

**SURVEY DESCRIPTION**  
PROPERTY 1

LOT 5, BLOCK 6, TOGETHER WITH LOTS 6 TO 9, INCLUSIVE, BLOCK 6, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE" IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY;

TOGETHER WITH 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) LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE SOUTHWESTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF LOT 5, BLOCK 6, PLAT OF RESERVE ADD. TO THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH 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) LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE SOUTHWESTERLY EXTENSIONS OF SAID RIGHT-OF-WAY STREET AND THE SOUTHWESTERLY LINE OF LOT 6, BLOCK 6, AS SAID LINES ARE DELINEATED ON THE PLAT OF "RESERVE ADD. TO THE TOWN OF MONTBORNE" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY.

PROPERTY 2  
THE SOUTHEASTERLY 1/2 OF VACATION LEE STREET ADJOINING THE FOLLOWING DESCRIBED PARCEL:

LOT 5, BLOCK 6, TOGETHER WITH LOTS 6 TO 9, INCLUSIVE, BLOCK 6, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE" IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY.

TOGETHER WITH 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) LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE SOUTHWESTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF LOT 5, BLOCK 6, PLAT OF "RESERVE ADD. TO THE TOWN OF MONTBORNE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH 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) LYING EASTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE SOUTHWESTERLY EXTENSIONS OF SAID RIGHT-OF-WAY STREET AND THE SOUTHWESTERLY LINE OF LOT 6, BLOCK 6, AS SAID LINES ARE DELINEATED ON THE PLAT OF "RESERVE ADD. TO THE TOWN OF MONTBORNE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ADDITIONAL PROPERTY 3  
LANKER OWNERSHIP SKAGIT COUNTY ASSESSOR'S PARCEL NO. P14622 NOT SURVEYED

PARCEL "A"  
LOT 17, 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.

EXCEPT THE NORTHERLY 40 FEET THEREOF AS CONVERTED TO SKAGIT COUNTY BY DEED RECORDED JULY 14, 1941, UNDER AUDITORS' FILE NO. 341750, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD LYING ADJACENT TO AND ABUTTING THEREON THAT WOULD ATTACH TO SAID PARCEL "B"

PARCEL "B"  
THAT PORTION OF THE 100 FEET WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVERTED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY) LYING WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 42 AND VACATED LAKESIDE BOULEVARD OF "THE TOWN OF MONTBORNE" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, SOLD TO VERNON O. LANKER, ET UX, BY CONTRACT RECORDED JUNE 15, 1964, AS AUDITORS' FILE NO. 652046.

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

**NOTES**

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L1589 22960.  
o INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEEDS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 200506240074 AND 20060110151 AND STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 201204160095.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THE TOWN OF MONTBORNE RECORDED IN VOLUME 2 OF PLATS, PAGE 80, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE RECORDED IN VOLUME 2 OF PLATS, PAGE 54 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 9301120061, 200711140084 AND 201007300103, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TORAL103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTHEASTERLY LINE OF LEE STREET BEARING = SOUTH 47°30'15" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF RUSSELL G. LANKEK AND JENNIFER A. LANKEK 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 THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GARAGE ASPHALT PARKING) AS PER IAC CHAPTER 332-130. 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 ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

**AUDITORS CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF L1589 & ASSOCIATES, PLLC.

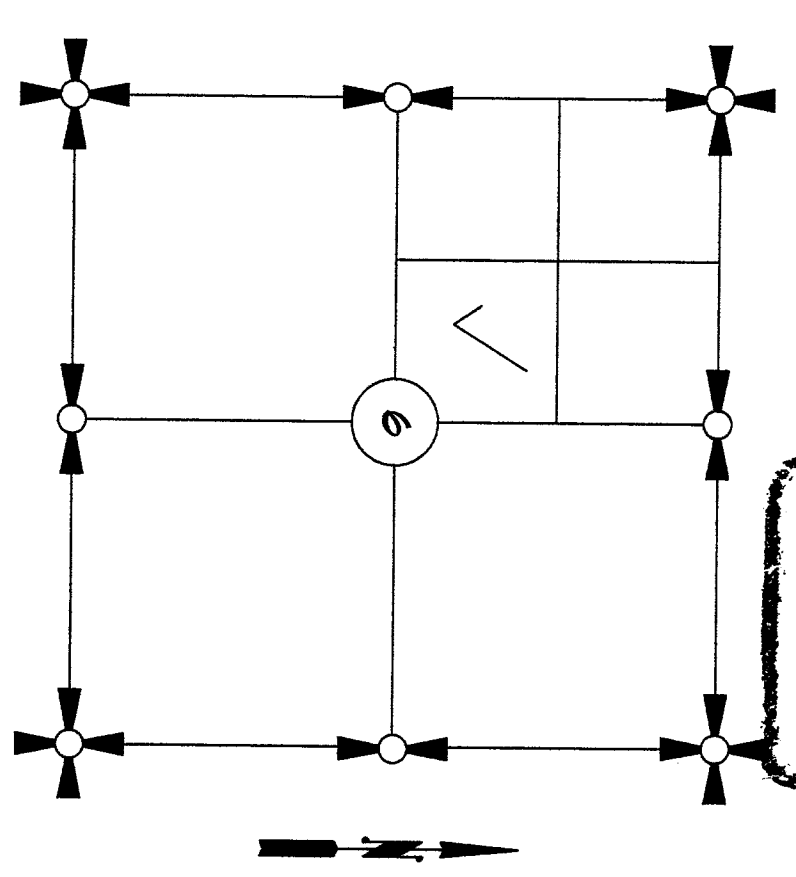
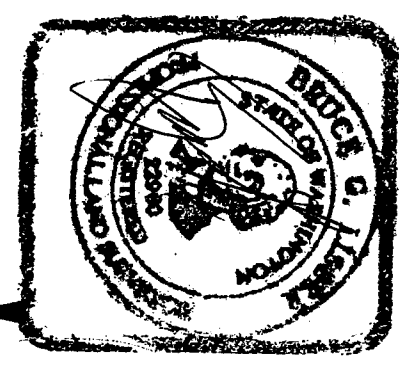
201501200055  
Skagit County Auditor  
1/20/2015 Page 1 of 2 2:10:34AM  
\$143.00

