

201810230114

10/23/2018 02:30 PM Pages: 1 of 3 Fees: \$104.00
Sagitt County Auditor

NOTES

- I. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
 - o INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- 2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SAGITT COUNTY AUDITOR'S FILE NUMBERS 201703290241 FOR HIBBARD AND STATUTORY WARRANTY DEED RECORDED UNDER SAGITT COUNTY AUDITOR'S FILE NUMBER 201809100091 FOR BYK CONSTRUCTION, INC.
- 3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF RESUBDIVISION AND SUBDIVISION INFORMATION FILED UNDER SAGITT COUNTY AUDITOR'S FILE NUMBER 190100041 AND 201901200055, ALL IN RECORDS OF SAGITT COUNTY AUDITOR.
- 4. INSTRUMENTATION: LEICA TORANI03 PLUS THEODOLITE DISTANCE METER
- 5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 6. MERIDIAN: ASSUMED
- 7. BASIS OF BEARING: CENTERLINE OF VACATED SHERIDAN STREET PER ROS A.F. NO. 4401210041
- BEARING = SOUTH 47°32'15" WEST
- 8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSEPH HOODMAN/EEB REPRESENTATIVE OF BYK CONSTRUCTION, INC., 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 THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- 10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
- 11. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER MAC CHAPTER 352-130.

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 RULES AND REGULATIONS OF THE WASHINGTON STATE BOARD OF SURVEYING AND MAPPING, IN OCTOBER 2018.

[Signature]
BRIAN D. LISSER, PLLC CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
330 MILWAUKEE ST/PO BOX 104
MOUNT VERNON WA 98213
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL: BRUCE@LISSER.COM

DATE 10/23/2018

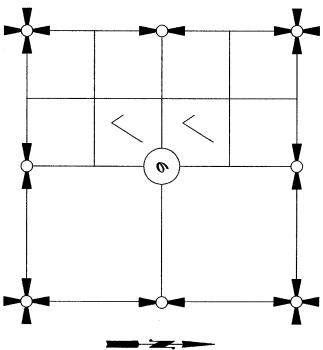


AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
FILED FOR RECORD THE 23rd DAY OF October 2018 AT 10:30
MINUTES PAST 10 O'CLOCK A.M./P.M. IN VOLUME 30
OF SURVEYS ON FILE UNDER AUDITOR'S FILE
NO. 4401210041
RECORDS OF SAGITT COUNTY, WASHINGTON.

[Signature]
SAGITT COUNTY AUDITOR

[Signature]
DEPUTY AUDITOR



SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, 14N,
VICINITY MAP
N24

SHEET 1 OF 3

DATE: 10/19/18

TH: SURVEY IN PORTIONS OF THE NW 1/4 AND THE SW 1/4 OF SECTION 6, T. 33 N., R. 5 E., 14N, SAGITT COUNTY, WASHINGTON FOR: BYK CONSTRUCTION, INC	DATE: 10/19/18
PL: LISSER & ASSOCIATES, PLLC	SCALE:
BY: BDK VERNON & LAND USE CONSULTANTS MOUNT VERNON, WA 98213	DWG: 18-044 BDRY
MR: MERIDIAN: ASSUMED	

SURVEY DESCRIPTIONS

HIBBARD DESCRIPTION A.F. NO. 2017032900041

TRACT **01A**

THE NORTHWESTERLY HALF OF HANCOCK STREET AS SAID STREET IS SHOWN ON THE PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, IN SKAGIT COUNTY, WASHINGTON AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, AND THE ADJOINING RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE SEATTLE LAKESHORE AND EASTERN RAILROAD RAILWAY LYING BETWEEN THE SOUTH LINE OF HANCOCK STREET AS SAID STREETS AND EASTERN RAILWAY LYING BETWEEN THE SOUTH LINE OF HERBESSE AVENUE AND LINE **01A** DESCRIBED BELOW.

TOGETHER WITH LOTS 1 THROUGH 10 OF BLOCK 5, **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVERTED TO THE SEATTLE LAKESHORE AND EASTERN RAILWAY) LYING EASTERLY OF THE LINE **01A**, DESCRIBED BELOW AND LYING EASTERLY OF THAT PORTION OF THE CENTERLINE OF SAID RIGHT OF WAY LYING NORTHERLY OF THE LINE **01A** AND LIES BETWEEN THE SOUTH LINE OF HANCOCK STREET AS SAID STREETS AND EASTERN RAILWAY (AND THE PORTION OF SAID STREET AS SAID STREETS ARE DELINEATED ON THE ABOVE REFERENCED **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE,

TOGETHER WITH THAT PORTION OF SHERIDAN STREET LYING SOUTHEASTERLY OF THE CENTERLINE AND LYING BETWEEN BLOCK 5 AND BLOCK 6; SAID **01A** PLAT OF THE TOWN OF MONTBORNE.

LINE **01A**

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, OF THE MILLANETTE MERIDIAN, THENCE S89°00'00" WEST ALONG THE CENTERLINE OF SAID CENTERLINE OF THE LAST MAINLINE TRACT OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1910, THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT RIGHT OF WAY AND THE CENTERLINE OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.

