

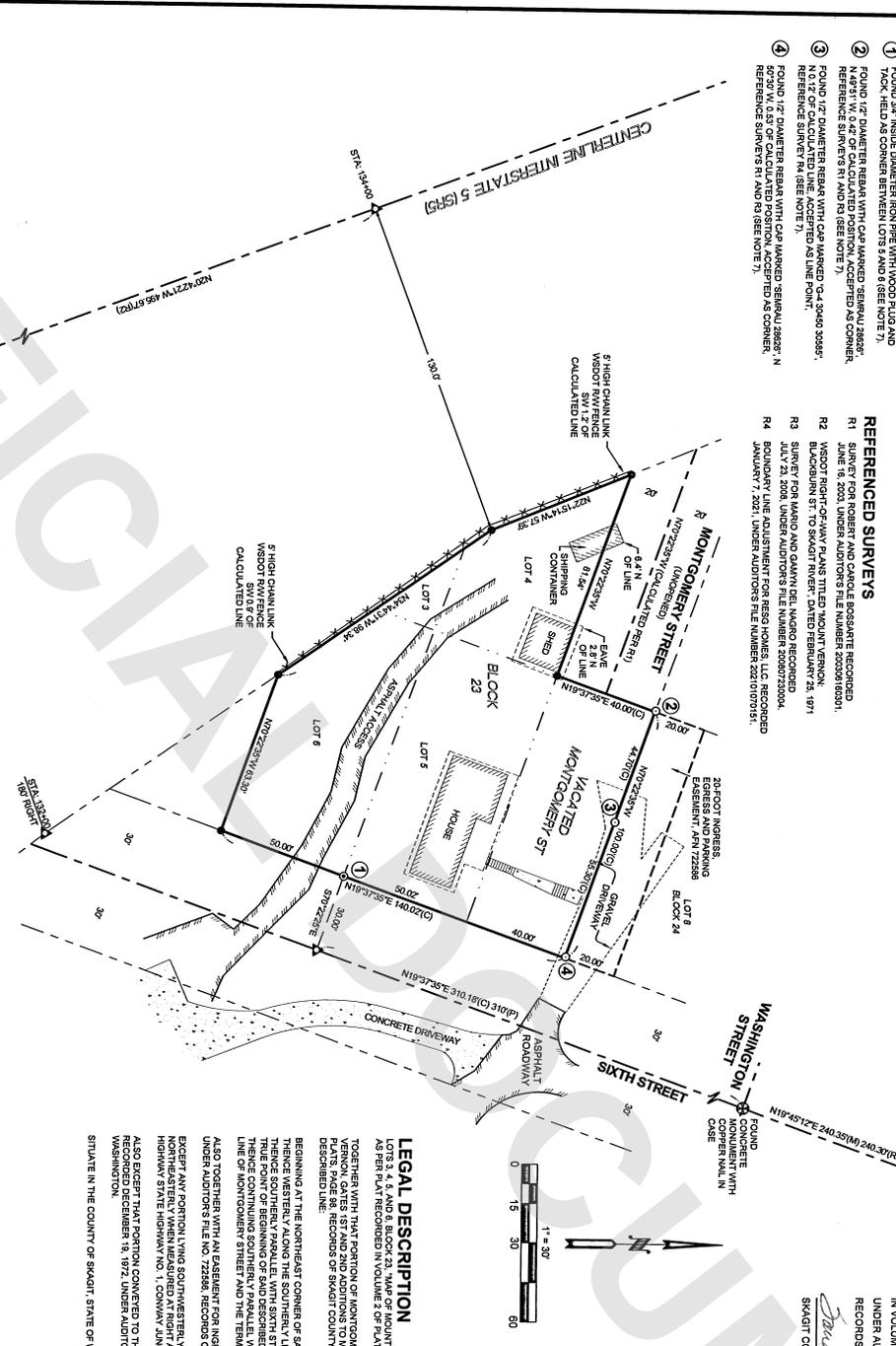
FOUND CORNER DESCRIPTIONS

- 1 FOUND 3/4" INSIDE DIAMETER IRON PIPE WITH WOOD PLUG AND TACK NAIL AS CORNER BETWEEN LOTS 5 AND 6 (SEE NOTE 7).
- 2 FOUND 1/2" DIAMETER REBAR WITH CAP MARKED SEMI-AU 28657" REFERENCE SURVEY R4 AND R3 (SEE NOTE 7).
- 3 FOUND 1/2" DIAMETER REBAR WITH CAP MARKED "C" 20460 303697" REFERENCE SURVEY R4 (SEE NOTE 7).
- 4 FOUND 1/2" DIAMETER REBAR WITH CAP MARKED SEMI-AU 28657" N 59°29' W, 0.53' OF CALCULATED POSITION, ACCEPTED AS CORNER. REFERENCE SURVEYS R1 AND R3 (SEE NOTE 7).

REFERENCED SURVEYS

- R1 SURVEY FOR ROBERT AND CAROLE ROSSARET RECORDED IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON, FILE NUMBER 2021070161.
- R2 WSDOT RIGHT-OF-WAY PLANS 2311 AND 2312, UNDER AUDITOR'S FILE NUMBER 2021070161.
- R3 SURVEY FOR WARD AND GAYNOR, FILE NUMBER 2006070004.
- R4 BOUNDARY LINE ADJUSTMENT FOR RISA HOMER, LLC RECORDED JANUARY 7, 2021, UNDER AUDITOR'S FILE NUMBER 2021070161.

SURVEY IN THE NW 1/4 OF THE SW 1/4 OF SECTION 20 TOWNSHIP 34 NORTH, RANGE 4E, W.M. MOUNT VERNON, WASHINGTON



SURVEY NOTES

1. THIS SURVEY WAS ASSUMED NORTH 18°42' E EAST BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF WASHINGTON STATE HIGHWAY 101, UNDER AUDITOR'S FILE NUMBER 2021070161, AND 2006070004, AND AS DEPICTED HEREON.
2. THIS SURVEY WAS ACQUIRED BY FIELD TRAVERSE WITH A SECOND EPOCHING DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (RTK) DATA COLLECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 2006041018 AND 20111007006.
5. ALL CONTROLLING MONUMENTS WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TYPED REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER ISSUES WHICH MAY ENCOMBER THE SUBJECT PROPERTY.
7. DURING THE COURSE OF THIS SURVEY AN IRON PIPE WAS FOUND AND HELD AS THE CORNER COMMON TO LOTS 5 AND 6 FRONTING SIXTH STREET (DESIGNATED HEREON AS POINT 1). THIS CORNER COMMON TO LOTS 5 AND 6 FRONTING SIXTH STREET IS RECORDED INCLUDING SOME REFERENCED HEREON WHICH DIFFER FROM THE CENTERLINE MONUMENTS AT JEFFERSON AND WASHINGTON STREETS. THE BEARING DIFFERENCE IN SOLUTIONS IS REFLECTED IN FOUND POINTS 2, 3, AND 4, WHICH ARE STILL WITHIN ACCEPTABLE TOLERANCE, AND THEREFORE ACCEPTED THIS SURVEY.

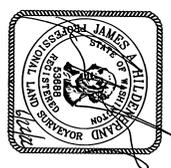
LEGAL DESCRIPTION

LOTS 3, 4, 5 AND 6, BLOCK 23, MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF MONTGOMERY STREET ADJACENT TO LOTS 23 AND 24, MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERNLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 24;
 THENCE WESTERLY ALONG THE SOUTHERLY LINE OF WASHINGTON STREET, 100 FEET;
 THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 24 AND THE THENCE CONTINUING SOUTHERLY PARALLEL WITH SIXTH STREET, 45 FEET, MORE OR LESS, TO THE SOUTH LINE OF MONTGOMERY STREET; AND THE TERMINUS OF SAID DESCRIBED LINE.
 ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PARKING RECORDED JANUARY 21, 1989 UNDER AUDITOR'S FILE NO. 72288, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 EXCEPT ANY PORTION LYING SOUTHWESTERLY OF A LINE DRAWN PARALLEL WITH AN 80 FEET FRONT NORTH-EASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTER LINE SURVEY OF PRIMARY HIGHWAY STATE HIGHWAY NO. 1, CORNER JUNCTION TO JUNCTION PSH 1, NORTH OF BURLINGTON, WASHINGTON.
 ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 18, 1972, UNDER AUDITOR'S FILE NO. 77385, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SURVEYING ACT AND THE RULES OF JAMES KARLSGODT, SURVEYOR, IN WASH. STATE.

JAMES A. HILDEBRAND, FLS CHRIS
 CERTIFICATE NO. 59888
 DATE 06/22/22



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF JUNE 2022
 AT 10 MINUTES PAST 10 O'CLOCK A.M. P.M.
 IN VOLUME 2 OF SURVEYS ON PAGES 81
 UNDER AUDITOR'S FILE NO. 202206220050
 RECORDS OF SKAGIT COUNTY, WASHINGTON.
 SKAGIT COUNTY AUDITOR
 DEBRA J. ANDERSON

UNPUBLISHED WORK © 2022 BY HARVISEN, LLC

SEC 20, 1/4N, 1/4E, W.M.

SCALE 1" = 30'

DRAWN BY: JAH

DATE: 07/12/22

BY: JAH

DATE: 06/22/22

W.M. 34N 4E W.M.

MOUL: 0303-34N-4E

TEL: (360) 553-3130

SHEET 01 OF 1

W.M. 34N 4E W.M.

MOUL: 0303-34N-4E

TEL: (360) 553-3130

RECORD OF SURVEY

JAMES KARLSGODT

303 SOUTH FIRST STREET
 MOUNT VERNON, WA 98273