

SURVEY DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF THE EDISON-BAY VIEW COUNTY ROAD 660 FEET SOUTH OF THE NORTH LINE OF SECTION 30, THENCE SOUTH ALONG SAID ROAD 40 FEET TO A POINT 750.2 FEET SOUTH OF SAID NORTH LINE OF SECTION 30;
 THENCE WEST PARALLEL WITH SAID NORTH LINE TO THE GOVERNMENT TRAILER LINE, ALONG SAID TRAILER LINE TO A POINT 660 FEET SOUTH OF THE NORTH LINE OF SECTION 30;
 THENCE EAST TO THE POINT OF BEGINNING.

TOGETHER WITH 16 FOOT RIGHT-OF-WAY OVER AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE IN SKAGIT COUNTY, WASHINGTON, IN FRONT OF RIGHT-OF-WAY RECORDED JULY 10, 1951, UNDER AUDITOR'S FILE NUMBER 469020, RECORDS OF SKAGIT COUNTY, THAT PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 840.4 FEET SOUTH AND 1144.4 FEET WEST OF THE NORTH 1/4 CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M;
 THENCE SOUTH 40 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRACT OWNED BY GRANITEES, THE TRUE POINT OF BEGINNING, THENCE EAST TO THE WEST LINE OF A CERTAIN PRIVATE ROAD NOW IN THENCE SOUTHERLY ALONG WEST LINE OF SAID PRIVATE ROAD TO THE INTERSECTION OF THE SOUTH LINE OF THE TRACT OWNED BY THE GRANITEES, IF EXTENDED EAST;
 THENCE WEST TO THE SOUTHEAST CORNER OF THE TRACT OWNED BY THE GRANITEES;
 THENCE NORTHEASTERLY ALONG SAID TRACT TO POINT OF BEGINNING, SAID RIGHT-OF-WAY TO BE OVER AND ACROSS THE EASTERLY PART OF THE ABOVE-DESCRIBED REAL PROPERTY AND AS CLOSE TO THE BOTTOM OF THE HILL AS PRACTICAL FOR ROAD PURPOSES.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT HERETO, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT ORDERS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTE: THE FULL TEXT OF THE EASEMENT TO HARWOOD BANISTER AND MARY BANISTER, HUSBAND AND WIFE RECORDED UNDER AUDITOR'S FILE NO. 469021 READS AS FOLLOWS:

- 1) EXISTING ROAD FRONT COUNTY ROAD DOWN THE HILL AS DESCRIBED IN VOLUME 158 OF DEEDS ON PAGES 303-308, INCLUSIVE;
 - 2) 16 FOOT ROAD RIGHT OF WAY ON THE EAST SIDE OF THE EGGERT, SHEARER AND HILLIS PROPERTIES AS DESCRIBED IN VOLUME 158 OF DEEDS, PAGES 303 TO 308;
 - 3) CONTINUATION OF SAID RIGHT OF WAY THROUGH THE REMAINING PROPERTY OF THE GRANITORS, (KEITH BARBER AND THE ERIC H. BARRETT, HUSBAND AND WIFE) HEREIN TO THE SOUTH BOUNDARY OF THE GRANITORS' PROPERTY DESCRIBED AND CONVEYED THE RIGHT OF WAY AS CONTINUED TO BE 16 FEET WIDE THROUGH THE NORTH LINE OF THE GRANITORS' PROPERTY TO BASE OF HILL, THENCE NORTH ALONG BASE OF HILL TO THE PROPERTY HEREIN ABOVE CONVEYED.
- IT IS MY OPINION THAT THIS EASEMENT LANGUAGE SHOULD HAVE BEEN INCLUDED AS A PART OF THE CONVEYANCE TO DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 20070300157.

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 BANISTER FAMILY TRUST, IN MAY 2022.

