

SURVEY DESCRIPTION

LOTS 5 THROUGH 11, INCLUSIVE, BLOCK 15 PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND

TOGETHER WITH THE NORTHEASTERLY 1/2 OF THE ALLEY IN SAID BLOCK 15 LYING BETWEEN THE NORTHEASTERLY LINE OF SAID BLOCK 15 AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, AND

TOGETHER WITH THE SOUTHWESTERLY 1/2 OF THE ALLEY IN SAID BLOCK 15, LYING BETWEEN THE NORTHWESTERLY LINE OF SAID BLOCK 15 AND NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 11, AND

TOGETHER WITH THE SOUTHWESTERLY 1/2 OF LEE STREET LYING BETWEEN THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID BLOCK 15 AND THE CENTERLINE OF OREGON STREET; AND

TOGETHER WITH THE NORTHEASTERLY 1/2 OF OREGON STREET LYING BETWEEN THE CENTERLINE OF LEE STREET AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 11.

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

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.

INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBER 20104290074.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF TOWN OF MONTBORNE RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORD OF SURVEY MAP RECORDED UNDER AUDITORS FILE NUMBERS 200704040094, 200706060155 AND 201501200055, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: HELD MONUMENTED NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M. PER RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NO. 200706060155 BEARING = SOUTH 88°52'54" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAMES AND MARLENE FRANCES CREASER, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

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.

10. ALL DISTANCES SHOWN HEREON ARE IN FEET.

11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GRAVEL 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.

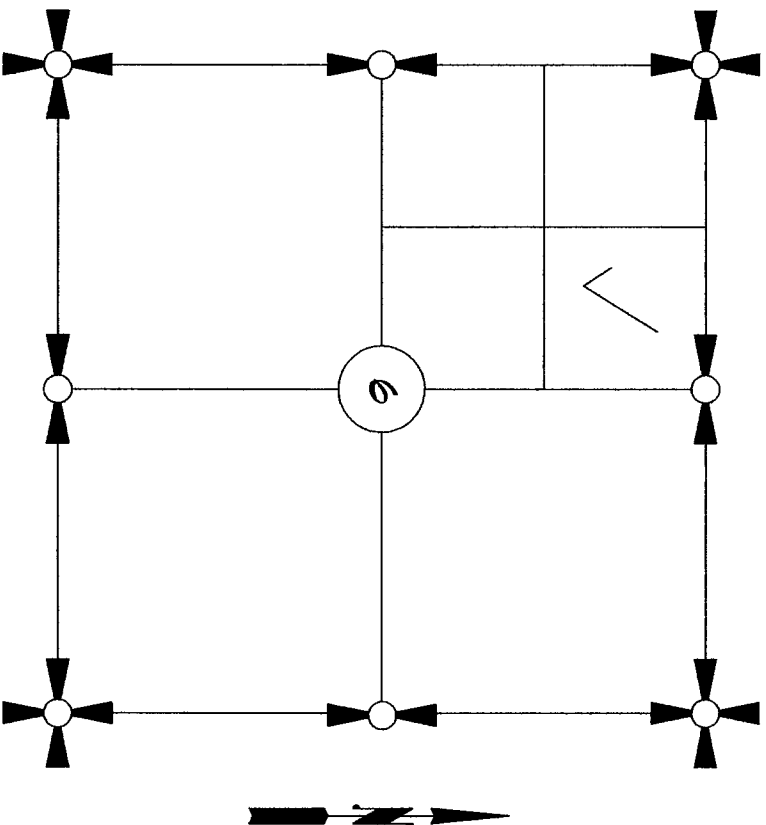
12. THE INGRESS AND EGRESS EASEMENT RECORDED UNDER A.F. NO. 769165 ENCUMBERS LOTS 5, 6, 7, 8 AND 10 BLOCK 15 AND WAS RECORDED PRIOR TO THE VACATION OF THE STREETS AND ALLEY IN AND ADJACENT TO BLOCK 15 BY QUIT CLAIM DEED RECORDED UNDER A.F. NO. 20040918001, BASED UPON THE FOLLOWING LANGUAGE WITHIN SAID DEED "THIS CONVEYANCE IS SUBJECT TO PRIVATE EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY, IF ANY, OVER AND ACROSS THE ABOVE-DESCRIBED REAL PROPERTY." IT IS MY OPINION THAT THE ENTIRE GRAVEL DRIVE SHOWN HEREON, RUNNING THROUGH THE SUBJECT PROPERTY IS BENEFITED BY THE RIGHTS OF INGRESS AND EGRESS. FUTURE CONVEYANCES SHOULD INCLUDE ALL OF THE OWNERSHIP WHEN REFERENCE THE EASEMENT.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS DAY OF Dec 2017 AT 7 MINUTES PAST 3:07 PM AM/P.M. IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



SURVEYORS CERTIFICATE

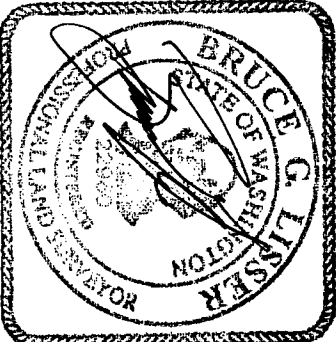
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE REQUEST OF JAMES AND MARLENE CREASER, IN DECEMBER 2017.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460

DATE

Dec 8, 2017

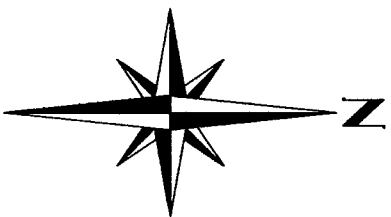
LISSER & ASSOCIATES, PLLC  
3800 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 2

DATE: 12/08/17

SURVEY IN A PORTION OF GOVERNMENT LOT 3 SECTION 6, T. 33 N., R. 5 E., 1/4 M. SKAGIT COUNTY, WASHINGTON FOR: JAMES AND MARLENE CREASER			
FB: 408	Pg: 43	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: 1" = 60' DWG: 17-110 ROS
MERIDIAN: ASSUMED			

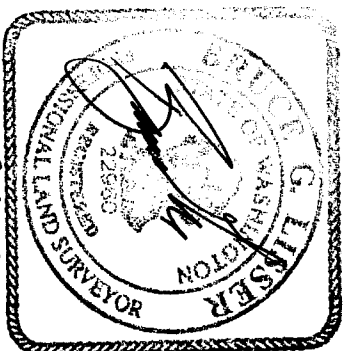


SECTION CORNER  
CALCULATED FROM  
PREVIOUS SURVEYS  
SEE NOTE NO. 3

N43°01'21"W  
2183.51'

1584.97'  
N43°01'21"W  
SHERIDAN STREET  
SR-9 (THERSE AVENUE)

FOUND RECAP  
"MOMER" IN ROAD  
0.25' AND 0.31'  
OF CALC  
(DEC. 2014)



SHEET 2 OF 2

DATE: 12/08/17

SURVEY IN A PORTION OF  
GOVERNMENT LOT 3  
SECTION 6 T. 33 N. R. 5 E. M.M.  
SAGIT COUNTY, WASHINGTON  
FOR: JAMES AND MARLENE CREASER

FB: 408	Pg: 43	LIGSER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DWG: 17-110 ROS
		MOUNT VERNON, WA 98275	360-419-7442