



SURVEY DESCRIPTION

PARCEL "A" -

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, LING WESTERLY OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, HIGHWAY 99 AND NORTHERN DRIVE, ALSO EXCEPT THE NORTH 260 FEET THEREOF, PARCEL "B" -

THE NORTHWESTERLY 16.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S FORMERLY GREAT NORTHERN RAILWAY COMPANY) MAIN TRACK CENTERLINE AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, LING WESTERLY OF THE GREAT NORTHERN RAILWAY COMPANY'S MAIN TRACK CENTERLINE, WITH AND DISTANT, RESPECTIVELY 34.0 FEET AND 50.0 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE BOUNDED ON THE EAST AND 50.0 FEET EAST OF THE WEST LINE OF SAID SECTION 17, AND BOUNDED ON THE NORTHEAST BY A LINE DRAWN AT RIGHT ANGLES TO SAID MAIN TRACK CENTERLINE AT A POINT DISTANT 50.0 FEET NORTHWESTERLY FROM THE WEST LINE OF SAID SECTION 17, AS HEADSCREWED ALONG SAID MAIN TRACK CENTERLINE.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, ENCUMBRANCES, RIGHTS, INTERESTS, LIENS, DEBTS, CONTRACTS, CLAIMS AND OTHER INSTRUMENTS OF RECORD, TO BE APPLIED TO THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LIGER P-25494B.
- INDICATES FOUND NOUNET AS NOTED.
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- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY SURVEYING UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20230810023.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 8612050014 AND 9482030068, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION, TRIMBLE S-5 TOTAL STATION.
- SURVEY PROCEDURE, STANDARD FIELD TRAVERSE.
- MERIDIAN, ASSUMED.
- BEARING = NORTH 0°24'00" EAST.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF TERAZA INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, 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 (BILLBOARD) AS PER MAP CHARTER 332-180. LINES OF OCCUPATION MAY BE FOUND ON THE OCCUPATIONAL INDICATORS MAP, WHICH IS ON FILE WITH THE SKAGIT COUNTY AUDITOR. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON INVENTED RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITORS CERTIFICATE

FILED FOR AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 31st DAY OF OCT. 2023 AT 2:23 MINUTES PAST 10 O'CLOCK A.M. IN VOLUME OF SURVEYS ON PAGES UNDER AUDITORS FILE NO. 202310310027 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kevin G. Lissner
 SKAGIT COUNTY AUDITOR

Kevin G. Lissner
 DEPUTY AUDITOR

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUEST OF TERAZA INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN OCTOBER 2023.

10-31-23

KEVIN G. LISSNER, P.L.S., CERTIFICATE NO. 20123164 DATE 10-31-23
 320 MILWAUKEE 5170 BOX 1104
 MOUNT VERNON WA 98275
 PHONE (360) 414-1442
 FAX (360) 414-0281
 E-MAIL: KEVIN@LISSNER.COM

SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, VICINITY MAP

DATE: 10/31/23

SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 17, T. 34 N. & R. 4 E. 11M, SKAGIT COUNTY, WASHINGTON, FOR: TERAZA INVESTMENTS LLC

LISSEB & ASSOCIATES, PLLC SCALE: 1" = 50'
 MOUNT VERNON WA 98275 PHONE: 360-414-1442 DUNS: 23-135 R05
 MERIDIAN ASSUMED