



202112150105

12/15/2021 02:07 PM Pages: 1 of 4 Fee: \$303.50
Skagit County Auditor

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L155ER 20123164.
 0. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) EXHIBIT "E" RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2021070126.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 202001240023.
4. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSAIED
7. BASIS OF BEARING: CENTRELINE OF SR 4 PER PREVIOUS SURVEYS
BEARING = NORTH 43°01'21" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JANICE MARKER AND ELLIOT SHAM AND SONYA SHAM, HUSBAND AND WIFE, 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 REPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE AFFECTED BY THE SUBJECT REAL ESTATE, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, EASEMENTS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES) AS PER IAC CHAPTER 332.180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CL 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.

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 JANICE MARKER, AND ELLIOT SHAM AND SONYA SHAM, HUSBAND AND WIFE, IN OCTOBER 2021.

KEVIN G. L155ER, P.L.S., CERTIFICATE NO. 20123164
L155ER & ASSOCIATES, PLLC
3000 UNIVERSITY STREET, SUITE 1104
MOUNT VERNON, WA 98275
PHONE (360) 414-7142
FAX (360) 414-0581
E-MAIL: KEVIN@L155ER.COM

DATE 12-14-21



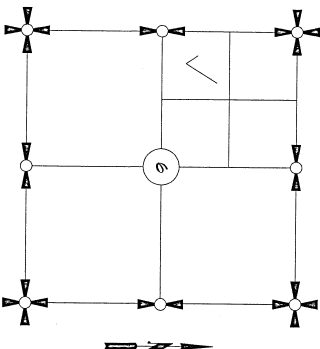
12-14-21

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF DEC 2021 AT 7
MINUTES PAST 7 O'CLOCK AM (P) IN VOLUME 2021070126 OF
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, WM.

VICINITY MAP

SHEET 1 OF 4

DATE: 12/14/21

SURVEY IN A PORTION OF
GOVT LOT 5 OF
SECTION 6, T. 33 N., R. 5 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR JANICE MARKER AND ELLIOT AND SONYA SHAM

FB, RS, L155ER & ASSOCIATES, PLLC SCALE: 1"=400'
SURVEYING & LAND-USE CONSULTATION 360-414-7142 DKG 19-085 RDS
MERIDIAN: ASSAIED MOUNT VERNON, WA 98275

MARKER SURVEY DESCRIPTION

JANICE MARKER PROPERTY (SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-14681)
AFTER BOUNDARY LINE ADJUSTMENT
SKAGIT COUNTY AUDITOR'S FILE NO. 2021070123 EXHIBIT "E"

PARCEL "A"

THE NORTH 1/2 OF LOT 22, ALL OF LOT 23 AND THE SOUTH 1/2 OF LOT 24, BLOCK 42, "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.

TOGETHER WITH THAT PORTION OF VACATED LAKEVIEW BOULEVARD ADJOINING SAID PROPERTY AND TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF LOT 22, BLOCK 42, "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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID SOUTH 1/2 OF LOT 22, AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202001240023, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALSO BEING ALONG THE SOUTHWESTERLY MARGIN OF SOUTH WESTERN ROAD, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°46'14" WEST, THROUGH A CENTRAL ANGLE OF 0°08'14", HAVING A RADIUS OF 2681.44 FEET, AN ARC DISTANCE OF 6.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE, THENCE SOUTH 48°04'13" WEST ALONG SAID FENCE LINE, OR FENCE LINE EXTENDED FOR A DISTANCE OF 151 FEET, MORE OR LESS, TO THE SHORELINE OF BIG LAKE, THENCE NORTHEASTERLY ALONG SAID SHORELINE OF BIG LAKE FOR A DISTANCE OF 3.2 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 41°00'25" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 47°10'05" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24, AS SHOWN ON SAID RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 202001240023, FOR A DISTANCE OF 114.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES.

