

**SURVEY DESCRIPTION**

PARCEL 1 A/E. NO. 201812260070

TRACT "B" OF CITY OF BURLINGTON SHORT PLAT NO. 1486, APPROVED MAY 4, 1988 AND RECORDED MAY 5, 1988 IN VOLUME 8 OF SHORT PLATS, PAGE 35, UNDER AUDITORS' FILE NO. 8805050064, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF PLAT RECORDED IN VOLUME 1 OF BURLINGTON ACRES, BEING A PORTION OF PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AGREEMENT AS RECORDED DECEMBER 1, 1994, UNDER SKAGIT COUNTY AUDITORS' FILE NO. THAT 18492107004 (SAID INSTRUMENT BEING A RE-RECORDING OF PLAT INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 4903120162).

PARCEL 2 A/E. NO. 201812260071

THAT PORTION OF THE EAST 1/2 OF TRACT 50, "PLAT OF THE BURLINGTON ACRES" PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE EAST 1/2 OF TRACT 50, "PLAT OF THE BURLINGTON ACRES" PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 50, WHICH IS 258 FEET WEST OF THE SOUTH EAST CORNER THEREOF;

THENCE NORTH 85 FEET;

THENCE SOUTH 100 FEET;

THENCE EAST 67 FEET TO THE POINT OF BEGINNING.

PARCEL 3 A/E. NO. 201812260071

THAT PORTION OF THE EAST 1/2 OF TRACT 50, "PLAT OF THE BURLINGTON ACRES" PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 50, 319 FEET WEST OF THE SOUTH EAST CORNER THEREOF;

THENCE NORTH 100 FEET;

THENCE SOUTH 100 FEET;

THENCE EAST 67 FEET TO THE POINT OF BEGINNING.

PARCEL 4 A/E. NO. 201812260094

THE SOUTHEASTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) 100.0 FOOT WIDE BURLINGTON (FORMERLY WASHINGTON AND RAILWAY RIGHT-OF-WAY) BEING 50.0 FEET FROM THE CENTERLINE OF SAID RAILWAY UPON OVER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M, SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT RESPECTIVELY 25.0 FEET AND 50.0 FEET SOUTHWESTLINE BOUND ON THE EAST BY SAID CENTERLINE PARALLEL WITH AND DISTANT 330.0 FEET FROM THE EAST LINE OF SAID SECTION 31, BEING THE WEST CITY LIMITS OF THE CITY OF BURLINGTON AND BOUND ON THE SOUTHWEST BY A LINE DRAWN AT RIGHT ANGLES TO SAID MAIN TRACT CENTERLINE DISTANT 431.0 FEET WEST AND SOUTHWESTERLY, AS MEASURED FROM THE EAST LINE OF SAID SECTION 31, BEING THE WEST CITY LIMITS OF THE CITY OF BURLINGTON AND BOUND ON THE SOUTHWEST BY A LINE DRAWN AT RIGHT ANGLES TO SAID MAIN TRACT CENTERLINE WITH AND DISTANT 330.0 FEET FROM THE EAST LINE OF SAID SECTION 31, BEING THE WEST CITY LIMITS OF THE CITY OF BURLINGTON, WASHINGTON.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT AGREEMENT AS RECORDED DECEMBER 1, 1994, UNDER SKAGIT COUNTY AUDITORS' FILE NO. 4903120162, BEING A RE-RECORDING OF PLAT INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 4903120162).

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, EASES, CONTRACTS AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**NOTES**

- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED 155ER 22460.
- 2. INDICATES PER MAN MEASUREMENT INSCRIBED 155ER 22460.
- 3. INDICATES EXISTING PREPARED REBAR FOUND AS NOTED.
- 4. INDICATES EXISTING MONUMENT AS NOTED.

- 1. DESCRIPTION FOR THIS SURVEY IS BASED UPON PERSONAL REPRESENTATIVE'S GUT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 201812260094, 201812260070 AND 201812260071.
- 2. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF BURLINGTON ACRES PROPERTY AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, AND CITY OF BURLINGTON SHORT PLAT NO. 1486 OF RECORDS UNDER AUDITORS' FILE NO. 8805050064, AND RECORDS OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 200510030061, ALL IN RECORDS OF SKAGIT COUNTY AUDITORS.
- 3. INSTRUMENTATION: LEICA 1103 ICRA PLUS THEODOLITE DISTANCE METER.
- 4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- 5. MERIDIAN: ASSIGNED.

- 1. BASIS OF BEARING, MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M, BETWEEN THE SOUTHWEST CORNER MONUMENT AND THE MONUMENT AT THE CENTERLINE OF TRACT 219338' EAST.
- 2. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID HOWARD MILSON, AS TRUSTEE OF THE BYPASS TRUST ESTABLISHED UNDER WILL V OF THE MILSON FAMILY, 2010 REVOCABLE TRUST DATED JUNE 3, 2010, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- 3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE EASEMENTS, WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY, INCLUDING BUILDINGS, UTILITIES, OR OTHER LAND-USE REGULATIONS, RESTRICTIONS, COVENANTS OR OTHER LAND-USE REGULATIONS.
- 4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

- 1. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES) AS PER MAP CHARTER 552 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.
- 2. PARCEL NO. 41 LEGAL DESCRIPTION IS A BIT CONFUSING. THE SOLUTION AS PER REPRESENTATIVE'S WHAT I BELIEVE TO BE THE INTENT OF THE DESCRIBED AREA AS SHOWN 431 FEET ALONG THE EAST LINE AND MEASURED FROM A POINT 330 FEET FROM THE EAST LINE OF THE SECTION. I DO NOT BELIEVE THERE WOULD HAVE BEEN AN INTENT TO CREATE A GAP BETWEEN THE EAST LINE OF SAID PARCEL 4 AND THE PARCEL AS DESCRIBED FOR THE CONVEYANCE DIRECTLY TO THE EAST.

**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 AS THE RESULT OF DAVID HOWARD MILSON, AS TRUSTEE OF THE BYPASS TRUST ESTABLISHED UNDER ARTICLE V OF THE MILSON FAMILY 2010 REVOCABLE TRUST DATED JUNE 3, 2010, IN JULY 2020.

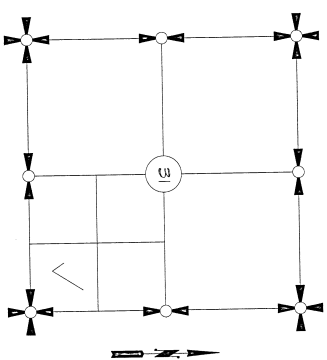
BRUCE A. LISSEY, P.L.S., CERTIFICATE NO. 22460  
LISSEY & ASSOCIATES, PLLC  
330 CHILMARKE STRIP BOX 1104  
PORT TOWNSEND, WA 98143  
PHONE (360) 414-1442  
PHONE (509) 414-0581  
E-MAIL BRUCE@LISSEY.COM



**AUDITORS CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC, FILED FOR RECORD THIS 24th DAY OF July 2020 AT 15 MINUTES PAST 2 O'CLOCK P.M. IN 202007240159 UNDER AUDITORS' FILE NO. 202007240159 RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Barbara Delaney*  
SKAGIT COUNTY AUDITOR  
DEPUTY



SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M.  
VICINITY MAP

SHEET 1 OF 2 DATE: 7/29/20

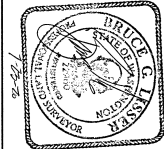
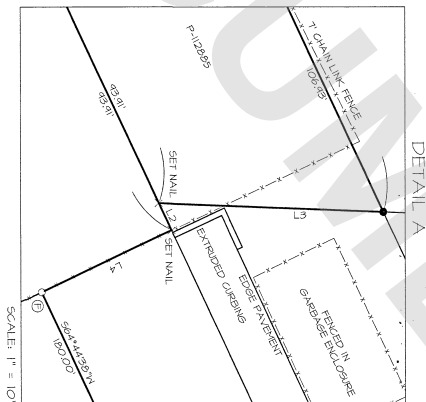
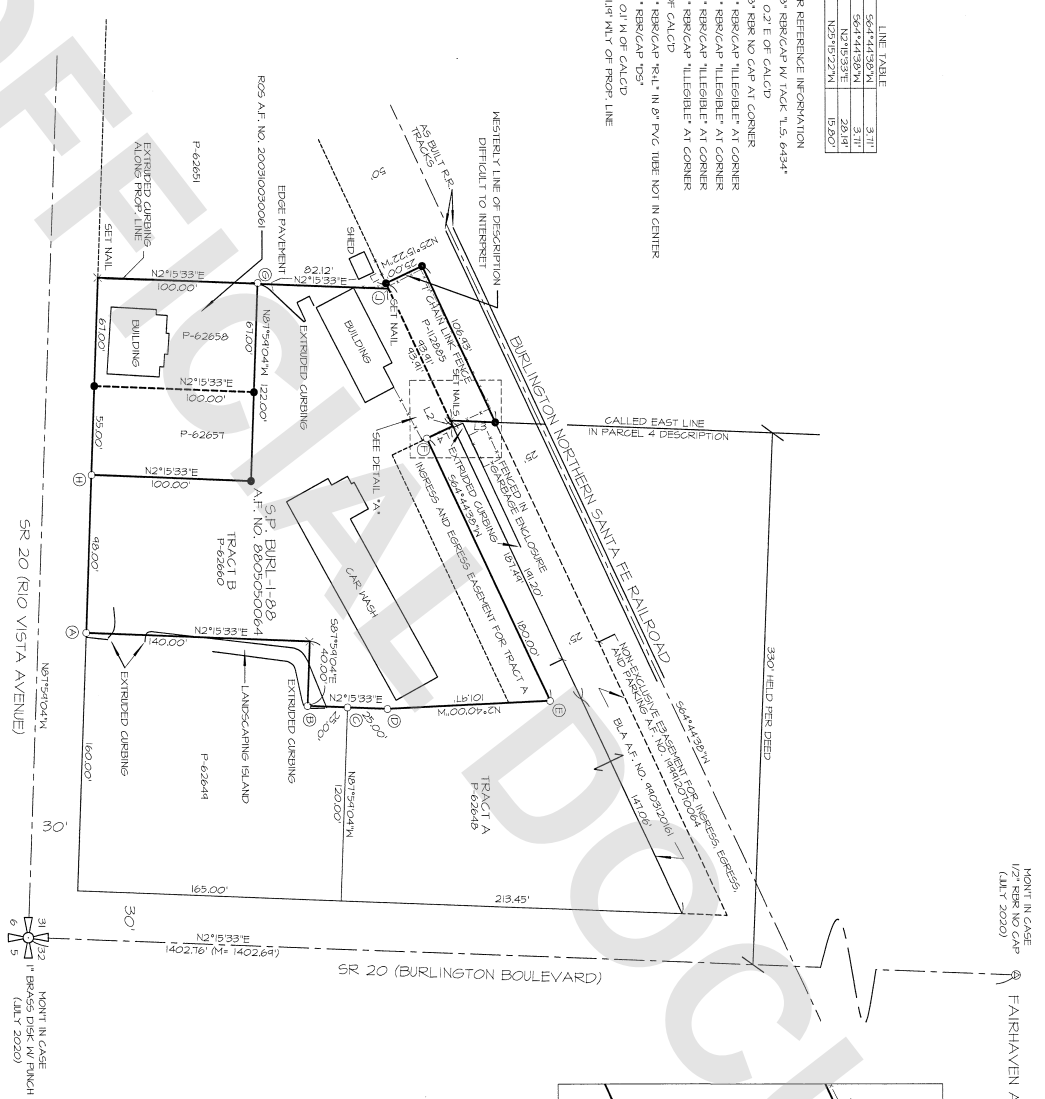
SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, T. 35 N., R. 4 E., 1M., FOR: MILSON FAMILY BYPASS TRUST

LISSEY & ASSOCIATES, PLLC SCALE: SURVEYING & LAND USE CONSULTING, 330 CHILMARK STRIP, PORT TOWNSEND, WA 98143

FB: MERIDIAN ASSIGNED  
PS: SURVEYING & LAND USE CONSULTING, 330 CHILMARK STRIP, PORT TOWNSEND, WA 98143  
DK65: 20-075 R05

LINE	DESCRIPTION	BEARING	DISTANCE
L1	56°41'33"W	371.1'	
L2	56°41'33"W	28.81'	
L3	56°41'33"W	28.81'	
L4	N27°02'27"E	15.90'	

- CORNER REFERENCE INFORMATION
- ① RHD 3/8" REBAR/CP W/ TACK "L.S. 6434"
  - ② 0.1' S 4 0.2' E OF CALCD
  - ③ RHD 3/8" REBAR NO CAP AT CORNER
  - ④ RHD 1/2" REBAR/CP "ILLEGIBLE" AT CORNER
  - ⑤ RHD 1/2" REBAR/CP "ILLEGIBLE" AT CORNER
  - ⑥ RHD 1/2" REBAR/CP "ILLEGIBLE" AT CORNER
  - ⑦ RHD 1/2" REBAR/CP "ILLEGIBLE" AT CORNER
  - ⑧ 0.1' N OF CALCD
  - ⑨ RHD 1/2" REBAR/CP "R.L. IN 8" PVC TUBE NOT IN CENTER
  - ⑩ RHD 1/2" REBAR/CP "05"
  - ⑪ 0.1' N 4 0.1' N OF CALCD
  - ⑫ FENCE HEIGHT OF FROG LINE



SHEET 2 OF 2  
DATE: 7/29/20

SURVEY IN A PORTION OF THE  
SE 1/4 OF THE SE 1/4 OF  
SECTION 31, T. 35 N., R. 4 E., 11M,  
SKAGIT COUNTY, WASHINGTON  
FOR: MILSON FAMILY BYPASS TRUST

LESER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98275 360-418-1442

FB: FB: LLSER & ASSOCIATES, PLLC SCALE: 1" = 50'  
MERIDIAN: ASSIGNED MOUNT VERNON, WA 98275 360-418-1442 DATE: 20-07-18 ROS