EXCEPTING FROM THE ABOVE DESCRIBED TRACT **01A**, THAT PORTION THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HERBESSE AVENUE (SR 9) AND SHERIDAN STREET AS SHOWN ON THE PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON AND MORE RECENTLY DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBER 440210041, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE SOUTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID CENTERLINE OF HERBESSE AVENUE (SR 9) A DISTANCE OF 2221.9 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION, THENCE SOUTH 47°39'15" WEST PARALLEL WITH THE CENTERLINE OF SAID VACATED SHERIDAN AVENUE (AS SHOWN ON SAID RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 440210041), RECORDS OF SKAGIT COUNTY, WASHINGTON) FOR A DISTANCE OF 40.00 FEET TO THE NORTHEASTERLY LINE OF LOT 6, BLOCK 5 SAID **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, THENCE CONTINUE SOUTH 47°39'15" WEST FOR A DISTANCE OF 142.84 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 6, BLOCK 5, THENCE CONTINUE SOUTH 47°39'15" WEST FOR A DISTANCE OF 44.46 FEET, MORE OR LESS, TO THE BELOW (ABOVE) DESCRIBED **01A** LINE AND THE TERMINUS OF SAID LINE DESCRIPTION.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BYK CONSTRUCTION, INC. DESCRIPTION A.F. NO. 2018090600071
THAT PORTION OF THE BELOW DESCRIBED TRACT **01A** LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HERBESSE AVENUE (SR 9) AND SHERIDAN STREET AS SHOWN ON THE PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON AND MORE RECENTLY DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBER 440210041, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE SOUTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID CENTERLINE OF HERBESSE AVENUE (SR 9) A DISTANCE OF 2221.9 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION, THENCE SOUTH 47°39'15" WEST PARALLEL WITH THE CENTERLINE OF SAID VACATED SHERIDAN AVENUE (AS SHOWN ON SAID RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 440210041), RECORDS OF SKAGIT COUNTY, WASHINGTON) FOR A DISTANCE OF 40.00 FEET TO THE NORTHEASTERLY LINE OF LOT 6, BLOCK 5 SAID **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, THENCE CONTINUE SOUTH 47°39'15" WEST FOR A DISTANCE OF 142.84 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 6, BLOCK 5, THENCE CONTINUE SOUTH 47°39'15" WEST FOR A DISTANCE OF 44.46 FEET, MORE OR LESS, TO THE BELOW DESCRIBED **01A** LINE AND THE TERMINUS OF SAID LINE DESCRIPTION.

TRACT **01A**

THE NORTHWESTERLY HALF OF HANCOCK STREET AS SAID STREET IS SHOWN ON THE **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, IN SKAGIT COUNTY, WASHINGTON AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON AND MORE RECENTLY DEPICTED ON THE ADJOINING RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE SEATTLE LAKESHORE AND EASTERN RAILWAY LYING BETWEEN THE SOUTH LINE OF HANCOCK STREET AS SAID STREETS AND EASTERN RAILWAY LYING BETWEEN THE SOUTH LINE OF HERBESSE AVENUE AND LINE **01A** DESCRIBED BELOW.

TOGETHER WITH LOTS 1 THROUGH 10 OF BLOCK 5, **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVERTED TO THE SEATTLE LAKESHORE AND EASTERN RAILWAY) LYING EASTERLY OF THE LINE **01A**, DESCRIBED BELOW AND LYING EASTERLY OF THAT PORTION OF THE CENTERLINE OF SAID RIGHT OF WAY LYING NORTHERLY OF THE LINE **01A** AND LIES BETWEEN THE SOUTH LINE OF HANCOCK STREET AS SAID STREETS AND EASTERN RAILWAY (AND THE PORTION OF SAID STREET AS SAID STREETS ARE DELINEATED ON THE ABOVE REFERENCED **01A** PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE,

TOGETHER WITH THAT PORTION OF SHERIDAN STREET LYING SOUTHEASTERLY OF THE CENTERLINE AND LYING BETWEEN BLOCK 5 AND BLOCK 6; SAID **01A** PLAT OF THE TOWN OF MONTBORNE.

LINE **01A**

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, OF THE MILLANETTE MERIDIAN, THENCE S89°00'00" WEST ALONG THE CENTERLINE OF THE ORIGINAL 100 FOOT MIDDLE RIGHT OF WAY OF SEATTLE LAKESHORE AND EASTERN RAILWAY AND THE CENTERLINE OF THE LAST MAINLINE TRACT OF THE NORTHERN PACIFIC RAILWAY AS IT EXISTED IN 1910, THENCE NORTHERLY ON A LINE DRAWN MIDWAY BETWEEN THE CENTERLINE OF THE ORIGINAL 100 FOOT RIGHT OF WAY AND THE CENTERLINE OF SAID CENTERLINES, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SHEET 2 OF 5

DATE: 10/19/18

**SURVEY IN PORTIONS OF THE
LAND AND THE SW 1/4 OF
SECTION 14 AND THE SW 1/4 OF
SECTION 15 T33N R5E
SKAGIT COUNTY WASHINGTON
FOR: BYK CONSTRUCTION, INC**

PREPARED BY: LISSEER & ASSOCIATES, PLLC
DATE: 10/19/18
SCALE: AS SHOWN
DRAWN BY: DWG: 18-044 BDRP
CHECKED BY: KENT VERNON, PLS 92715
DATE: 10/19/18



10/23/18

