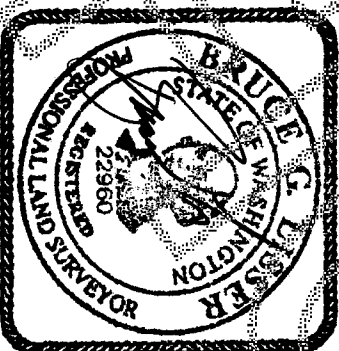


NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUSSEER 22960 OR PK NAIL WITH WASHER INSCRIBED LUSSEER 22960
INDICATES EXISTING IRON PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201706040032.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE TOWN PLAT OF EDISON (HALLER'S ADDITION) RECORDED IN VOLUME I OF PLATS, PAGE 7 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200305080245 AND 200508040100, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF GILMORE AVENUE BETWEEN CAINS COURT AND EMINGS COURT PER RECORD OF SURVEY BEARING = NORTH 84°24'46" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF NORTH EDISON PROPERTIES, LLC, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- 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: WATERMAED LIMITS OF OWNERSHIP, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES, GRAVEL DRIVE) AS PER WAC 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 NORTH EDISON PROPERTIES, LLC, IN JUNE 2017.

BRUCE G. LUSSEER, P.L.S., CERTIFICATE NO. 22960 DATE June 30, 2017

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

SURVEY DESCRIPTION

ANDREAN A. VALLEE AND MESLEY A. SMITH PARCEL
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-12948)

LOTS 8, 9 AND 10 (INCLUSIVE), AND THE SOUTH 16.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF LOT II, BLOCK I, "TOWN PLAT OF EDISON" (HALLER'S ADDITION) AS PER PLAT RECORDED IN VOLUME I OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED GILKEY AVENUE WHICH WOULD ATTACH BY APPARTION OF LAW FRONTING LOTS 8, 9 AND 10.

TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTH 16.00 FEET OF VACATED GILKEY ROAD FRONTING SAID LOT II.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NORTH EDISON PROPERTIES, LLC PARCEL
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-12949)

PARCEL "A"
LOTS II, EXCEPT THE SOUTH 16.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) THEREOF, AND 13 AND THE SOUTH 12.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF LOT 13, ALL IN BLOCK I, "TOWN PLAT OF EDISON" (HALLER'S ADDITION) AS PER PLAT RECORDED IN VOLUME I OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED GILKEY AVENUE WHICH WOULD ATTACH THEREBY BY OPERATION OF LAW.

EXCEPT THAT PORTION OF SAID VACATED GILKEY AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT II;
THENCE NORTH 84°13'30" EAST ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT II, A DISTANCE OF 9.13 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°58'57" EAST A DISTANCE OF 33.02 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID LOT II;
THENCE NORTH 84°13'30" EAST ALONG SAID LINE A DISTANCE OF 11.14 FEET;
THENCE SOUTH 00°46'30" EAST A DISTANCE OF 33.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID LOT II;
THENCE SOUTH 84°13'30" WEST A DISTANCE OF 12.15 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EAST 10.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THAT PORTION OF VACATED GILKEY AVENUE FRONTING THE ABOVE-REFERENCED LOT 12 AND THE SOUTH 12.00 FEET OF LOT 13, BLOCK I, SAID "TOWN PLAT OF EDISON" (HALLER'S ADDITION).

AND ALSO SUBJECT TO A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTH 16.00 FEET OF VACATED GILKEY ROAD FRONTING SAID LOT II.

PARCEL "B"
LOTS 3, 4 AND THE SOUTH 12.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF LOT 5, BLOCK 3, "TOWN PLAT OF EDISON" (HALLER'S ADDITION), AS PER PLAT RECORDED IN VOLUME I OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH PORTION OF VACATED GILKEY AVENUE WHICH WOULD ATTACH BY OPERATION OF LAW.

SUBJECT TO A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 15.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THAT PORTION OF SAID VACATED GILKEY AVENUE FRONTING THE ABOVE-REFERENCED LOTS 3, 4 AND THE SOUTH 12.00 FEET OF LOT 5, BLOCK 3, SAID "TOWN PLAT OF EDISON" (HALLER'S ADDITION).

