 9, 1986, under Auditor's File No. 8607090009, and the Southwesterly line of Block 8, as said lines are delineated on the Plat of "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY WASHINGTON", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

ALSO TOGETHER WITH the additional railway right-of-way lying between said 100 foot wide right of way and said Block 8 and within said Southwesterly extension lines.

LEGAL DESCRIPTION OF NEW LOTS

TOGETHER WITH above original lot descriptions and as modified by lot certifications: AF# 200006080052, AF# 200006080053, AF# 200006080054, AF# 200006080055, AF# 200006080056, AF# 200006080057, AF# 200006080058, AF# 200006080059, AF# 200006080060, and modified by Gentry record of survey filed in Volume 200006080127 of Surveys at page 1 as AF# 200006080127.

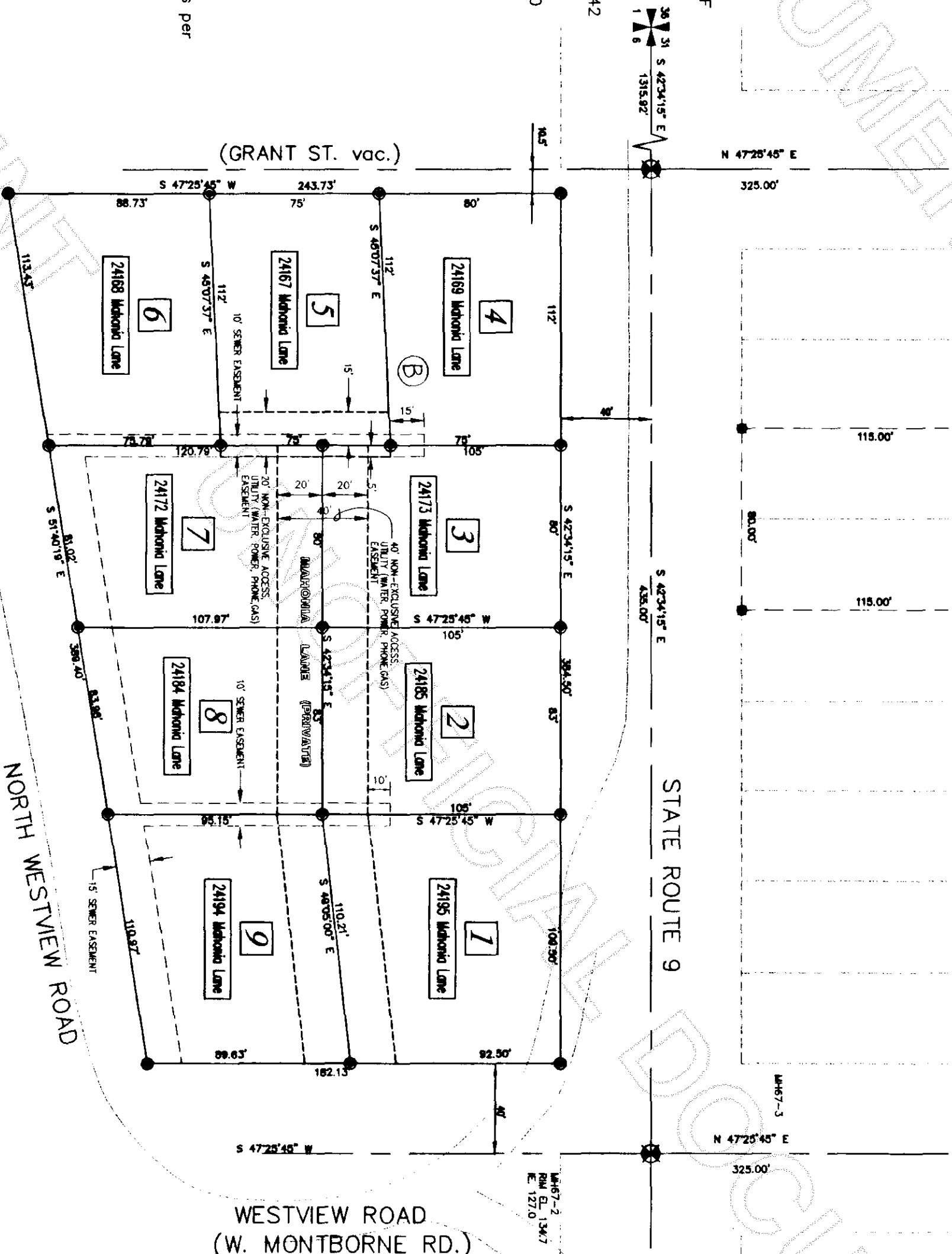
WATER PIPELINE EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction, operation, inspection, water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

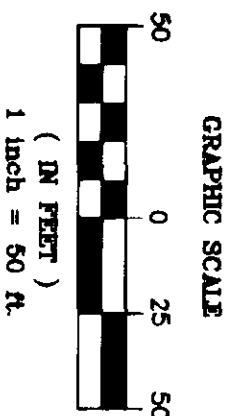
Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION ON 4 - 2000.



WESTVIEW ROAD
(W. MONTBORNE RD.)



OWNER/DEVELOPER

LANDED GENTRY DEVELOPMENT, INC.
504 E. FAIRHAVEN AVENUE
BURLINGTON, WA 98233

LEGEND

- SET REBAR & CAP #9361
- END CONC. MON.
- END REBAR & CAP # 22960
- ADDRESS
- ORIGINAL LOT "B"
- NEW BOUNDARY LINE ADJUSTED LOT "1"

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE
THIS SURVEY WAS MADE WITH OUR FREE CONSENT AND
IN ACCORDANCE WITH OUR WISHES.

[Signature]
LANDED GENTRY DEVELOPMENT, INC.

LEGAL DESCRIPTION - SANITARY SEWER EASEMENT

Easement for sanitary sewer purposes over, under, through and across the following described property.

The Southwesterly 15 feet of Lots 7, 8, and 9, the South 5 feet of Lots 5 and 6, the South 5 feet of the West 15 feet of Lot 4, the North 5 feet of the West 45 feet of Lot 3, the North 5 feet of Lot 7, the South 5 feet of Lot 8, the North 5 feet of Lot 9, the South 5 feet of the West 30 feet of Lot 2 and the North 5 feet of the West 30 feet of Lot 1, all within the "GENTRY/BOUNDARY LINE ADJUSTMENT/RECORD SURVEY", as recorded under Auditor's File No. 200006080127 records of the Skagit County Auditor.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8 DAY OF June 2000,
AT 403 P.M., IN BOOK 2000 OF SURVEYS, ON PAGE 1

[Signature]
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit

ON THIS 8th DAY OF June 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Brian Gentry, Vice President of Landed Gentry Development, Inc.

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE
[Signature] William R. Heston
NOTARY PUBLIC IN AND FOR THE STATE OF Washington, RESIDING AT Burlington

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 M2 GENTRY IN Burlington 2000.

[Signature]
RONALD T. JEPSON P.S. CERTIFICATE #9361

