

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE CO. OF WASHINGTON, COMMITMENT NO. 500155790, DATED DECEMBER 10, 2024:

THAT PORTION OF TRACTS 2 AND 3, ANDREW THOMPSON'S ADDITION TO THE TOWN OF MONROE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TRACT 3, ANDREW THOMPSON'S ADDITION TO THE TOWN OF MONROE, SNOHOMISH COUNTY, WITH THE SOUTHERLY BORDER OF THE COUNTY ROAD;
 THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY FOR A DISTANCE OF 74 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY OF THE COUNTY ROAD A DISTANCE OF 104 FEET;
 THENCE SOUTH 209 FEET;
 THENCE NORTHEASTERLY IN A STRAIGHT LINE PARALLEL TO AND 209 FEET DISTANT FROM SAID SOUTHERLY BOUNDARY OF SAID COUNTY ROAD TO A POINT 209 FEET SOUTH OF THE TRUE POINT OF BEGINNING;
 THENCE NORTH 209 FEET TO THE TRUE POINT OF BEGINNING, LESS THAT PORTION DEEDED TO STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 15 BY WARRANTY DEED UNDER FILE NO. 930116;
 TOGETHER WITH THAT PORTION BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TRACT 3, ANDREW THOMPSON'S ADDITION TO THE TOWN OF MONROE, ACCORDING TO THE PLAT THEREOF, WITH THE SOUTHERLY LINE OF THE COUNTY ROAD;
 THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE COUNTY ROAD, A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE COUNTY ROAD FOR 87.8 FEET, MORE OR LESS TO THE NORTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 15;
 THENCE SOUTH 72° 19' EAST ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY 15 FOR 70 FEET MORE OR LESS TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO KNOSHAUG UNDER AUDITOR'S FILE NO. 840730;
 THENCE NORTH ALONG WEST LINE OF SAID KNOSHAUG TRACT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

SURVEY REFERENCES

SURVEY NOTES

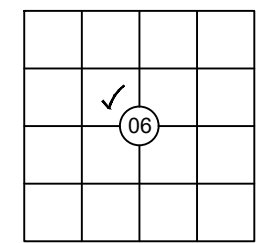
EQUIPMENT: 3" OR LESS TOTAL STATION
 METHOD: FIELD TRAVERSE
 THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090. THE SET AND LOCATED BOUNDARY MONUMENT POSITIONS MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-085.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

