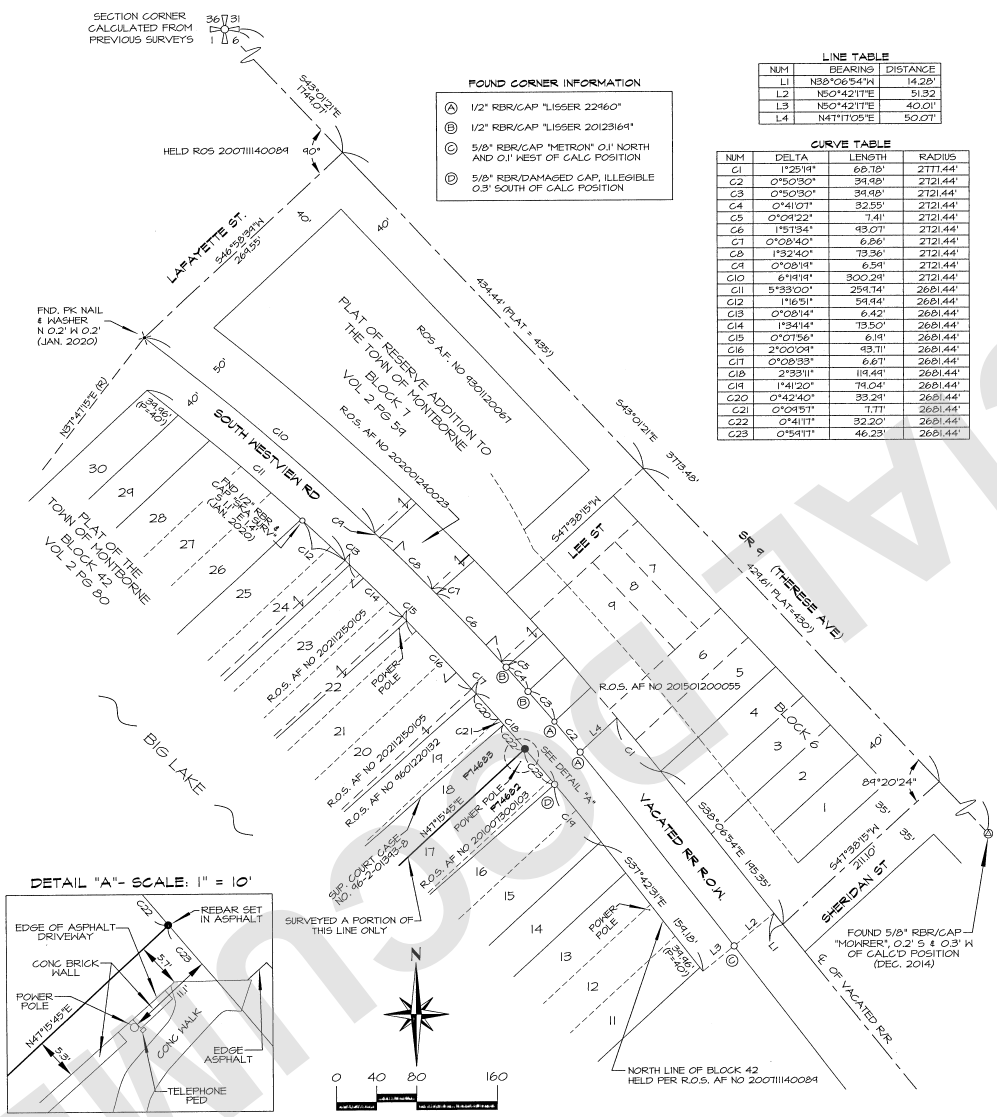

FOUND CORNER INFORMATION

- (A) 1/2" RBR/CAP "LISSER 22460"
- (B) 1/2" RBR/CAP "LISSER 20123169"
- (C) 5/8" RBR/CAP "METRON" 0.1' NORTH AND 0.1' WEST OF CALC POSITION
- (D) 5/8" RBR/DAMAGED CAP, ILLEGIBLE 0.3' SOUTH OF CALC POSITION

LINE TABLE

NUM	BEARING	DISTANCE
L1	N38°06'54"W	14.28'
L2	N50°42'11"E	51.32
L3	N50°42'11"E	40.01'
L4	N47°11'05"E	50.07'