*James G. Lissner*  
Skagit County Auditor  
*Shawn M. Mottel*  
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 RUSSELL G. LANKEK AND JENNIFER A. LANKEK HUSBAND AND WIFE, IN DECEMBER 2014.

*James G. Lissner*  
BRUCE L1589, P.L.S., CERTIFICATE NO. 22960 DATE *Jan 19 2015*  
L1589 & ASSOCIATES, PLLC  
320 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@L1589.COM



SECTION 6, TOWNSHIP 33 NORTH, RANGE 5 EAST, N.M.  
VICINITY MAP  
N.T.S.

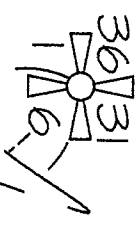
SHEET 1 OF 2

DATE: 01/15/15

SURVEY IN A PORTION OF THE  
SE 1/4 OF THE NW 1/4 OF  
SECTION 6, T. 33 N., R. 5 E., N.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: RUSSELL AND JENNIFER LANKEK

|                   |     |  |            |
|-------------------|-----|--|------------|
| FB:               | PG: | L1589 & ASSOCIATES, PLLC   | SCALE: N/A |
| MERIDIAN: ASSUMED |     | SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-419-1442 | 14-116 ROS |

SECTION CORNER  
CALCULATED FROM  
PREVIOUS SURVEYS



1744.01'  
HELD ROS 200711140084

LAFAYETTE ST.  
S46°58'39"W

ROS A.F. NO 9801120067  
BLOCK 7

434.44' (PLAT = 435)

SP 9

S43°01'21"W 373.48'  
(THERPSE AVE)

LEE ST  
S5 S47°38'15"W

CL R=2711.44'

