

SURVEY DESCRIPTION

THAT PORTION OF SAID RAILWAY COMPANY'S STATION GROUND PROPERTY AT SEDRO-WOOLLEY, WASHINGTON, SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE NORTHERLY ALONG THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 660 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE DRAIN PARALLEL WITH AND DISTANT 200.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 235 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND DESCRIBED IN EASEMENT FOR PUBLIC ROADWAY AND OTHER PURPOSES FROM BURLINGTON NORTHERN, INC., TO THE CITY OF SEDRO-WOOLLEY, WASHINGTON, RECORDED JANUARY 3, 1973, IN VOLUME 106, PAGE 489, AS DOCUMENT NO. 774702, IN AND FOR SAID COUNTY; THENCE EASTERLY, DEFLECTING AN ANGLE OF 65°21'30", AS MEASURED FROM NORTH TO EAST FROM THE LAST DESCRIBED COURSE, 190 FEET, MORE OR LESS, TO A POINT BEING 25.0 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACT CENTERLINE; THENCE SOUTHWESTERLY PARALLEL WITH SAID MAIN TRACT CENTERLINE, 660.00 FEET; THENCE WESTERLY AT RIGHT ANGLES, 25 FEET, MORE OR LESS, TO A POINT BEING 15.0 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S SPUR TRACT CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE SOUTHERLY PARALLEL WITH SAID SPUR TRACT CENTERLINE, 340 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN CITY OF SEDRO-WOOLLEY ROAD RIGHT-OF-WAY COMMONLY KNOWN AS RITA STREET. AND ALSO EXCEPT ANY PORTION THEREOF DESCRIBED IN QUIT CLAIM DEED TO THE CITY OF SEDRO-WOOLLEY, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201703020116. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 RITA STREET, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN NOVEMBER 2017.

BRUCE B. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE Nov. 22, 2017
LISSEY & ASSOCIATES, PLLC
320 MILLWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0561
E-MAIL BRUCE@LISSER.COM

NOTES

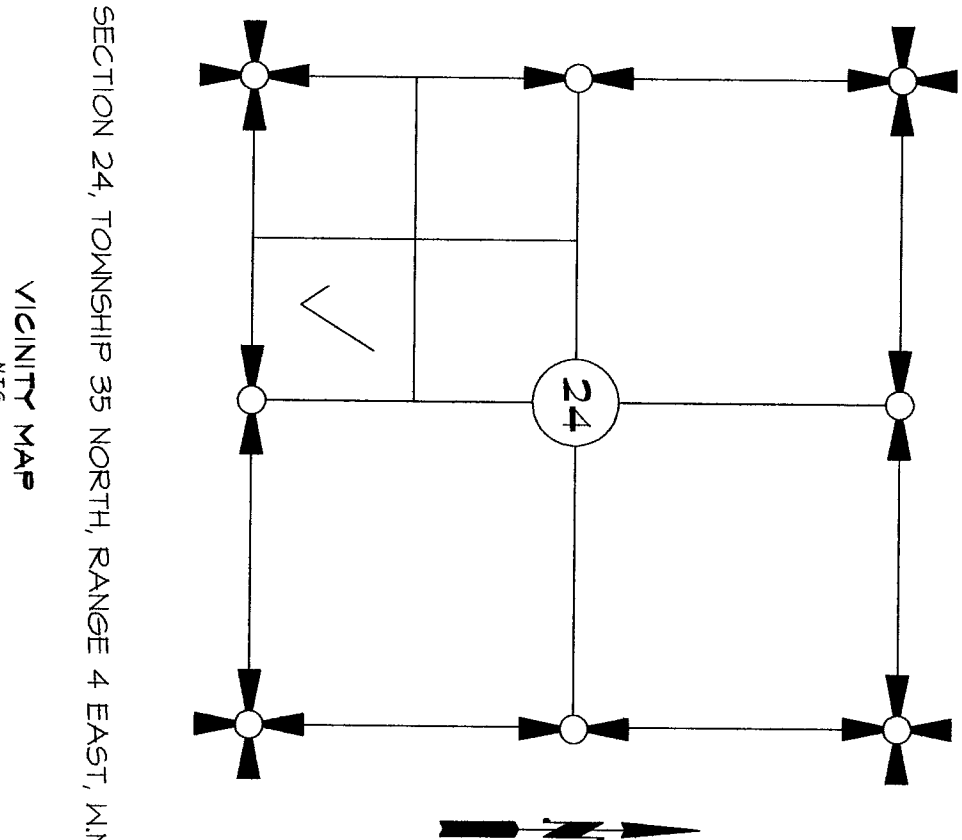
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
 - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON LAND TITLE, TITLE RECORD ORDER NO. 153033-OE-A DATED NOVEMBER 17, 2015 AND QUIT CLAIM DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201512240034 AND 201703020116.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE CITY OF SEDRO-WOOLLEY SHORT PLAT NO. 5M-08-96 RECORDED UNDER AUDITOR'S FILE NO. 9612040048, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. 5M-04-93 RECORDED UNDER AUDITOR'S FILE NO. 94018012 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 9407192147 AND 9702140072 AND BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200704130148, 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 SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., PER CITY OF SEDRO-WOOLLEY SHORT PLAT NO. 5M-4-93 BEARING = NORTH 88°42'30" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF RITA STREET, LLC, A WASHINGTON LIMITED LIABILITY COMPANY 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, EASEMENTS, EASING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (RAILROAD TRACKS) AS PER IAC 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF NOV, 2017 AT 28 MINUTES PAST 12 O'CLOCK A.M./P.M. IN VOLUME 2 OF SURVEYSON PAGES 1 UNDER AUDITOR'S FILE NO. 201703020116
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY

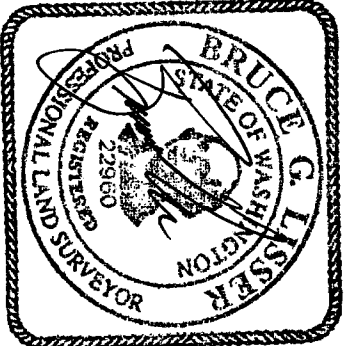


SHEET 1 OF 2

DATE: 11/22/17

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 24, T. 35 N., R. 4 E., W.M.
FOR: RITA STREET, LLC
SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

FB: 374 Pg. 1 LISSEY & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON WA 98273 360-419-7442 DWG: 15-113 R05



201711220109
Shaght County Auditor
11/22/2017 Page 2 of 2
\$183.00
2:28PM

NUM	BEARING	DISTANCE
L1	N2°44'33"E	103.50'
L2	N3°21'09"E	33.44'
L3	N6°44'20"E	34.60'
L4	N4°52'11"E	65.57'
L5	N4°04'15"E	38.87'
L6	N0°23'28"W	34.58'
L7	N89°42'20"E	30.00'
L8	S0°23'28"E	214.39'

DEEDED TO CITY PER
QUIT CLAIM DEED
A.F. NO. 208032016

FOUND PIPE 0.3' EAST
OF CALCD 1/16 CORNER

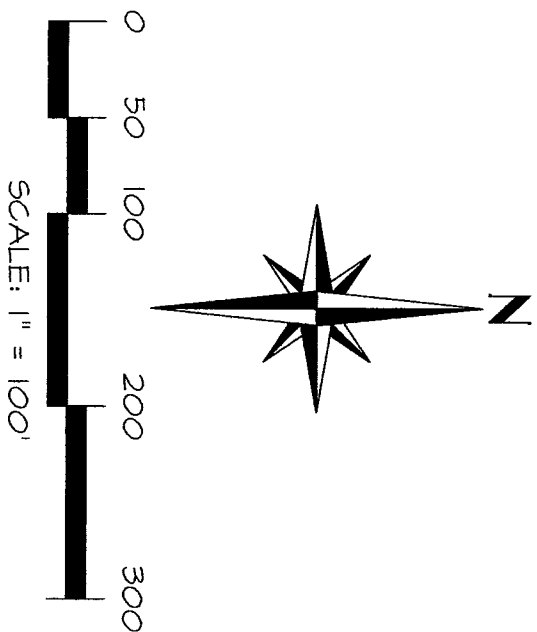
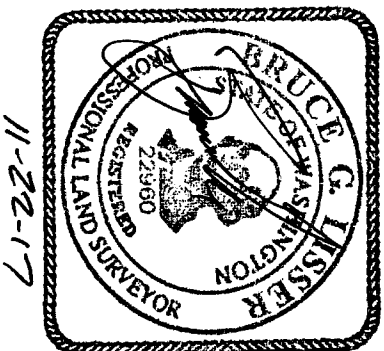
SP 5M-08-46

WEST NELSON STREET (GOODYEAR ROAD)

1307.32' (TO 1/16 CORNER)

N89°42'20"E 264.64'

CALCD PER PREVIOUS SURVEYS
(SEE NOTE 3)



SHEET 2 OF 2

DATE: 11/22/17

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 24, T. 35 N., R. 4 E., M.M.
SEDERO-WOOLLEY, SKAGIT COUNTY, WASHINGTON
FOR: RITA STREET, LLC

FB: 374 PG: 1	LISSEY & ASSOCIATES, PLLC	SCALE: 1"=100'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DWG: 15-113 ROS
	POUNT VERNON, WA 98273	
	360-419-1442	