KEVIN G. LISSEY, P.L.S., CERTIFICATE NO. 20123164
 LISSEY & ASSOCIATES, PLLC
 320 MILWAUKEE ST/PO BOX 1104
 HOONT VERNON WA 98273
 PHONE (360) 418-7442
 FAX (360) 418-0281
 E-MAIL: KEVIN@LISSEY.COM

DATE 5-26-22

NOTES

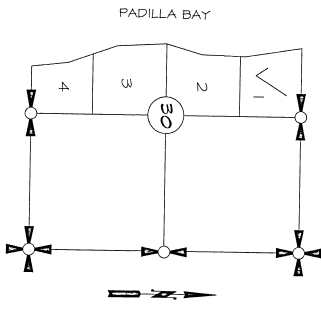
1. INDICATES REBAR SET AND CARRIED WITH YELLOW CAP INSCRIBED LINES AND/OR INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20070300157.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 78-76 RECORDED UNDER AUDITOR'S FILE NO. 200302, RECORD 200301000471, 4401040075, 20130200079, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSAWEED
7. BASIS OF BEARING: MAGNETIC NORTH LINE OF THE NORTHEAST 1/4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M; BEARING = SOUTH 89°46'50" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF BANISTER FAMILY TRUST FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. 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 REPORTS, EASEMENTS OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (LEGO-BLOCK WALL, REBAR, ROAD, MOVED LAMP) AS PER MAC CHAPTER 352-130. LINES OF OCCUPATION ARE SHOWN AS PER MAC CHAPTER 352-130. LINES OF OWNERSHIP IN THIS BOUNDARY ARE SHOWN AS PER THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES. SHOWN THE RELATIONSHIP OF RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC.
 FILED FOR RECORD THIS 27 DAY OF May, 2022 AT 11:39 AM IN VOLUME 158 OF DEEDS UNDER AUDITOR'S FILE NO. 202205270336 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M,
 VICINITY MAP