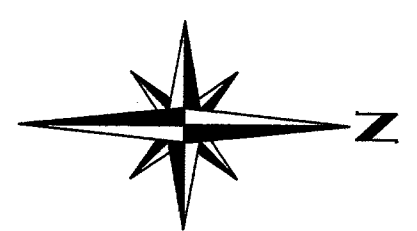
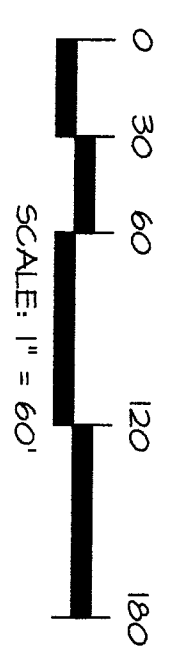
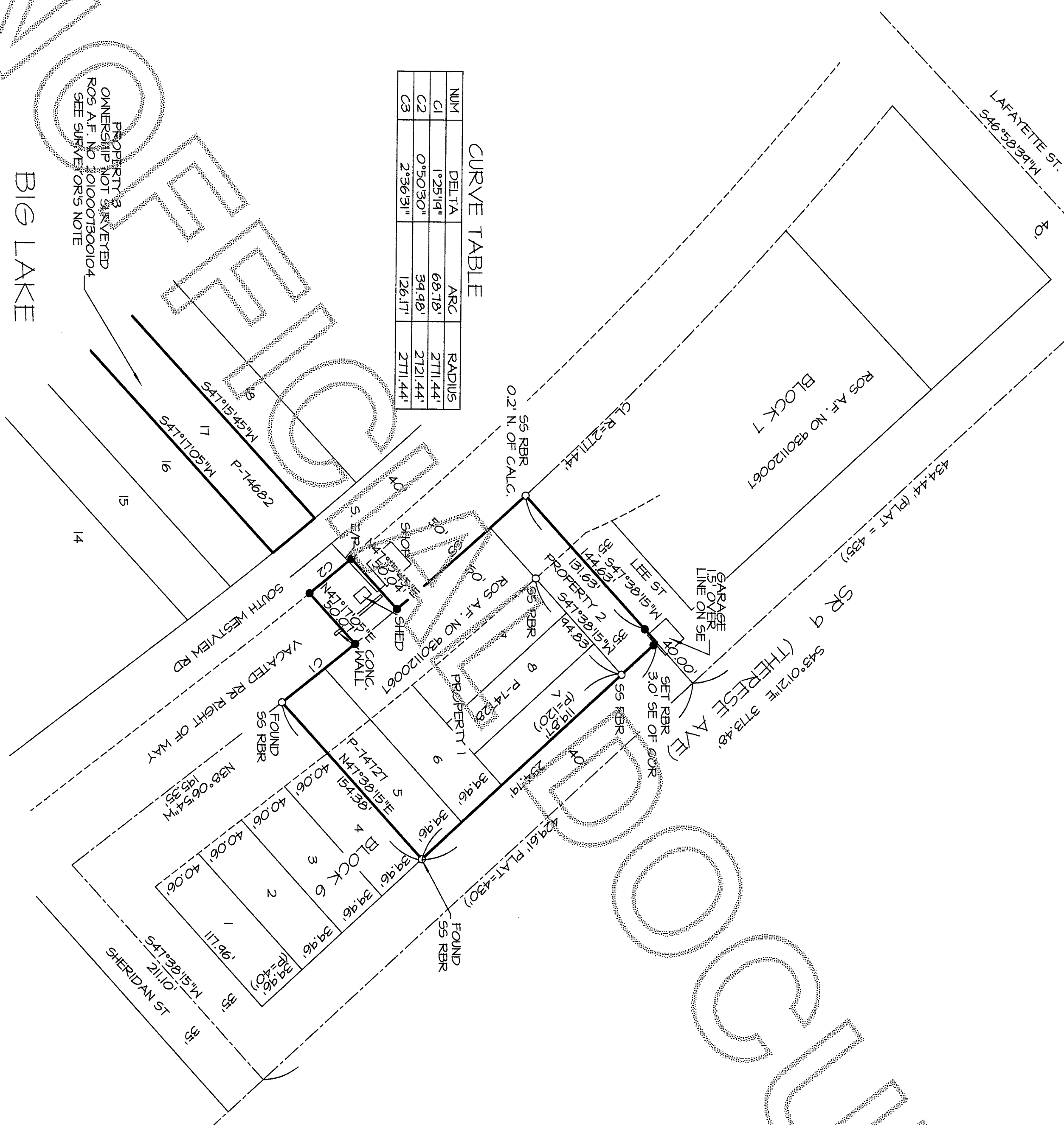
55 RBR  
0.2' N. OF CALC.

CURVE TABLE

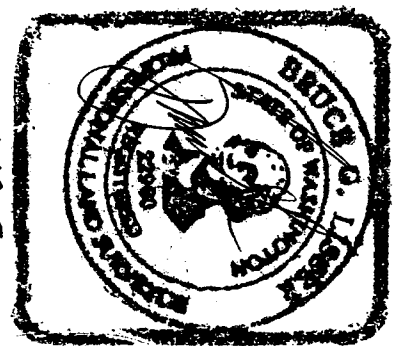
| NUM | DELTA    | ARC     | RADIUS   |
|-----|----------|---------|----------|
| C1  | 1°25'14" | 68.78'  | 2711.44' |
| C2  | 0°50'30" | 34.98'  | 2711.44' |
| C3  | 2°36'31" | 126.17' | 2711.44' |

PROPERTY 3  
OWNERSHIP NOT SURVEYED  
ROS A.F. NO 2010007300104  
SEE SURVEYORS NOTE

BIG LAKE



FOUND  
MONER RBR  
0.25 AND 0.3'W  
OF CALC  
(DEC. 2014)



201501200055  
Skagit County Auditor  
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SHEET 2 OF 2

DATE: 01/6/15

SURVEY IN A PORTION OF THE  
SE 1/4 OF THE NW 1/4 OF  
SECTION 6, T. 33 N., R. 5 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: RUSSELL AND JENNIFER LANKER

FB: Pg: LIGGER & ASSOCIATES, PLLC SCALE: 1"=60'  
SURVEYING & LAND-USE CONSULTATION  
MERIDIAN: ASSUMED MOUNT VERNON, WA 98275 360-419-7442 14-116 ROS