

SURVEY DESCRIPTION

PARCEL "A"

LOTS 17 AND 18, BLOCK 41, PLAT OF TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKEGIT COUNTY, WASHINGTON

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING SAID PREMISES,

EXCEPT THE NORTHEASTERLY 40 FEET OF SAID LOTS, CONVERTED TO SKEGIT COUNTY BY DEED DATED OCTOBER 4, 1946, FILED OCTOBER 15, 1946 UNDER AUDITORS' FILE NO. 347033 AND RECORDED IN VOLUME 213 OF DEEDS AT PAGE 366.

PARCEL "B"

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVERTED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), ADJOINING BLOCK 41 OF THE PLAT OF "THE TOWN OF MONTBORNE," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKEGIT COUNTY, WASHINGTON, THAT LIES NORTHERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BOUNDARIES OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND NORTHEASTERLY 40 FEET OF SAID LOTS, BOTH THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID RIGHT-OF-WAY AND CONVERTED TO A. M. STENNES, ET UX, BY DEED RECORDED APRIL 28, 1975, AS AUDITORS' FILE NO. 816644.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, EASES, RIGHTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKEGIT, STATE OF WASHINGTON.

NOTES

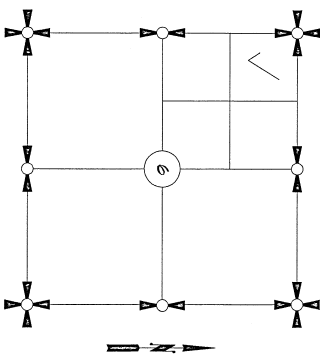
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUISER 20123164
 - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - INDICATES SET NAIL WITH WAGONER INSCRIBED LUISER 20123164
- DESCRIPTION FOR THIS SURVEY IS BASED UPON GUT CLAIM DEED RECORDED UNDER SKEGIT COUNTY AUDITORS' FILE NUMBER 1467030056 AND SKEGIT COUNTY SUPERIOR COURT CASE NO. 91-2-00070-3.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THE TOWN OF MONTBORNE RECORDED IN VOLUME 2 OF PLATS, PAGE 80 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 8307140042, 8403230024, 9070070002, 9803040078, 20020621010, 201404240092, 201405050044 AND 201805080043 ALL IN RECORDS OF SKEGIT COUNTY AUDITOR. ADDITIONALLY AN UNRECORDED COPY OF A WORKSHEET PREPARED BY LUISER AND JUDY (NOT DATED) WHICH SUPPORTED THEIR SUBSEQUENT WORK SHOWN ON SURVEY RECORDED UNDER A.T. NO. 8405250024.
- INSTRUMENTATION, TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF WEST MONTBORNE ROAD (LAFAYETTE STREET) PER RECORD OF SURVEY RECORDED UNDER AUDITORS' FILE NO. 201805080043 BEARING = SOUTH 47°25'44" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF HELGA E. STENNES REVOCABLE LIVING TRUST, VIA DATED JUNE 28, HELGA E. STENNES TRUSTEE FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP THIS SURVEY DOES NOT REPORT TO REVEAL ANY 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, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (ASPHALT DRIVES, SHEDS, LANDSCAPING BORDERS, GRAVEL DRIVE) AS PER IAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE EXISTING OCCUPATIONAL INDICATORS TO THE DEED LINES SHOWN THE RECORD NO RESULT OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUISER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 13th OF October 2021 AT 02:00
MINUTES PAST
SURVEY'S PAST
NO. 202110130080 UNDER AUDITORS' FILE
RECORDS OF SKEGIT COUNTY, WASHINGTON.

Shirley Delaney
SKEGIT COUNTY AUDITOR

Quinn Smith
DEPUTY



SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1N4.

VICINITY MAP
N4S

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 HELGA E. STENNES REVOCABLE LIVING TRUST, VIA DATED JUNE 28, HELGA E. STENNES, TRUSTEE, IN OCTOBER 2021.