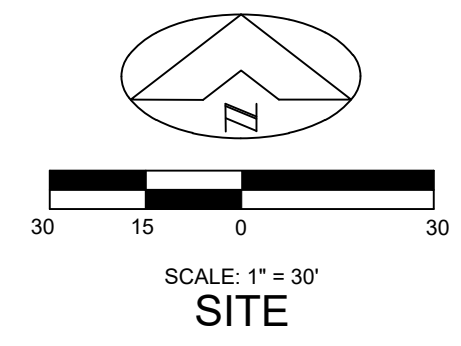
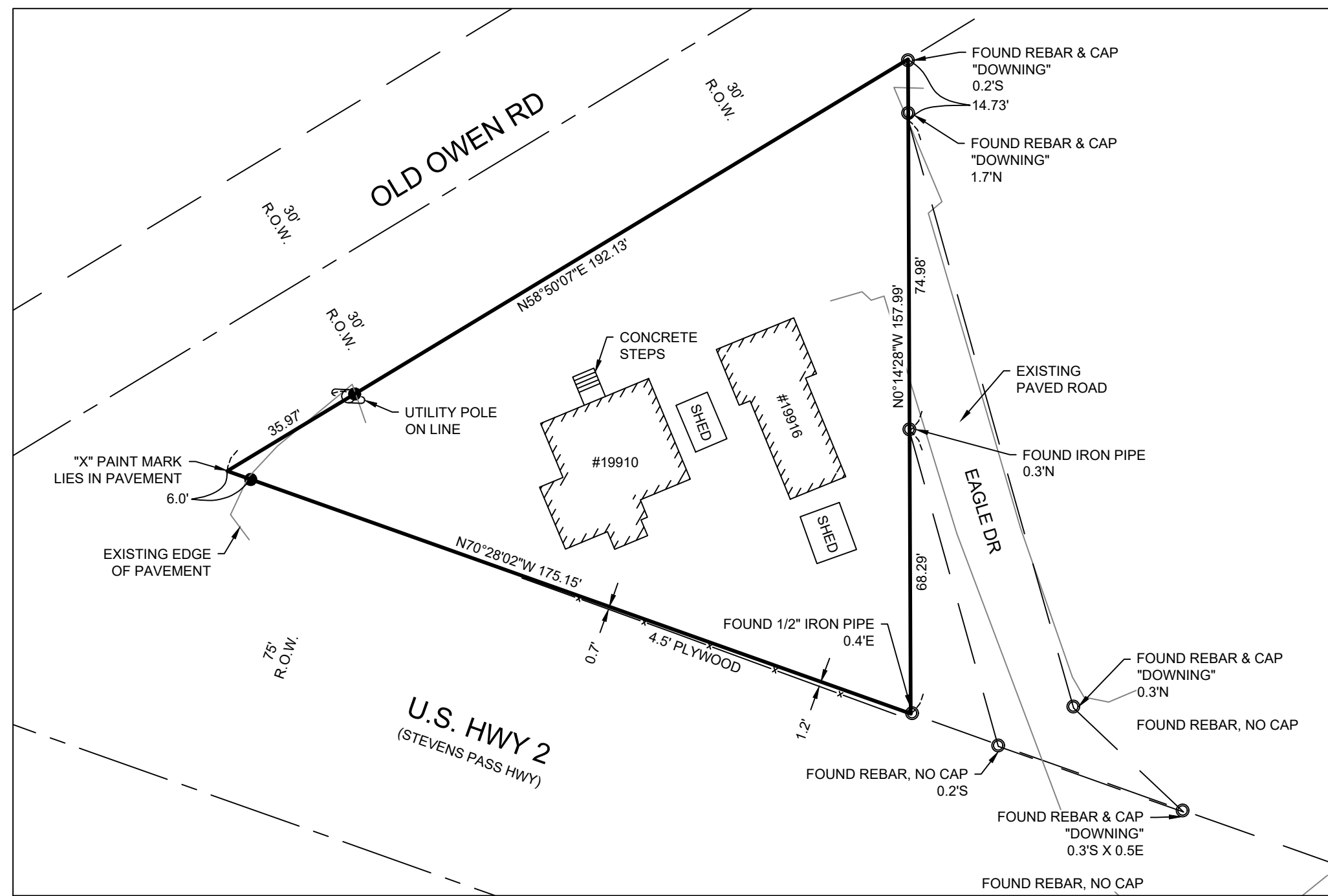
NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 24" X 1/2" REBAR WITH CAP STAMPED "LS 32441" IN APRIL OF 2025
- FOUND SURVEY MARKER AS NOTED
- C CALCULATED
- M MEASURED



INDEX KEY T27N-R07E



AF#

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY MATTHEW J. SCHNEIDERS THIS _____ DAY OF _____ 2025 A.D., AT _____ MINUTES PAST _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF SURVEYS ON PAGE _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY _____ DEPUTY COUNTY AUDITOR _____

LAND 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 MITCH RUTH IN APRIL, 2025.

MATTHEW J. SCHNEIDERS REGISTRATION #32441 DATE _____



2822 COLBY AVE, SUITE 300 EVERETT, WA 98201 (425) 252-1884 (360) 794-7811

RECORD OF SURVEY FOR MITCH RUTH

SE 1/4 OF THE NW 1/4 OF SECTION 06, TOWNSHIP 27 NORTH, RANGE 07 EAST, W.M.

SNOHOMISH COUNTY, WASHINGTON

PREP: 5-7-2025

CBS

MJS

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