CURVE TABLE

NUM	DELTA	LENGTH	RADIUS
C1	1°25'19"	68.18'	2777.44'
C2	0°50'30"	34.48'	2721.44'
C3	0°50'30"	34.48'	2721.44'
C4	0°41'07"	32.55'	2721.44'
C5	0°09'22"	7.41'	2721.44'
C6	1°57'34"	93.07'	2721.44'
C7	0°08'40"	6.86'	2721.44'
C8	1°32'40"	73.36'	2721.44'
C9	0°08'14"	6.54'	2721.44'
C10	6°19'19"	300.28'	2721.44'
C11	5°33'00"	259.74'	2681.44'
C12	1°16'51"	59.44'	2681.44'
C13	0°08'14"	6.42'	2681.44'
C14	1°34'14"	73.50'	2681.44'
C15	0°07'56"	6.19'	2681.44'
C16	2°00'09"	93.71'	2681.44'
C17	0°08'33"	6.67'	2681.44'
C18	2°33'11"	119.44'	2681.44'
C19	1°41'20"	79.04'	2681.44'
C20	0°42'40"	33.29'	2681.44'
C21	0°09'57"	7.77'	2681.44'
C22	0°41'17"	32.20'	2681.44'
C23	0°59'17"	46.23'	2681.44'

SURVEY DESCRIPTION

RJL VENTURES - SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-74682

PARCEL "A"

LOT 17, BLOCK 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTHERLY 40 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JULY 14, 1941, UNDER AUDITOR'S 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 PREMISES BY OPERATION OF LAW.

PARCEL "B"

THAT PORTION OF THE 100-FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED 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 SOUTHEASTERLY 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. TEETERS, ET UX, BY CONTRACT RECORDED JUNE 18, 1964, AS AUDITOR'S FILE NO. 652046.

GAUER/ROWLEY - SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-74683

LOT 18, BLOCK 42, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING THE WESTERLY END OF SAID LOT;

EXCEPT THEREFROM THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED JUNE 2, 1941, RECORDED JUNE 14, 1941, UNDER AUDITOR'S FILE NO. 341750, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THEREFROM THAT PORTION OF SAID PREMISES AS QUIETED TO PLAINTIFFS UNDER DEGREE QUIETING TITLE FILED IN SUPERIOR COURT CASE NO. 96-2-01343-8, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE VACATED RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 100-FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED 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 SOUTHEASTERLY LINES OF THE CERTAIN TRACT OF LAND IN BLOCK 42 OF VACATED LAKESIDE BOULEVARD OF PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO GEORGE W. HIGH, ET UX, BY DEED RECORDED OCTOBER 20, 1936, UNDER AUDITOR'S FILE NO. 86102000052, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS DESCRIBED BY QUIT CLAIM DEED RECORDED JUNE 4, 1982, UNDER AUDITOR'S FILE NO. 9206040057, RECORDS OF SKAGIT COUNTY, WASHINGTON, A RE-RECORDING OF QUIT CLAIM DEED NO. 9205220008, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169.
   ○ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
   ⊗ INDICATES EXISTING MONUMENT AS NOTED
   ✕ INDICATES NAIL FOUND AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201412040141 AND STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607110148.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," 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 AUDITOR'S FILE NUMBERS 8301120067, 9601220132, 200711140089, 201007300103, 201501200055, 202112150105, AND 202001240023, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: CENTERLINE OF SR9 PER PREVIOUS SURVEYS

BEARING = NORTH 43°01'21" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF PUGET SOUND ENERGY, FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTIES, 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 RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.

10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (ASPHALT DRIVEWAY, CONCRETE BRICK WALL, CONCRETE SIDEWALK) AS PER WAC 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 02 DAY OF December, 2025
AT 9:03 AM/PM, IN BOOK / OF SURVEYS ON PAGE
AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Tara Diedrich
DEPUTY AUDITOR

AUDITOR'S FILE NO. 202512020011

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 PUGET SOUND ENERGY IN DECEMBER 2025.

KEVIN G. LISSER, PLS
CERTIFICATE NO. 20123169

12-1-2025
DATE

KEVIN G. LISSER
STATE OF WASHINGTON
20123169
REGISTERED PROFESSIONAL LAND SURVEYOR
12-1-2025

LISSER & ASSOCIATES
PO BOX 1104 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442 KEVIN@LISSER.COM

RECORD OF SURVEY

BEING IN A PORTION OF THE NW 1/4 (GOV'T LOT 5)
OF SECTION 6, T. 35 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: PUGET SOUND ENERGY

FB: 563 PG: 60	SCALE: 1" = 80'	DRAWN BY: KWR	DATE: 12/1/25
MERIDIAN: ASSUMED	DWG: 25-136	REVIEWED: KGL	SHEET: 1 OF 1

202512020011
12/02/2025 09:03 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT