

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 220 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 23, "MAP OF MILLETTS ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 50 FEET;
THENCE WEST 100 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 100 FEET TO THE 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 MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATES EXISTING IRON PIPE OR REBAR FOUND
2. INDICATES MONUMENT IN CASE
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200610260117.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE MAP OF MILLETTS ADDITION TO MOUNT VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 63 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITORS FILE NO. 4403220104. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR. ALSO PREVIOUS UNRECORDED SURVEYS OBTAINED FROM LEGRO AND ASSOCIATES DATING FROM 1959 THROUGH 1972.
4. INSTRUMENTATION: LEICA TOTAL03 THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARINGS: MONUMENTED CENTERLINE OF 12TH STREET BETWEEN SKAGIT STREET AND SECTION STREET
BEARING = NORTH 0°25'24" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF REBECKAH E. JOHNSTON AND PAUL R. KOUBEK FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTY, AS SHOWN (SOUTH PROPERTY LINE).
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 THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (BUILDING, DRIVEWAY) 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.

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 REBECKAH E. JOHNSTON AND PAUL R. KOUBEK IN APRIL, 2011.

BRUCE G. LISSER
DATE: 4/28/11

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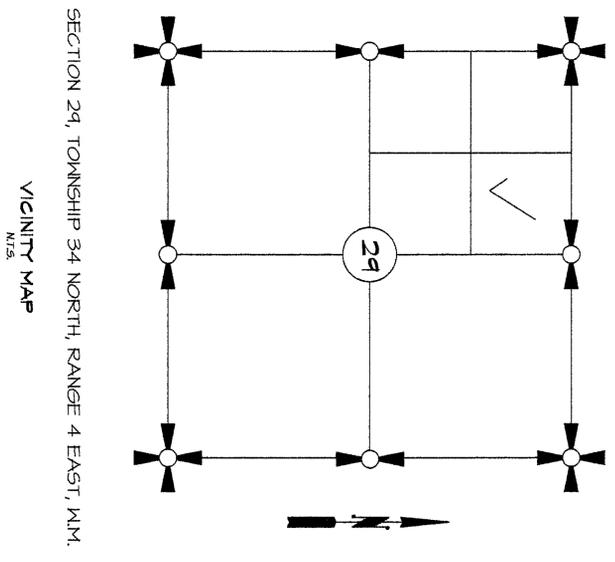


AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

James J. ...
SKAGIT COUNTY AUDITOR

...
DEPUTY

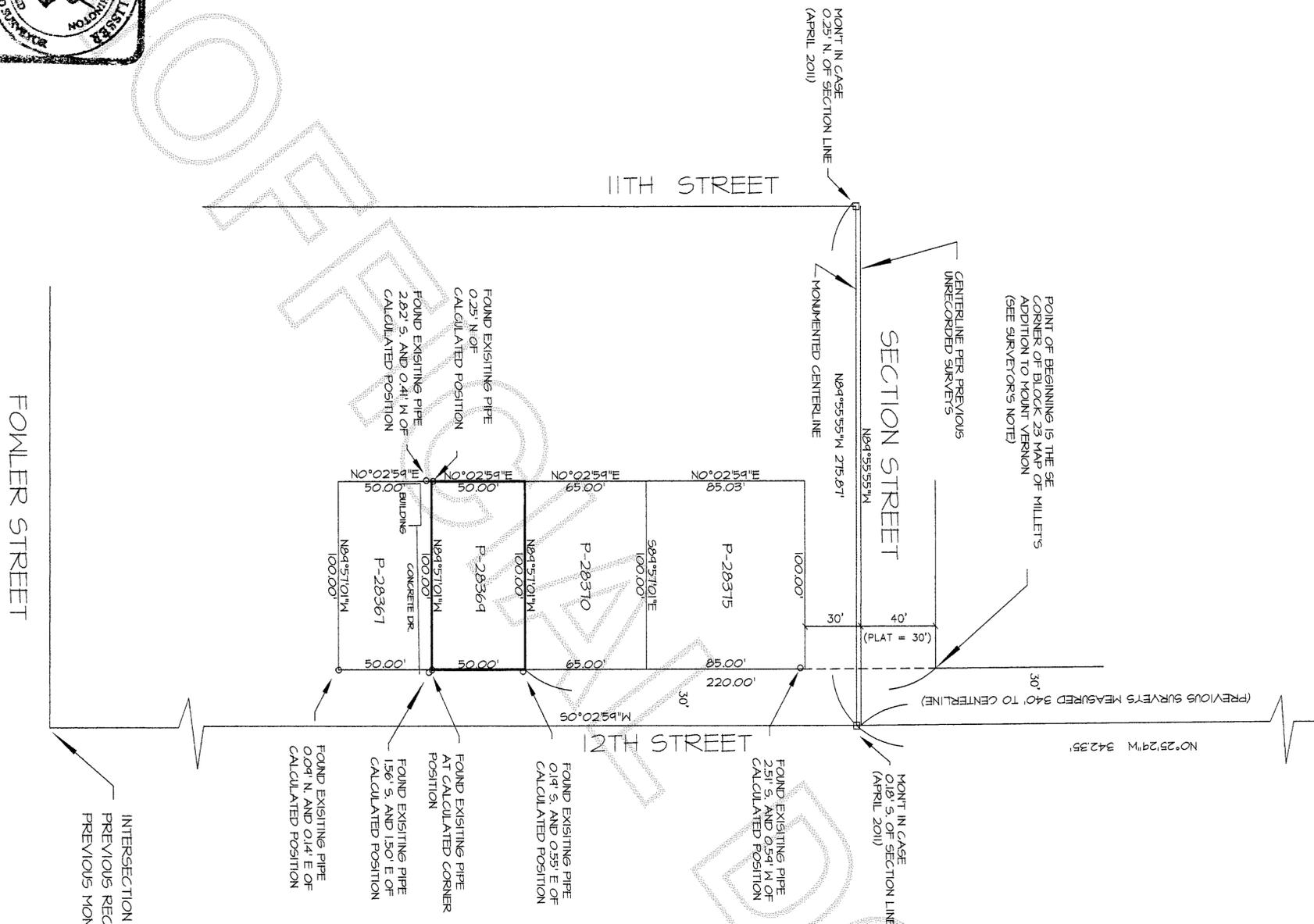


SHEET 1 OF 2

DATE: 4/28/11

SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T. 34 N., R. 4 E., WM, SKAGIT COUNTY, WASHINGTON FOR: REBECKAH E. JOHNSTON AND PAUL R. KOUBEK	
FB: 324 Pg: 28	LISSER & ASSOCIATES, PLLC SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION 360-419-1442 I-OT EDRT ROS

SKAGIT STREET
 MONT IN CASE
 (APRIL 2011)



POINT OF BEGINNING IS THE SE CORNER OF BLOCK 23 MAP OF MILLETS ADDITION TO MOUNT VERNON (SEE SURVEYOR'S NOTE)

CENTERLINE PER PREVIOUS UNRECORDED SURVEY

SECTION STREET

MONT IN CASE
 0.25' N. OF SECTION LINE
 (APRIL 2011)

MONT IN CASE
 0.18' S. OF SECTION LINE
 (APRIL 2011)

11TH STREET

12TH STREET

FOWLER STREET

INTERSECTION COMPUTED PER PREVIOUS RECORDED SURVEY, SEE NOTE NO. 3
 PREVIOUS MONT, OVERLAYED

SURVEYOR'S NOTE

THE POINT OF BEGINNING FOR THIS SURVEY REQUIRES THAT THE SOUTHEAST CORNER OF BLOCK 23 OF MILLETS ADDITION TO MOUNT VERNON BE ESTABLISHED.
 THE RECORDED PLAT MAP DIMENSIONS THE NORTH 1/2 OF SECTION STREET (SHOWN AS JACKSON AVENUE ON THE PLAT) TO BE 30 FEET IN WIDTH. THE SUMMATION OF THE PLATTED DIMENSION FOR THE CENTERLINE OF 12TH STREET BETWEEN SKAGIT AVENUE AND JACKSON AVENUE PER PLAT IS 330 FEET AND PREVIOUS SURVEYS HAVE HELD TO 340 FEET AS SHOWN HEREON. THE MEASURED DIMENSION BETWEEN THE MONUMENTS IS 342.35 FEET.
 OUR INITIAL SOLUTION HELD THE 30 FEET NORTH OF SECTION STREET AND THEN MEASURED SOUTH 220 FEET TO ESTABLISH OUR POINT OF BEGINNING. THIS SOLUTION DID NOT MATCH THE OCCUPATION LINES AND WE FOUND CORNER PIPES NORTH OF THE INITIAL COMPUTED CORNERS.
 I PERFORMED ADDITIONAL RESEARCH AND OBTAINED OLD SURVEY WORK FROM THE RECORDS OF LEGRO AND ASSOCIATES WHICH COMPUTED THE SOLUTION AS SHOWN HEREON. THEIR SURVEY WORK DATED BACK TO THE 1950'S AND RESOLVED THE SOLUTION FOR THE LOCATION OF THE SOUTHEAST CORNER OF SAID BLOCK 23. THE OLD SOLUTIONS HELD 340 FEET SOUTH FROM SKAGIT STREET AND PLACED THE CENTERLINE OF SECTION STREET AS SHOWN. THEIR SURVEY SHOWS A 40 FOOT WIDE HALF STREET ON THE NORTH SIDE OF SECTION STREET AND BASED UPON THE OCCUPATION AND FOUND PIPES, THE LEGALS APPEAR TO BE WRITTEN FROM THIS POINT SOUTH.

THIS SOLUTION FOLLOWS IN THE FOOTSTEPS OF THE PREVIOUS SURVEYORS AND MATCHES THEIR WORK AS WELL AS THE OCCUPATION LINES IN THE AREA.
 IT IS MY PROFESSIONAL OPINION THAT THIS SOLUTION FITS THE INTENT OF THE PROPERTY AS DESCRIBED.



4-28-11

SHEET 2 OF 2

DATE: 4/28/11

SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T. 34 N., R. 4 E., M.M. SKAGIT COUNTY WASHINGTON FOR: REBECKAH E. JOHNSTON AND PAUL R. KOUBEK	
FB: 324 Pg. 28	LISGER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98215 360-419-1442
SCALE: 1" = 50'	II-OIT BDRY ROS