



202112150105

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

**NOTES**

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L195ER 20123164.
2. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
3. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) FILE NUMBER 2021020126. (BOUNDARY LINE ADJUSTMENT) EXHIBIT "E" RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 2021020126.
4. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 202201240023.
5. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: CENTERLINE OF SR 9 PER PREVIOUS SURVEYS
9. BEARING = NORTH 43°01'21" WEST
10. 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.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT REFLECT TO REFLECT ALL OF THE FOLLOWINGS WHICH HAVE BEEN NOTED IN THE PREVIOUS REPORT TO REFLECT REAL ESTATE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, EASEMENTS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
12. ALL DISTANCES SHOWN HEREON ARE IN FEET.
13. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES) AS PER IAC CHAPTER 332.180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLASHES OF JURISDICTION WITH THE DEEDED 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. LISEER, P.L.S., CERTIFICATE NO. 20123164  
 SURVEYOR & ASSOCIATES, PLLC  
 5100 UNIVERSITY AVENUE, SUITE 1104  
 MOUNT VERNON, WA 98275  
 PHONE (360) 414-7442  
 FAX (360) 414-0591  
 E-MAIL KEVIN@LISEER.COM

DATE 12-14-21

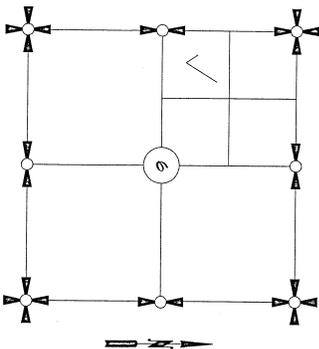


12-14-21

**AUDITORS CERTIFICATE**  
 FILED FOR RECORD THIS 15 DAY OF DEC 2021 AT 7  
 MINUTES PAST 02 CLOCK AM (P) IN VOLUME \_\_\_\_\_ OF  
 SURVEYS ON FILE IN UNDER AUDITORS' FILE  
 NO. 202112150105  
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

*Janice Marker*  
DEPUTY



SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, 4M, N1/4  
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., 4M,  
 SKAGIT COUNTY, WASHINGTON  
 FOR: JANICE MARKER AND ELLIOT AND SONYA SHAM

FB, RS, MERIDIAN ASSUMED SURVEYOR & ASSOCIATES, PLLC SCALE: DRAWN BY: R-08B RDS  
 SURVEYING & LAND-USE CONSULTATION 360-414-7442  
 MOUNT VERNON, WA 98275

**MARKER SURVEY DESCRIPTION**

JANICE MARKER PROPERTY (SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-14691) AFTER BOUNDARY LINE ADJUSTMENT SKAGIT COUNTY AUDITOR'S FILE NO. 2021020123 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 LAKESIDE 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 WESTVIEW ROAD, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°49'19" WEST, THROUGH A CENTRAL ANGLE OF 102°14', HAVING A RADIUS OF 2661.44 FEET, AN ARC DISTANCE OF 619 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A FENCE LINE;

THENCE SOUTH 49°07'19" 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 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 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 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 WESTVIEW ROAD, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 44°09'51" WEST, THROUGH A CENTRAL ANGLE OF 102°14', HAVING A RADIUS OF 2661.44 FEET, AN ARC DISTANCE OF 619 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 NORTHWESTERLY ALONG SAID SHORELINE OF BIG LAKE FOR A DISTANCE OF 5.1 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47°09'25" WEST FROM THE POINT OF BEGINNING;

THENCE 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 NORTHERLY MOST CORNER OF SAID 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°09'25" EAST ON THE PROJECTIONS 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 WESTVIEW 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°49'19" WEST, THROUGH A CENTRAL ANGLE OF 102°14', HAVING A RADIUS OF 2661.44 FEET, AN ARC DISTANCE OF 619 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 A POINT ON A CURVE ALONG THE CENTERLINE OF SAID 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 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 SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 44°19'21" WEST, THROUGH A CENTRAL ANGLE OF 102°14', HAVING A RADIUS OF 2661.44 FEET, AN ARC DISTANCE OF 6.80 FEET, MORE OR LESS, TO A POINT BEARING NORTH 47°09'25" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 47°09'25" 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 NORTHERLY MOST CORNER OF SAID 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 PROJECTIONS OF THE NORTH LINE OF SAID SOUTH 1/2 OF LOT 24 FOR A DISTANCE OF 114.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°49'19" WEST, THROUGH A CENTRAL ANGLE OF 102°14', HAVING A RADIUS OF 2712.14 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 22, BLOCK 42;

THENCE SOUTH 49°07'19" WEST ALONG SAID FENCE LINE EXTENDED FOR A DISTANCE OF 50.04 FEET, MORE OR LESS, TO A POINT ON A CURVE ALONG THE CENTERLINE OF SAID 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 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 SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°49'19" WEST, THROUGH A CENTRAL ANGLE OF 102°14', HAVING A RADIUS OF 2712.14 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 22, BLOCK 42;

THENCE SOUTH 49°07'19" WEST ALONG SAID FENCE LINE EXTENDED FOR A DISTANCE OF 50.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICCTIONS, 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., M.M. SKAGIT COUNTY, WASHINGTON FOR: JANICE MARKER AND ELLIOT AND SONYA SHAM

PREPARED BY: S. J. ELMER & ASSOCIATES, PLLC SCALE: AS SHOWN

REVISIONS: 1. LAND USE CONSULTATION 360-461-1442 DWG: 14-019 ROS



