

BASIS OF BEARINGS

FIELD BEARING OF  $N61^{\circ}53'49''W$  BETWEEN FOUND MONUMENTS, A MEASURED DISTANCE OF 260.83' AS SHOWN HEREON

LEGAL DESCRIPTION

PER SMD AF# 20120830042

LOTS 13 AND 14, BLOCK 41, PLAT OF THE TOWN OF MONTBORNE, SSKAGIT COUNTY, WASHINGTON, AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SSKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING SAID PREMISES, EXCEPT THE NORTHEASTERLY 40 FEET OF SAID LOTS CONVEYED TO SSKAGIT COUNTY BY DEED UNDER AUDITOR'S FILE NO. 8707150094 AND RECORDED IN VOLUME 213 OF DEEDS, PAGE 386.

ALSO, TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND SHORE AND EASTERN RAILWAY) ADJOINING BLOCK 41, PLAT OF THE TOWN OF MONTBORNE, SSKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SSKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE RAILROAD RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND CONVEYED TO E.J. QUINCY, BY DEED RECORDED JULY 15, 1987, UNDER AUDITOR'S FILE NO. 8707150094.

SITUATE IN SSKAGIT COUNTY, WASHINGTON.

OCCUPATIONAL INDICATORS

THIS SURVEY DEPICTS OCCUPATIONAL INDICATIONS IN ACCORDANCE WITH WAC 332.130. THESE INDICATIONS DO NOT CONSTITUTE A GUARANTEE OF THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

SURVEY PROCEDURE

THIS SURVEY WAS COMPLETED IN JANUARY & FEBRUARY 2018 WITH A LEICA 1203 TOTAL STATION. THOSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.

REFERENCE SURVEYS

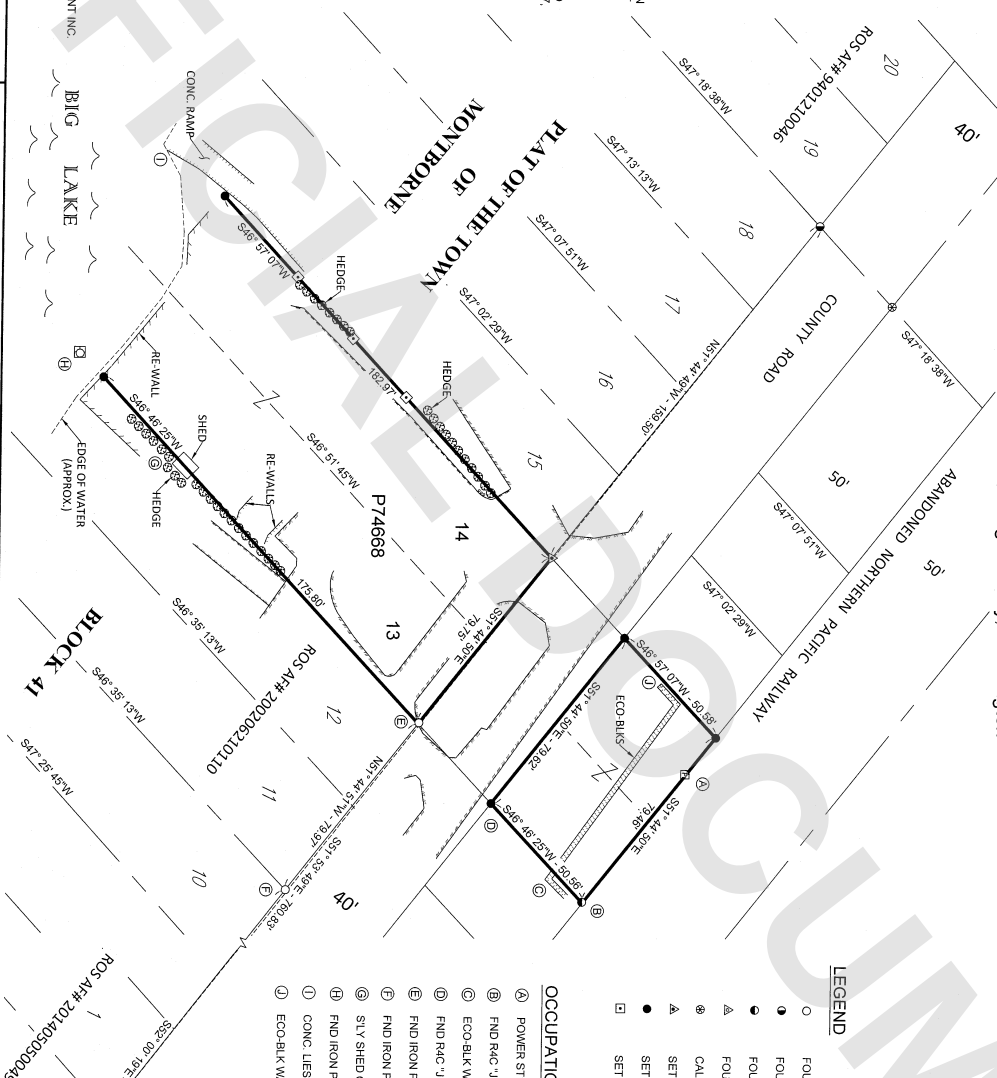
7457 JERRY J. JOHNSON  
8807140042 ROLAND J. JOHNSON  
8806270012 JERRY SEVERSON  
9401210046 OMNI FINANCIAL INC.  
9703070002 CASTLEROCK HOMES  
8803080077 LOWELL JACOBSON  
201004200070 JOHN KENNEDY DEVELOPMENT INC.  
201404240092 DAVID & KATHI HOLLANDS  
201405050049 TAMMIE GROBSCHEMIT

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF May 2018 AT 2:31 P.M. UNDER AF# 201805041012  
JEPSON & ASSOCIATES  
COUNTY AUDITOR

RECORD OF SURVEY

Being a portion of the NW1/4 of the NW1/4, Section 6, Township 33 North, Range 5 East, Willamette Meridian City of Mt. Vernon, Skagit County, Washington

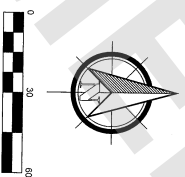


LEGEND

- FOUND IRON PIPE
- FOUND REBAR & CAP (LS# 6702)
- FOUND REBAR & CAP "JEPSON" (LS# 9361)
- ▲ FOUND PK NAIL & WASHER
- ▲ CALCULATED POSITION
- ▲ SET NAIL & WASHER (LS# 9361)
- SET REBAR & CAP (R40) "JEPSON" (LS# 9361)
- SET HUB & LATIN (POINT ON LINE)

OCCUPATION & MONUMENT NOTES:

- ① POWER STUD LIES, 0.4' S88°15'W OF DEED LINE
- ② FND R40 "JEPSON", 0.41' S80°33'17"W OF CALC. POS.
- ③ ECO-BLK WALL ANGLE POINT LIES 4.3' S43°14'E OF LINE
- ④ FND R40 "JEPSON", 0.06' S19°31'43"W OF RESET R40
- ⑤ FND IRON PIPE, 0.44' N52°00'40"W OF CALC. POS.
- ⑥ FND IRON PIPE W/FLANGE (FIELD FOR ALIGNMENT)
- ⑦ STY SHED COR. LIES 2.8' S45°21'E OF LINE
- ⑧ FND IRON PIPE, 0.6' S45°14'E OF PROJECTED LINE
- ⑨ CONIC LIES 4.7' S43°03'E OF PROJECTED LINE
- ⑩ ECO-BLK WALL LIES 1.3' S43°03'E OF LINE



201805041012  
Skagit County Auditor  
5/4/2018 Page 1 of 1 2:31 PM

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 AT THE REQUEST OF JOHN SENF IN NOVEMBER 2017

Ronald T. Jepson, L.S.  
CERTIFICATE NO. 9361



RONALD T. JEPSON & ASSOC.  
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
PHONE: (360) 735-5700 | FAX: (360) 547-5559 | EMAIL: RJE@JEPSONENGINEERING.COM

CLIENT: JOHN SENF

PTN NW1/4 NW1/4, SEC. 6, T33N, R5E, W.M.

JOB NO.	17079
ISSUE DATE	05-04-2018
PAGE	1 OF 1