

SURVEY DESCRIPTION

PARCEL "A"

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, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON (THAT LIES WESTERLY OF THE CENTERLINE OF THE RAILROAD RIGHT-OF-WAY, BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE CENTERLINE OF SHERMAN STREET AND THE SOUTHEASTERLY LINE OF LOT 14 OF SAID BLOCK 41.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE EXISTING AS-BUILT COUNTY ROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE WESTVIEW ROAD.

PARCEL "B"

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT "X", DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF SHERMAN STREET WITH THE NORTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF BLOCK 31, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON";
THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, A DISTANCE OF 140 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHEASTERLY 95 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 4 OF SAID BLOCK 31;
THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 AND ALONG THE SOUTH LINES OF LOTS 1, 2 AND 3 OF BLOCK 4, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE CENTERLINE OF THE RAILROAD RIGHT-OF-WAY (FORMERLY SEATTLE LAKE SHORE AND EASTERN RAILWAY) RIGHT-OF-WAY;
THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE EXTENDED CENTERLINE OF VACATED SHERMAN STREET;
THENCE NORTHEASTERLY ALONG THE EXTENDED CENTERLINE AND CENTERLINE OF VACATED SHERMAN STREET TO THE TRUE POINT OF BEGINNING.

TRACT "X"

LOTS 1, 2, 3 AND 4, BLOCK 31, "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.
ALSO, LOTS 1, 2 AND 3, BLOCK 4, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE SEATTLE LAKE SHORE AND EASTERN RAILWAY (AND ORIGINALLY CONVERTED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY) LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE SOUTHEASTERLY EXTENSIONS OF BOTH THE CENTERLINE OF VACATED SHERMAN STREET AND THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 4 AS SAID LINES ARE DELINEATED ON THE "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123164.
INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
INDICATES NAIL AND WASHER SET INSCRIBED LISSER 20123164.
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20071140033.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", RECORDED IN VOLUME 2 OF PLATS, PAGE 80, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON. AUDITOR'S FILE NUMBERS 202209230090, 202101030080, 202305040006, 201805040102, 200206210101, 8403230024, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR. ADDITIONALLY AN UNRECORDED COPY OF A WORKSHEET PREPARED BY LEGRO AND JUDY (NOT DATED) WHICH SUPPORTED THEIR SUBSEQUENT WORK SHOWN ON RECORDED SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8403230024.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF WEST MONTBOURNE ROAD (LAFAYETTE STREET) PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201805060043
BEARINGS = SOUTH 47°29'44" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF GLADE B. BACON AND SALLY H. BACON, HUSBAND AND WIFE, 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 PURPORT TO REFLECT ALL 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 U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, ARBORVITAE, GRAVEL DRIVEWAY) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE LOCATION OF THE OCCUPATIONAL INDICATORS. THE LOCATION OF THE RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF June, 2024 AT 4:17 MINUTES PAST 4 O'CLOCK A.M. IN VOLUME 2 OF SURVEYS ON PAGE 91 UNDER AUDITOR'S FILE NO. 202406110050 RECORDS OF SKAGIT COUNTY, WASHINGTON.

John A. Anderson
SKAGIT COUNTY AUDITOR

Tom Didach
DEPUTY

SURVEYOR'S CERTIFICATE

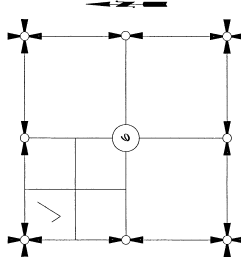
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GLADE B. BACON AND SALLY H. BACON, HUSBAND AND WIFE, IN JUNE 2024.

Kevin G. Lissner
KEVIN G. LISSNER, PLLC, CERTIFICATE NO. 20123164
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98215
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6-11-24
DATE



6-11-24



SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, 14N.

VICINITY MAP
N.T.A.

SHEET 1 OF 2

DATE: 6/11/24

SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 (GOVERNMENT LOT 4) SECTION 6, T. 33 N., R. 5 E., 14N., SKAGIT COUNTY, WASHINGTON FOR: GLADE AND SALLY BACON

FB: LISSNER & ASSOCIATES, PLLC SCALE: SKAGIT COUNTY ASSIGNED MERIDIAN: ASSIGNED POINT VERNON WA 48215 360-WF1442 DWG: 24-045 R05

DATE: 6/11/24

FB: 534 PG: 69	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360-419-7442 MOUNT VERNON, WA 98273	SCALE: 1"=60' DWG: 24-045
MERIDIAN: ASSUMED		

FOUND CORNER INFORMATION

(A) IRON PIPE 0.5" N AND 0.4" E OF CALC
(B) 1/2" RBR/CAP "L156ER 2012/164" AT CALC
(C) 1/2" RBR/CAP "SKA SURV" 1.5" N & 1.2" E
(D) 1/2" RBR/CAP "SKA SURV"
ON CALCD CL SHERMAN AVE
2.2" NE OF CALCD CL OF ABANDONED RR
(E) 1/2" RBR/CAP "SUMMIT" 1.2" S & 1.7" E
NOT ACCEPTED
(F) 1/2" RBR/CAP ILLEGIBLE 0.1" SE OF PROP L

