

202412200029

12/20/2024 09:32 AM Page: 1 of 1 Fee: \$425.00

- FOUND CORNER INFORMATION**
- (A) 1/2" RBR/CAP "R11 8842"
 - (B) 5/8" RBR/CAP "SCHAND 20023"
 - (C) 01" NORTH & 0.3" WEST OF CALC
 - (D) 1/2" RBR/BROKEN CAP, ILLEGIBLE
 - (E) 1/2" RBR/CAP, ILLEGIBLE
 - (F) 1/2" RBR NO CAP
 - (G) 0.3" NORTH & 0.1" WEST OF CALC
 - (H) 1/2" RBR/CAP "LANDS IN MIDDLE OF 4' X 6' FENCE POST, DID NOT SET CORNER.
 - (I) 1/2" RBR/CAP "DS"
 - (J) 5/8" RBR/CAP "SCHAND"
 - (K) 1/2" RBR/CAP "DS", 01" NORTH & 0.3" WEST OF CALC
 - (L) 1/2" RBR/CAP "LEGER 228607"
 - (M) 01" NORTH & 0.3" WEST OF CALC

- NOTES**
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LEISER 2012364
 - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - INDICATES EXISTING MONUMENT AS NOTED
 - 2. DESCRIPTION FOR THIS SURVEY IS BASED UPON GUARDIAN NORTHWEST TITLE ESCROW COMPANY SUBDIVISION GUARANTEE ORDER NO. 24-22863-TO DATED DECEMBER 4, 2024.
 - 3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF CONJUNCTION ADDITION RECORDED UNDER AUDITOR'S FILE NO. 504833 SHORT PLAT OF LOT 1 OF TRACT 1 OF SAGIT COUNTY SHORT PLAT NO. 66-74, 2024 AT RECORDS OF SAGIT COUNTY, WASHINGTON. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO WRITTEN EVIDENCE OF UNWRITTEN RIGHTS HAS BEEN MADE OR RELIED BY THIS SURVEY.
 - 4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

SURVEY DESCRIPTION

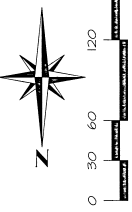
TRACT 1 OF SAGIT COUNTY SHORT PLAT NO. 66-74, APPROVED AUGUST 4, 1974, AND RECORDED AUGUST 17, 1974 IN VOLUME 3 OF SHORT PLATS, PAGE 166, UNDER THE GUARDIAN NORTHWEST TITLE ESCROW COMPANY SUBDIVISION GUARANTEE ORDER NO. 24-22863-TO DATED DECEMBER 4, 2024, TOWNSHIP 34 NORTH, RANGE 3 EAST, MERIDIAN. EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 07°01'11" EAST 390.00 FEET ALONG THE WEST LINE OF SAID TRACT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 01°10'11" WEST 390.00 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE NORTH 01°10'11" WEST 191.41 FEET ALONG SAID SOUTH LINE OF TRACT 1 TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SAGIT, STATE OF WASHINGTON.

NOTES CONTINUED

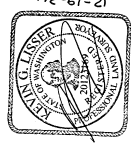
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSIGNED
7. BASIS OF BEARINGS: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 34 EAST, N.M.
8. BEARINGS - NORTH 84°13'00" WEST
9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF TIBISA STATE ROUTE 536, LLC, A CORPORATION OF THE STATE OF WASHINGTON, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
10. 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, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
11. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
12. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, GARDEN DRIVEWAYS) AS SHOWN ON THE SURVEY MAP. THESE INDICATORS ARE NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS NO WRITTEN EVIDENCE OF UNWRITTEN RIGHTS HAS BEEN MADE OR RELIED BY THIS SURVEY.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, IN RESPONSE TO THE REQUEST OF TIBISA STATE ROUTE 536, LLC, IN DECEMBER 2024.