[Signature]
KEVIN G. LUISER, PLLC., CERTIFICATE NO. 20123164
3320 LAFAYETTE STREET, SUITE 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581
E-MAIL: KEVIN@LUISEER.COM

DATE 10-12-21



10-12-21

SHEET 1 OF 2

DATE 10/11/21

SURVEY IN A PORTION OF THE

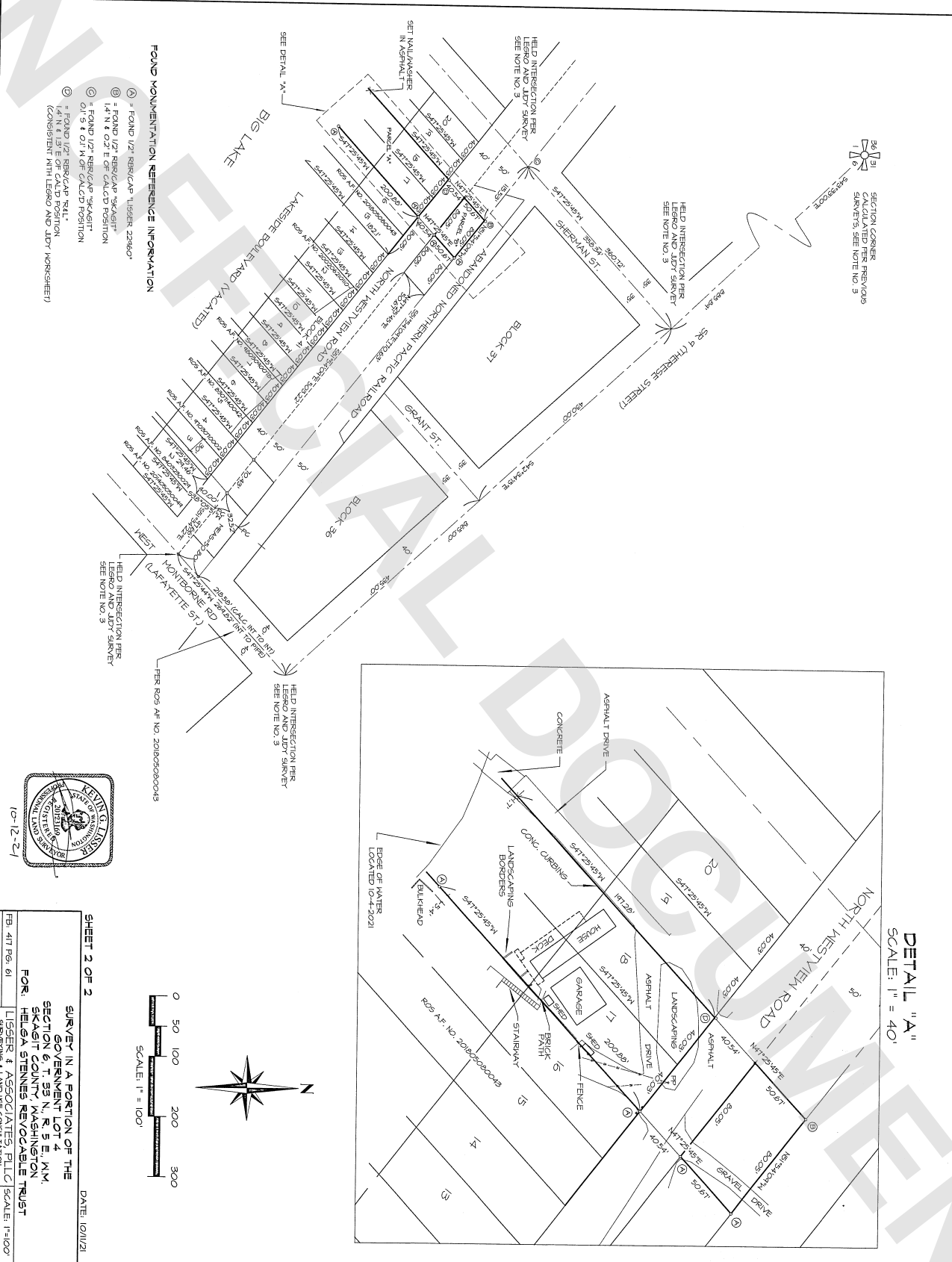
GOVERNMENT LOT 4

SECTION 6, T. 33 N., R. 5 E., 1N4.

FOR
SKEGIT COUNTY, WASHINGTON
HELGA STENNES REVOCABLE TRUST

FB, LUISER & ASSOCIATES, PLLC SCALE: 360-414-7442 DWS, 21-21 1205

MRIDIAN: ASSIGNED



FOUND MONUMENTATION REFERENCE INFORMATION

- ① FOUND 1/2" REBAR CAP - LIESER 22860'
- ② FOUND 1/2" REBAR CAP - SKAGIT
- ③ FOUND 1/2" REBAR CAP - SKAGIT
- ④ FOUND 1/2" REBAR CAP - SKAGIT
- ⑤ FOUND 1/2" REBAR CAP - SKAGIT
- ⑥ FOUND 1/2" REBAR CAP - SKAGIT
- ⑦ FOUND 1/2" REBAR CAP - SKAGIT
- ⑧ FOUND 1/2" REBAR CAP - SKAGIT
- ⑨ FOUND 1/2" REBAR CAP - SKAGIT
- ⑩ FOUND 1/2" REBAR CAP - SKAGIT
- ⑪ FOUND 1/2" REBAR CAP - SKAGIT
- ⑫ FOUND 1/2" REBAR CAP - SKAGIT
- ⑬ FOUND 1/2" REBAR CAP - SKAGIT
- ⑭ FOUND 1/2" REBAR CAP - SKAGIT
- ⑮ FOUND 1/2" REBAR CAP - SKAGIT
- ⑯ FOUND 1/2" REBAR CAP - SKAGIT
- ⑰ FOUND 1/2" REBAR CAP - SKAGIT
- ⑱ FOUND 1/2" REBAR CAP - SKAGIT
- ⑲ FOUND 1/2" REBAR CAP - SKAGIT
- ⑳ FOUND 1/2" REBAR CAP - SKAGIT
- ㉑ FOUND 1/2" REBAR CAP - SKAGIT
- ㉒ FOUND 1/2" REBAR CAP - SKAGIT
- ㉓ FOUND 1/2" REBAR CAP - SKAGIT
- ㉔ FOUND 1/2" REBAR CAP - SKAGIT
- ㉕ FOUND 1/2" REBAR CAP - SKAGIT
- ㉖ FOUND 1/2" REBAR CAP - SKAGIT
- ㉗ FOUND 1/2" REBAR CAP - SKAGIT
- ㉘ FOUND 1/2" REBAR CAP - SKAGIT
- ㉙ FOUND 1/2" REBAR CAP - SKAGIT
- ㉚ FOUND 1/2" REBAR CAP - SKAGIT
- ㉛ FOUND 1/2" REBAR CAP - SKAGIT
- ㉜ FOUND 1/2" REBAR CAP - SKAGIT
- ㉝ FOUND 1/2" REBAR CAP - SKAGIT
- ㉞ FOUND 1/2" REBAR CAP - SKAGIT
- ㉟ FOUND 1/2" REBAR CAP - SKAGIT
- ㊱ FOUND 1/2" REBAR CAP - SKAGIT
- ㊲ FOUND 1/2" REBAR CAP - SKAGIT
- ㊳ FOUND 1/2" REBAR CAP - SKAGIT
- ㊴ FOUND 1/2" REBAR CAP - SKAGIT
- ㊵ FOUND 1/2" REBAR CAP - SKAGIT
- ㊶ FOUND 1/2" REBAR CAP - SKAGIT
- ㊷ FOUND 1/2" REBAR CAP - SKAGIT
- ㊸ FOUND 1/2" REBAR CAP - SKAGIT
- ㊹ FOUND 1/2" REBAR CAP - SKAGIT
- ㊺ FOUND 1/2" REBAR CAP - SKAGIT
- ㊻ FOUND 1/2" REBAR CAP - SKAGIT
- ㊼ FOUND 1/2" REBAR CAP - SKAGIT
- ㊽ FOUND 1/2" REBAR CAP - SKAGIT
- ㊾ FOUND 1/2" REBAR CAP - SKAGIT
- ㊿ FOUND 1/2" REBAR CAP - SKAGIT

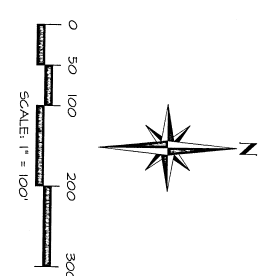


SHEET 2 OF 2

SURVEY IN A PORTION OF THE
SECTION 4, T4S, R3E, N3M,
SKAGIT COUNTY, WASHINGTON
FOR: HELGA STENNES REVOCABLE TRUST

FB: 411 PG. 61
 LIESER & ASSOCIATES, PLLC
 3800 14th Ave SW
 SEATTLE, WA 98148
 PHONE: 206-461-1442
 FAX: 206-461-1443

DATE: 10/11/21



DETAIL "A"
 SCALE: 1" = 40'