

SURVEY DESCRIPTION

THOSE PORTIONS OF LOTS 142 AND 143, PLAT OF "THUNDERBIRD EAST FOURTH ADDITION", RECORDED IN VOLUME 14 OF PLATS, PAGES 10 AND 11, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

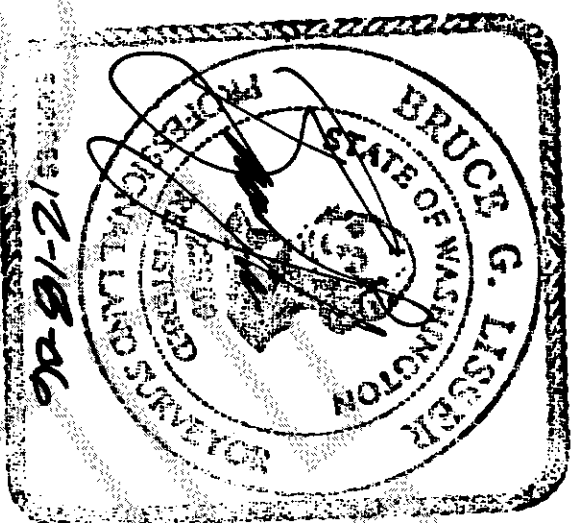
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 142, PLAT OF "THUNDERBIRD EAST FOURTH ADDITION"; THENCE NORTH 73°10'56" EAST ALONG THE NORTH LINE OF SAID LOT 142 FOR A DISTANCE OF 100.40 FEET, MORE OR LESS, TO A NORTHEAST CORNER THEREOF, BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 16°44'04" EAST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 14°04'54" AN ARC DISTANCE OF 64.01 FEET, MORE OR LESS, TO A NORTHEAST CORNER OF SAID LOT 142, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED ON QUIT CLAIM DEED TO JOHN S. MILNOR, A SINGLE MAN, AND DANITA R. JOHNSON, A SINGLE WOMAN, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9510120073; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 12°03'22" AN ARC DISTANCE OF 105.2 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID MILNOR PARCEL; THENCE SOUTH 0°23'10" WEST ALONG THE EAST LINE OF SAID MILNOR PARCEL FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 84°35'35" WEST FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 44°52'13" WEST FOR A DISTANCE OF 63.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 106-A SAID PLAT OF "THUNDERBIRD EAST FOURTH ADDITION" AT A POINT BEARING SOUTH 4°36'16" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 4°36'16" EAST ALONG THE EAST LINE OF SAID LOT 106-A ALSO BEING THE WEST LINE OF SAID LOT 142 FOR A DISTANCE OF 113.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED INTEREST IN THAT PORTION OF VACATED NEZ PERCE DRIVE ADJACENT TO AND ADJOINING THE ABOVE-DESCRIBED PARCEL.

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

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTE:
THE ABOVE-DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY TO THE WEST, LOT 106-A, SAID PLAT OF "THUNDERBIRD EAST FOURTH ADDITION", OWNED BY THE GRANTEE, SAID LOT 106-A IS SHOWN ON THE FACE OF SAID PLAT AS NOT TO BE USED FOR BUILDING PURPOSES AS AN INDIVIDUAL LOT. THE RESTRICTION DOES NOT APPLY TO THAT PORTION OF LOTS 142 AND 143, PLAT OF "THUNDERBIRD EAST FOURTH ADDITION" DESCRIBED-ABOVE, WHICH CAN BE RECOGNIZED AS A BUILDING SITE WITH APPROVAL BY AN ACTION BY MOUNT VERNON CITY COUNCIL.