SHEET 1 OF 2

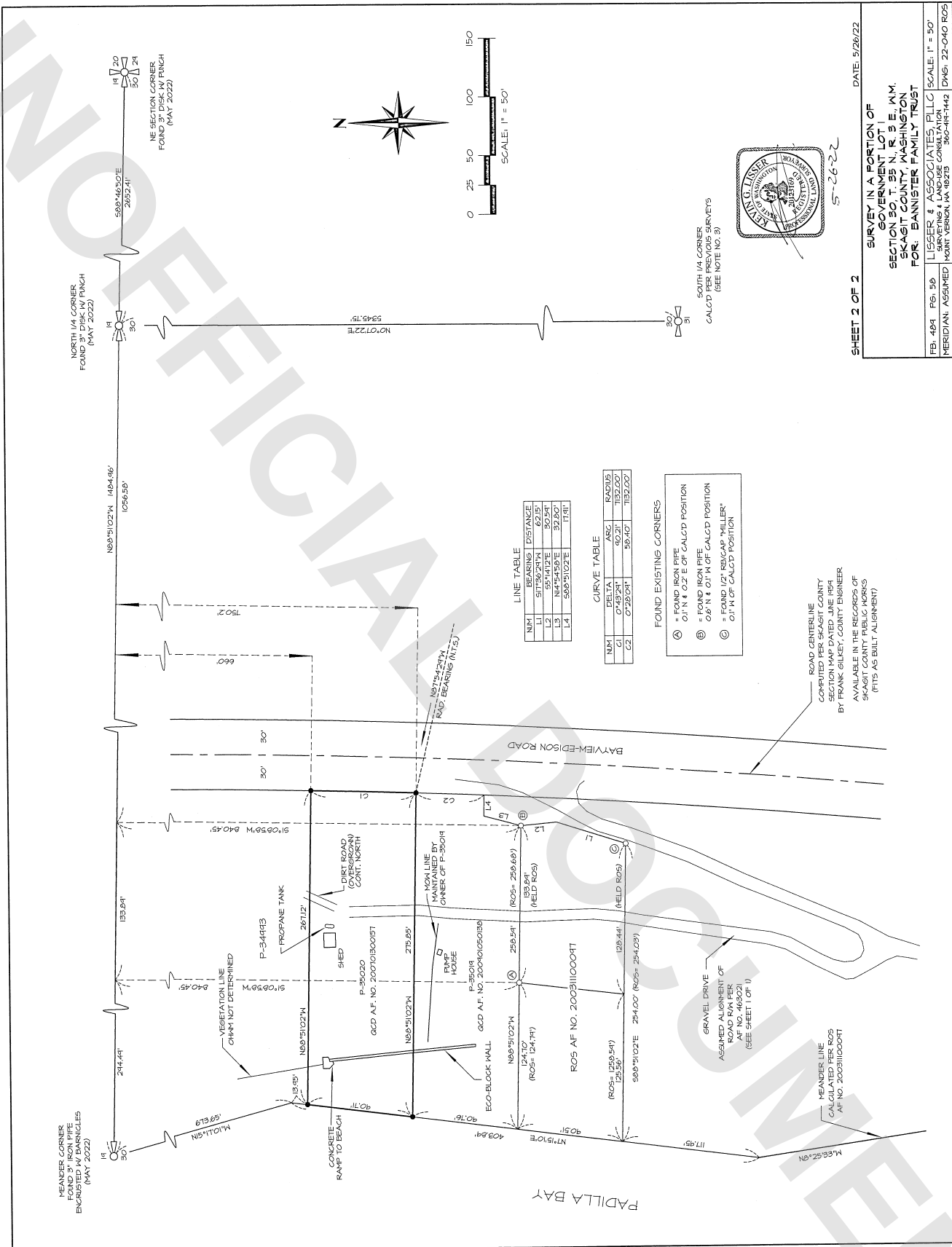
DATE: 5/26/22

SURVEY IN A PORTION OF
 GOVERNMENT LOT 1
 SECTION 30, T. 35 N., R. 3 E., 1M,
 SKAGIT COUNTY, WASHINGTON
 FOR: BANISTER FAMILY TRUST

Fb.	Pg.	LISSEY & ASSOCIATES, PLLC	SCALE:
		SURVEYING & LAND-USE CONSULTATION	DWG: 22-040 RDS
		360-418-7442	
		HOONT VERNON WA 98273	



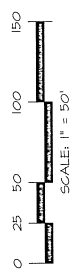
5-26-22



MEANDER CORNER
FOUND BY DISCOVERY PUNCH
ENGINEERS & BARRISTERS
(MAY 2022)

NORTH 1/4 CORNER
FOUND BY DISCOVERY PUNCH
(MAY 2022)

NE SECTION CORNER
FOUND BY DISCOVERY PUNCH
(MAY 2022)



LINE TABLE

NUM	BEARING	DISTANCE
L1	S17°36'24\"N	62.15
L2	N47°44'30\"E	32.80
L3	S88°51'02\"E	141.81
L4	S88°51'02\"E	141.81

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	0°45'34\"	67.31	1132.00
C2	0°28'04\"	58.40	1132.00

- FOUND EXISTING CORNERS
- Ⓐ FOUND IRON PIPE
 - Ⓑ FOUND IRON
 - Ⓒ FOUND 1/2\" IRON RODS MILLER
 - Ⓓ FOUND 1/2\" OF CALC'D POSITION
 - Ⓔ FOUND 1/2\" OF CALC'D POSITION



SOUTH 1/4 CORNER
CALC'D
(SEE NOTE NO. 3)

ROAD CENTERLINE
COMPUTED PER SKAGIT COUNTY
SECTION MAP DATED JUNE 1994
BY FRANK GILKEY, COUNTY ENGINEER
AVAILABLE IN THE RECORDS OF
SKAGIT COUNTY PUBLIC WORKS
(FITS AS BUILT ALIGNMENT)

GRAVEL DRIVE
ASSUMED ALIGNMENT OF
ROAD R/W PER
AF NO. 463023
(SEE SHEET 1 OF 1)

MEANDER LINE
CALCULATED PER ROS
AF NO. 2003110000T

SHEET 2 OF 2 DATE: 5/26/22

SURVEY IN A PORTION OF
GOVERNMENT LOT 1
SECTION 30 T. 35 N. R. 3 E. 1M.
SKAGIT COUNTY, WASHINGTON
FOR: BANNISTER FAMILY TRUST
LISSEER & ASSOCIATES, PLLC SCALE: 1\" = 50'
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-444-1442 DWS: 22-040 ROS