AND ALSO EXCEPT THAT PORTION OF SAID SOUTH 1/2 OF LOT 24, BLOCK 42 AND VACATED LAKEVIEW BOULEVARD, "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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID SOUTH 1/2 OF LOT 24, AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202001240023, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALSO BEING ALONG THE SOUTHWESTERLY MARGIN OF SOUTH WESTERN ROAD, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 44°03'51" WEST, THROUGH A CENTRAL ANGLE OF 0°08'14", HAVING A RADIUS OF 2681.44 FEET, AN ARC DISTANCE OF 6.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE, THENCE SOUTH 47°23'06" WEST ALONG SAID FENCE LINE, OR FENCE LINE EXTENDED FOR A DISTANCE OF 170.2 FEET, MORE OR LESS, TO THE SHORELINE OF BIG LAKE, THENCE NORTHEASTERLY ALONG SAID SHORELINE OF BIG LAKE FOR A DISTANCE OF 5.1 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47°00'25" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 47°10'05" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24, AS SHOWN ON SAID RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 202001240023, FOR A DISTANCE OF 164.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, 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) LYING WESTERLY OF THE CENTRAL LINE OF SAID RAILROAD, BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 42 AND VACATED LAKEVIEW BOULEVARD OF "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, CONVERTED TO JANICE HALEY BY DEED RECORDED OCTOBER 23, 1913, UNDER AUDITOR'S FILE NO. 192366.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF THE SOUTH 1/2 OF LOT 24, IN BLOCK 42, "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 AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202001240023, THENCE NORTH 47°08'25" EAST ON THE PROJECTION OF THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24 FOR A DISTANCE OF 40.05 FEET TO A POINT ON A CURVE ON THE NORTHEASTERLY MARGIN OF SOUTH WESTERN ROAD AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 08°54'13" WEST, THROUGH A CENTRAL ANGLE OF 0°08'14", HAVING A RADIUS OF 2121.44 FEET, AN ARC DISTANCE OF 6.86 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF AN EXISTING FENCE LINE THAT LIES WITHIN SAID SOUTH 1/2 OF LOT 24, BLOCK 42, THENCE NORTH 47°23'06" EAST ALONG SAID FENCE LINE EXTENDED FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE POINT ON A CURVE ALONG THE CENTRAL LINE OF SAID VACATED LAKEVIEW BOULEVARD, "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 AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202001240023, THENCE NORTH 47°08'25" EAST ON THE PROJECTION OF THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24 FOR A DISTANCE OF 40.05 FEET TO A POINT ON A CURVE ON THE NORTHEASTERLY MARGIN OF SOUTH WESTERN ROAD AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 08°54'13" WEST, THROUGH A CENTRAL ANGLE OF 0°08'14", HAVING A RADIUS OF 2121.44 FEET, AN ARC DISTANCE OF 6.86 FEET, MORE OR LESS, TO A POINT BEARING NORTH 47°08'25" EAST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 47°08'25" WEST FOR A DISTANCE OF 50.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID 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) LYING WESTERLY OF THE CENTRAL LINE OF SAID RIGHT-OF-WAY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF THE SOUTH 1/2 OF LOT 22, IN BLOCK 42, "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 AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202001240023, THENCE NORTH 47°10'05" EAST ON THE PROJECTION OF THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 22, FOR A DISTANCE OF 114.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°46'14" WEST, THROUGH A CENTRAL ANGLE OF 0°08'14", HAVING A RADIUS OF 2681.44 FEET, AN ARC DISTANCE OF 6.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF AN EXISTING FENCE LINE THAT LIES WITHIN SAID SOUTH 1/2 OF LOT 22, BLOCK 42, THENCE NORTHEASTERLY ALONG SAID SHORELINE OF BIG LAKE FOR A DISTANCE OF 3.2 FEET, MORE OR LESS, TO THE A POINT ON A CURVE ALONG THE CENTRAL LINE OF SAID VACATED LAKEVIEW BOULEVARD, "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 AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202001240023, THENCE NORTH 47°08'25" EAST ON THE PROJECTION OF THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24 FOR A DISTANCE OF 40.05 FEET TO A POINT ON A CURVE ON THE NORTHEASTERLY MARGIN OF SOUTH WESTERN ROAD AND BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°46'14" WEST, THROUGH A CENTRAL ANGLE OF 0°08'14", HAVING A RADIUS OF 2681.44 FEET, AN ARC DISTANCE OF 6.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF AN EXISTING FENCE LINE THAT LIES WITHIN SAID SOUTH 1/2 OF LOT 22, BLOCK 42, THENCE NORTHEASTERLY ALONG SAID SHORELINE OF BIG LAKE FOR A DISTANCE OF 5.1 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47°00'25" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 47°10'05" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24, AS SHOWN ON SAID RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 202001240023, FOR A DISTANCE OF 164.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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

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



SHEET 2 OF 4		DATE: 12/14/21	
SURVEY IN A PORTION OF			
GOVT LOT 5 OF			
SECTION 6, T. 33 N., R. 5 E., 1M.			
SKAGIT COUNTY, WASHINGTON			
FOR: JANICE MARKER AND ELLIOT AND SONYA SHAW			
FB: PG:	ISSUER: & ASSOCIATES, PLLC	SCALE:	
MERIDIAN: ASSIGNED	SURVEYING & LAND-USE CONSULTATION	360-441-7442 DWG: 14-018 ROS	

SHAM SURVEY DESCRIPTION

SHAM PROPERTY (EAST CO. COUNTY, ASSESSORS PARCEL NUMBER P-14685) AFTER BOUNDARY LINE AND ADJOINING PARCEL, AS PER PLAT RECORDED IN SKAGIT COUNTY AUDITOR'S FILE NO. 20210207026 EXHIBIT "E" PARCEL "A"

LOTS 20, 21 AND THE SOUTH 1/2 OF LOT 22, IN BLOCK 42, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY;

EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 20, 21 AND THE SOUTH 1/2 OF LOT 22, IN BLOCK 42, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID SOUTH 1/2 OF LOT 22, AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20200240023, BEING ALSO BEING ALONG THE SOUTHWESTERLY MARGIN OF SOUTH WESTVIER ROAD, CONCAVE TO THE SOUTHEAST, ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH SAID CURVE BEARS SOUTH 45°46'14" WEST, THROUGH A CENTRAL ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE NORTH 45°11'05" EAST ALONG SAID FENCE LINE, OR FENCE LINE EXTENDED FOR A DISTANCE OF 175.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE SOUTHWESTERLY ALONG SAID SHORELINE OF BIG LAKE, A DISTANCE OF 3.2 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47°11'05" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 47°11'05" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24, AS SHOWN ON SAID RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 20200240023, FOR A DISTANCE OF 114.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE LOT 14, BLOCK 42 AND VACATED LAKESIDE BOULEVARD, 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 14, BLOCK 42, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALSO BEING ALONG THE SOUTHWESTERLY MARGIN OF SOUTH WESTVIER ROAD, CONCAVE TO THE SOUTHEAST, ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE SOUTHWESTERLY ALONG SAID SHORELINE OF BIG LAKE, A DISTANCE OF 3.2 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47°11'05" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 47°11'05" EAST ALONG THE NORTH LINE OF SAID LOT 14 FOR A DISTANCE OF 114.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING THE WESTERLY END OF SAID LOTS.

PARCEL "B"

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF LOT 14, BLOCK 42, 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, AS BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20200240023,

THENCE NORTH 47°11'05" EAST ON THE PROJECTION OF THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 22, FOR A DISTANCE OF 40.00 FEET TO A POINT ON A CURVE ON THE NORTHEASTERLY MARGIN OF SOUTH WESTVIER ROAD, CONCAVE TO THE SOUTHEAST, ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF AN EXISTING FENCE LINE THAT LIES WITHIN 175.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

THENCE SOUTH 45°46'14" WEST, THROUGH A CENTRAL ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE NORTH 45°11'05" EAST ALONG SAID FENCE LINE EXTENDED FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE POINT ON A CURVE ALONG THE CENTERLINE OF SAID VACATED RAILROAD RIGHT-OF-WAY, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°58'39" WEST, THROUGH A CENTRAL ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE SOUTH 45°46'14" WEST FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH 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) LYING WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSION OF BOTH THE NORTHEASTERLY MARGIN OF SOUTH WESTVIER ROAD AND BEING THE TRUE POINT OF BEGINNING, ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF AN EXISTING FENCE LINE THAT LIES WITHIN 175.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

THENCE SOUTH 45°46'14" WEST, THROUGH A CENTRAL ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE NORTH 45°11'05" EAST ALONG SAID FENCE LINE EXTENDED FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE POINT ON A CURVE ALONG THE CENTERLINE OF SAID VACATED RAILROAD RIGHT-OF-WAY, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°58'39" WEST, THROUGH A CENTRAL ANGLE OF 07°15'33", HAVING A RADIUS OF 2691.44 FEET, AN ARC DISTANCE OF 6.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE SOUTH 45°46'14" WEST FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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

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



12-14-21

SHEET 3 OF 4

DATE: 12/14/21

SURVEY IN A PORTION OF
GOVT LOT 5 OF
SECTION 6, T. 33 N., R. 5 E., NW,
SKAGIT COUNTY, WASHINGTON
FOR JANICE MARKER AND ELLIOT AND SONYA SHAM

FB, PG, ISSUED & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
360-416-7143
DWS, 19-08B ROS

NUM	DELTA	LENGTH	RADIUS
C1	1°25'14"	66.10"	2171.44"
C2	0°50'30"	34.40"	2171.44"
C3	0°10'20"	6.33"	2171.44"
C5	0°04'22"	7.41"	2171.44"

C18	0'09:40.4	6.66	2'21.44
C19	0'09:40.4	6.42	2'21.44
C20	1'34:44.1	73.50	2'26:44.4
C21	0'07:56.4	6.49	2'26:44.4
C22	1'33:24.7	73.16	2'21.44
C23	1'33:34.4	93.07	2'12.44
C24	0'00:38.7	6.67	2'26:44.4
C25	2'00:00.4	43.71	2'26:44.4
C26	2'36:11	114.44	2'26:44.4
C27	0'39:50.0	34.98	2'12.44
C28	1'34:28.7	42.26	2'11.44
C29	1'03:29.1	50.24	2'21.44
C30	1'04:21.1	50.14	2'26:44.4



SHEET 4 OF 4	DATE: 12/14/21
SURVEY IN A PORTION OF GOVT LOT B OF SECTION 6, T. 33 N., R. 5 E., MN. SECAST COUNTY, ELSTOT AND SCALE: 1" = 80'	
FOR JANICE MARKER AND ASSOCIATES PLLC	
FEB. 4/15 PGI, 46	PLANNING & LAND USE CONSULTING PO BOX 917-0273 SECAST-MN 55072
REVISIONS ASSIGNED	DWG: 14-01-18 RDG