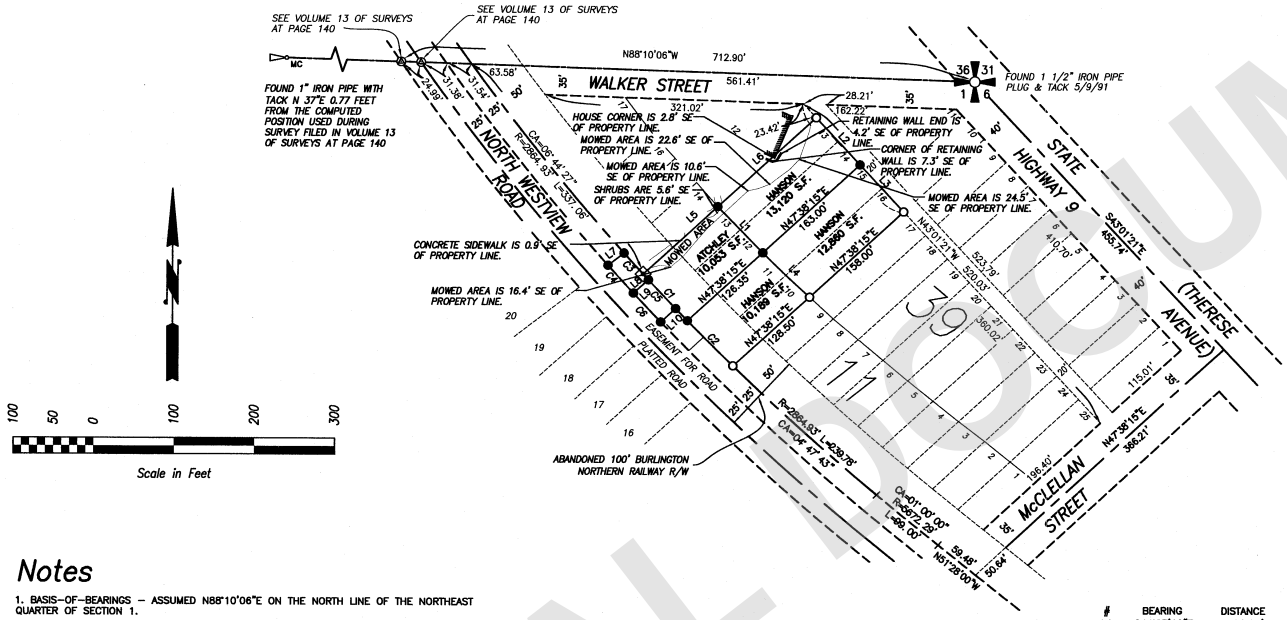
Survey in Gov't Lot 1 (the NE1/4 of the NE1/4), of Section 1, Twp. 33 N., Rng. 4 E., W.M.



Notes

1. BASIS-OF-BEARINGS – ASSUMED N88°10'06"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1.

2. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLONASS ENABLED TOPCON GR3 RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

3. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.

4. FOR ADDITIONAL SUBDIVISION AND PLAT SURVEY INFORMATION SEE SURVEYS FILED IN VOLUME 15 OF SURVEYS AY PAGE 30; VOLUME 13 OF SURVEYS AT PAGE 140 AND VOLUME 11 OF SURVEYS AT PAGE 103.

Legal Description

HANSON PARCEL A
LOTS 13, 14, 15 AND 16, BLOCK 39, "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.

HANSON PARCEL B
LOTS 10, 11, 12 AND 13, BLOCK 11, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF WAY AND BETWEEN THE SOUTHWESTERLY EXTENSIONS OF BOTH THE SOUTHEASTERLY LINE OF LOT 10, BLOCK 11, AND THE NORTHWESTERLY LINE OF LOT 13, BLOCK 11, AS SAID LINES ARE DELINEATED ON THE "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BROWN PARCEL
THOSE PORTIONS OF LOTS 18 AND 19, "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AS ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY) ADJOINING THE SAID PLAT OF "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE CENTERLINE OF SAID RIGHT OF WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF BOTH LOTS 18 AND 19 OF SAID PLAT; EXCEPT THAT PORTION, THEREOF, IF ANY, LYING WITHIN A COUNTY ROAD RIGHT OF WAY.
TOGETHER WITH AN EASEMENT RECORDED IN AF #201710160166, DESCRIBED IN EXHIBIT "C AND D", RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON..

#	BEARING	DISTANCE
L1	S44°27'19"E	80.06'
L2	S43°01'22"E	80.01'
L3	S43°03'02"E	80.11'
L4	N47°18'27"E	80.22'
L5	N47°38'15"E	124.98'
L6	N47°38'15"E	165.00'
L7	N52°23'51"E	25.07'
L8	N48°23'51"E	25.01'
L9	N48°23'51"E	25.01'
L10	N47°38'15"E	25.01'

Legend

● SET NEW 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.

⊡ RE-SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.

○ FOUND 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651", EXCEPT AS NOTED.

#	RADIUS	DELTA	LENGTH
C1	2864.93'	01°36'01"	80.02'
C2	2864.93'	01°36'01"	80.09'
C3	2864.93'	00°54'07"	45.10'
C4	2889.93'	00°55'41"	46.85'
C5	2864.93'	00°58'53"	49.07'
C6	2889.93'	00°58'44"	49.40'

Survey for
Gary & Linda Hanson
&
Mario Brown

DATE	REVISION	BY	JOB# 217035	DRAWN jjn	CHECKED lhr	DATE 10Aug17	SCALE 1" = 100'	SHEET 1 OF 1

AUDITOR'S CERTIFICATE
Filed for record this 30th day of May, 2019 at 10:09 A.M. in book ... of ... at page ... at the request of 201903290023
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2017 at the request of Gary & Linda Hanson.
Louis H. Requa CERT#16224
Date 5/28/19

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

201903290023
03/28/2019 10:09 AM Pages: 1 of 1 Fees: $184.00
Skagit County Auditor

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