KEVIN G. LEISER, CERTIFICATE NO. 2012364 DATE 12-19-24
320 HILMANEE STRO BOX 101
MOUNT VERNON WA 98275
E-MAIL: KEVIN@LEISER.COM



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEISER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 30th DAY OF DEC 2024 AT 3:27 PM
UNDER AUDITOR'S FILE NO. 202412200029
RECORDS OF SAGIT COUNTY, WASHINGTON

Spencer Arden
SAGIT COUNTY AUDITOR

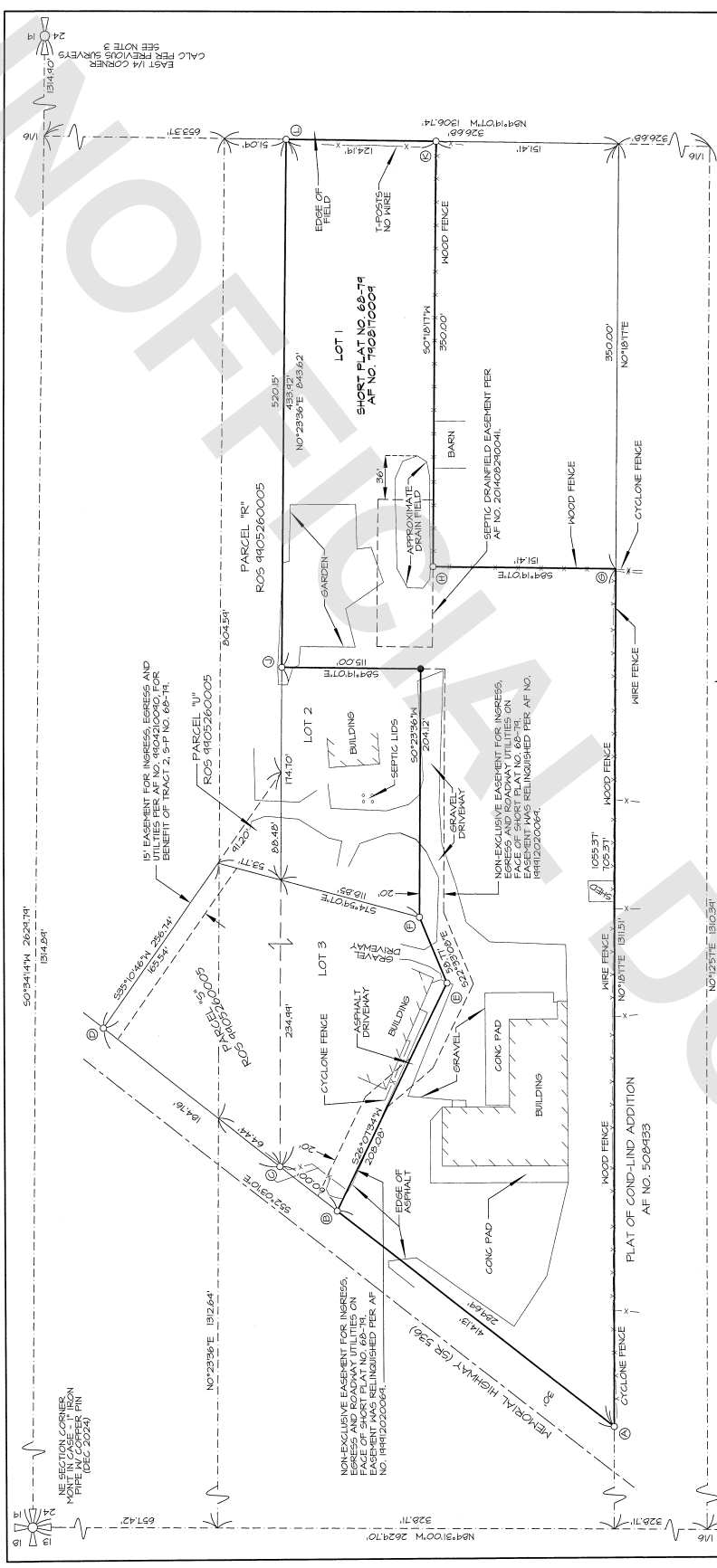
Tina Dabish
DEPUTY

SHEET 1 OF 1

DATE: 12/18/24

SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 24, T. 34 N., R. 3 E., N.M. SAGIT COUNTY WASHINGTON FOR: TIBISA STATE ROUTE 536, LLC

FB: 546 PG: 43 LEISER & ASSOCIATES, PLLC SCALE: 1" = 60'
MERIDIAN: ASSIGNED SURVEYING & LAND-USE CONSULTATION 360-WY-1142 DMS: 24-135 ROS



CALC. PER REVIEWED SURVEYOR
EAST 1/4 CORNER
SEE NOTE 3

NE SECTION CORNER
MONUMENT IN CASE-17 IRON
PIPE (DEC 2024)