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

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



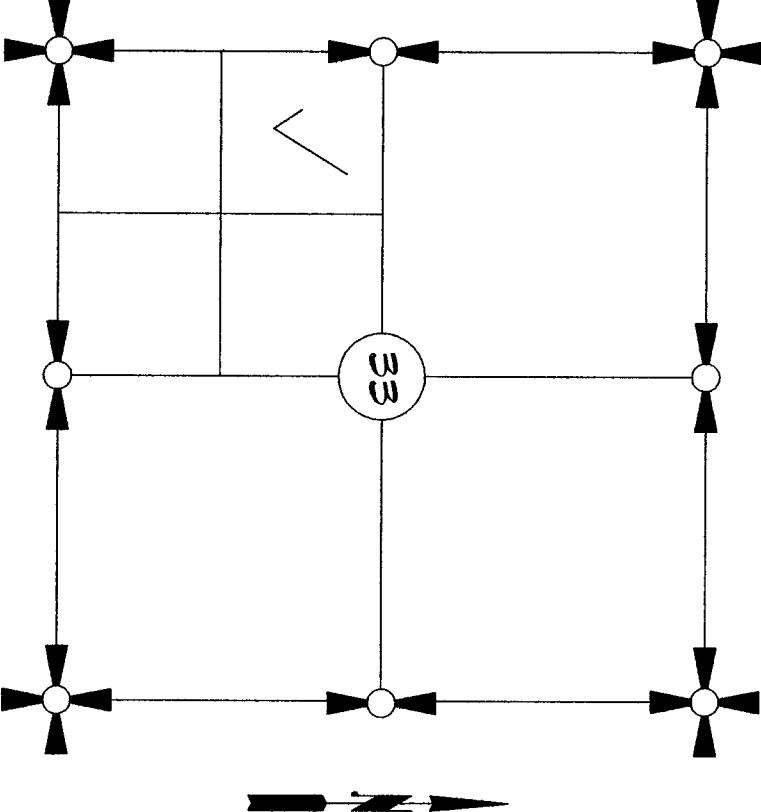
AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 30 DAY OF JUNE, 2017 AT 31 MINUTES PAST 12 O'CLOCK P.M. IN VOLUME 2017060300120 OF SURVEYS ON RECORD UNDER AUDITOR'S FILE NO. 2017060300120 RECORD OF SKAGIT COUNTY, WASHINGTON.

James Ferguson
SKAGIT COUNTY AUDITOR

Andy J. Wall
DEPUTY



SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, N.M.

VICINITY MAP

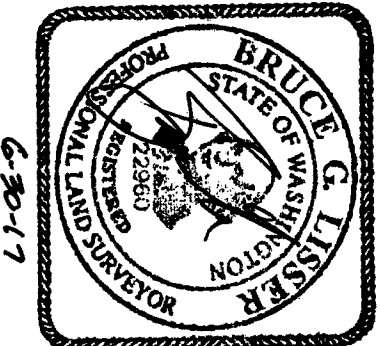
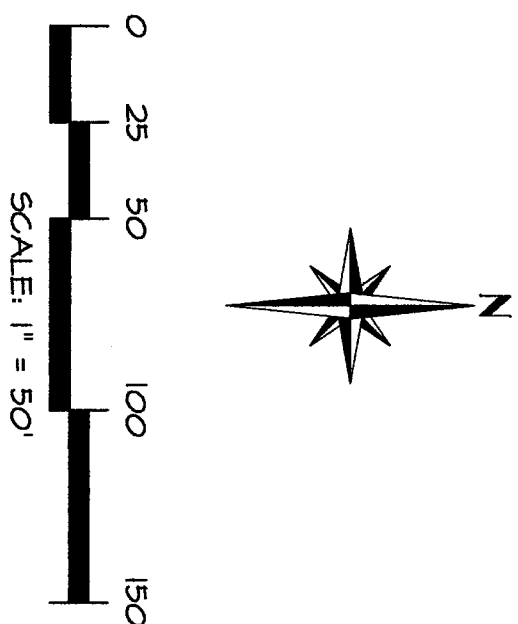
SHEET 1 OF 2

DATE: 06/30/17

SURVEY IN A PORTION OF GOVERNMENT LOT 3 SECTION 33, T. 36 N., R. 3 E., N.M. SKAGIT COUNTY, WASHINGTON FOR: NORTH EDISON PROPERTIES, LLC			
FB, 348, Pg. 48	LUSSEER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION	SCALE: 1"=50'	DWG: 15-OTT BLA
MERIDIAN: ASSUMED	MOUNT VERNON, WA 98273 360-419-7442		

16-024

201706300120
Siegitt County Auditor
6/20/2017 Page 2 of 2 2:12:31 PM



SHEET 2 OF 2

DATE: 06/30/17

SURVEY IN A PORTION OF
GOVERNMENT LOT 3
SECTION 33, T. 36 N., R. 3 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: NORTH EDISON PROPERTIES, LLC

FB: 348 Pg. 48	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	360-414-7442	SCALE: 1"=50' DWG: 15-OTT BLA
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LINE TABLE		
L1	N84°40'24"E	21.30'
L2	N84°40'24"E	28.71'
L3	N0°46'30"W	15.87'
L4	N84°13'30"E	21.24'
L5	N84°13'30"E	28.71'
L6	S1°55'10"W	26.04'
L7	S84°13'30"W	27.45'
L8	N84°13'30"E	9.13'
L9	N0°58'57"E	33.02'
L10	N84°13'30"E	11.14'