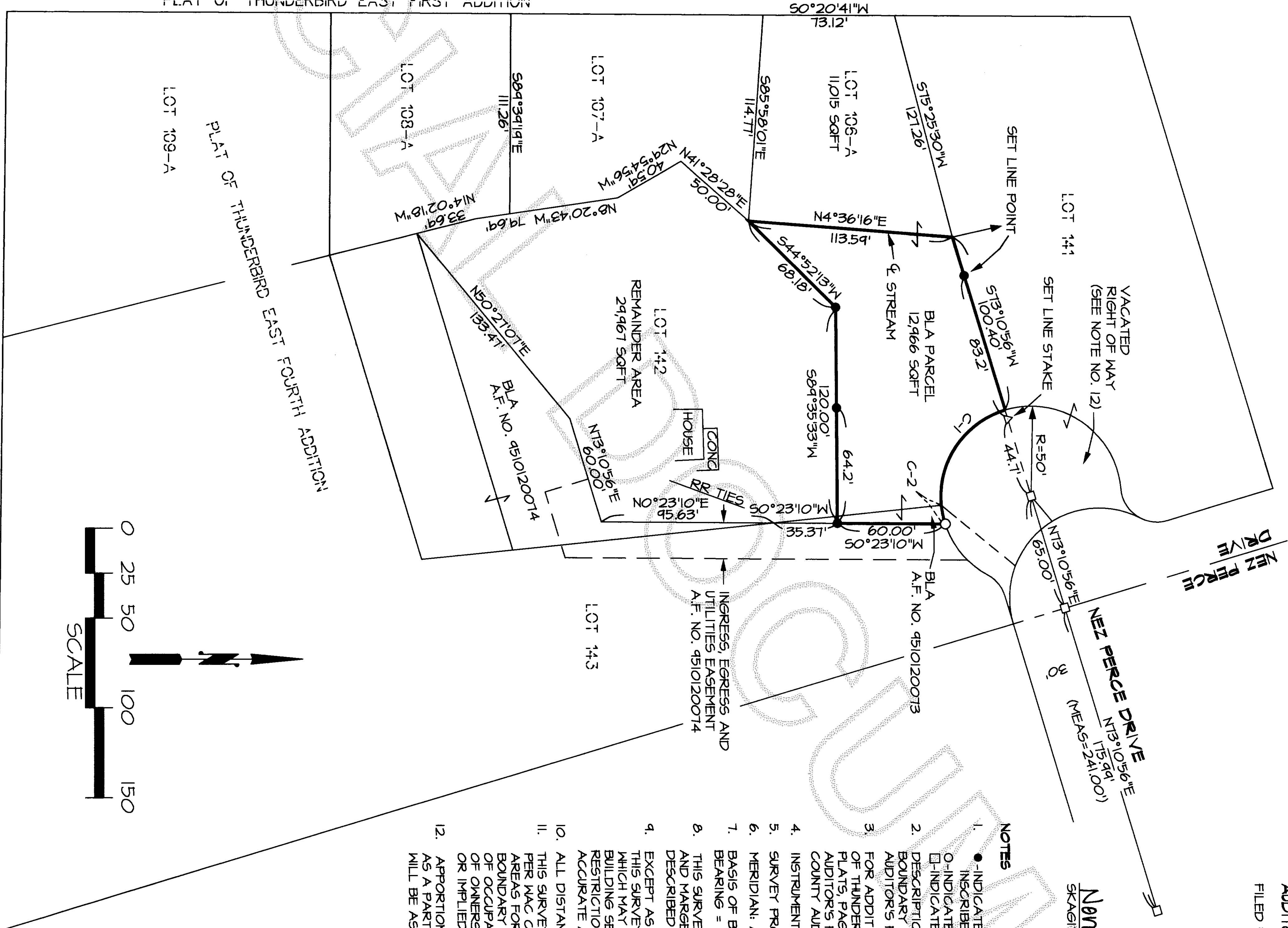
SURVEYORS CERTIFICATE

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 JOHN S. MILNOR AND MARGE B. MILNOR IN DECEMBER 2004.

BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
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MOUNT VERNON, WA 98275
PHONE (360) 414-1442
FAX (360) 414-0581
E-MAIL BRUCE@LISSNER.COM

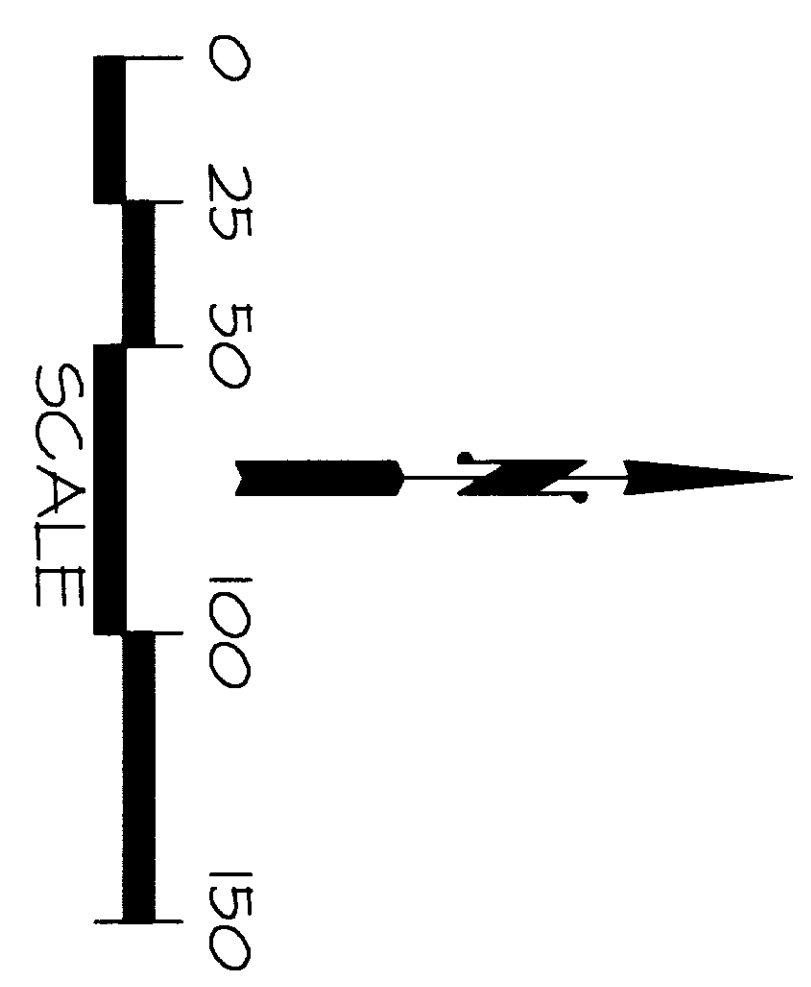
DATE: 12/8/04

PLAT OF THUNDERBIRD EAST FIRST ADDITION



CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C-1	50.00'	74°04'54"	64.01'
C-2	50.00'	12°03'22"	10.52'



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.

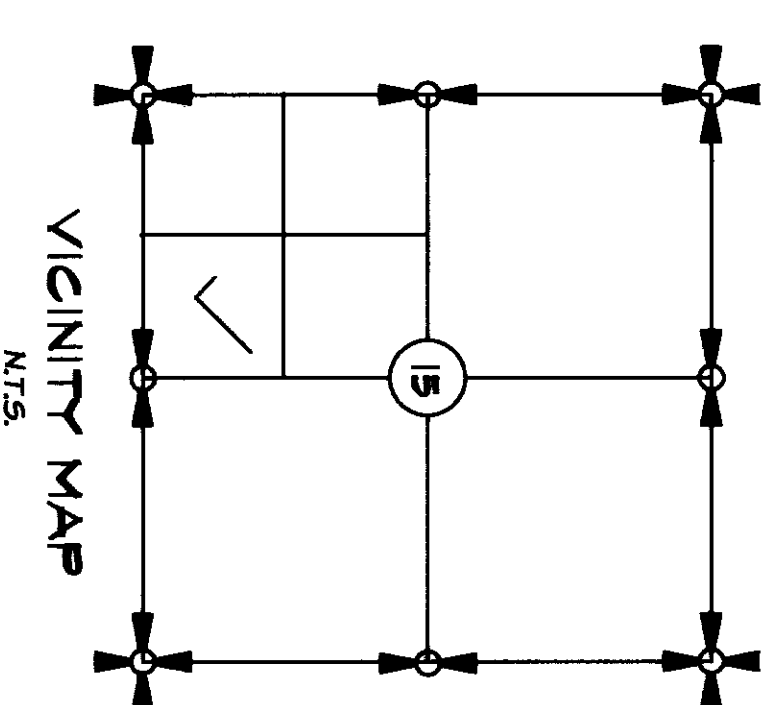
200412090029
Skagit County Auditor
12/9/2004 Page 1 of 1 9:30AM

Norma B. Smith
SKAGIT COUNTY AUDITOR

John F. Ross
DEPUTY

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
- INDICATES EXISTING IRON PIPE OR REBAR FOUND
- INDICATES EXISTING MONUMENT IN CASE
- DESCRIPTION FOR THIS SURVEY IS BASED UPON THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200412060180.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THUNDERBIRD EAST FOURTH ADDITION RECORDED IN VOLUME 14 OF PLATS, PAGES 10 AND 11 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 9602050094, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF NEZ PERCE DRIVE BEARING = NORTH 73°10'56" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN S. MILNOR AND MARGE B. MILNOR FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN HEREON.
- 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (HOUSE) AS PER WAC CHAPTER 332-180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS 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 UPON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- APPORTIONMENT OF THE VACATED CUL-DE-SAC WAS NOT DETERMINED AS A PART OF THE BOUNDARY LINE ADJUSTMENT, SAID APPORTIONMENT WILL BE ASSIGNED WITH SUBSEQUENT DEEDS OF CONVEYANCE.



SHEET 1 OF 1 DATE: 12/8/04

BOUNDARY LINE ADJUSTMENT SURVEY
IN A PORTION OF LOTS 142 AND 143 OF THE
PLAT OF THUNDERBIRD EAST FOURTH ADDITION
SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
MOUNT VERNON, WASHINGTON
FOR: JOHN S. MILNOR AND MARGE B. MILNOR

FB 258	PG 50	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	DRAWING: 04-083