

SURVEY DESCRIPTION

THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

TRACT 3, SHORT PLAT NO. 46-79 APPROVED JUNE 15, 1979 AND RECORDED JUNE 22, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 130 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 7406220020, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM.

EXCEPT THAT PORTION LYING SOUTHERLY, NORTHERLY, AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL "B", DESCRIBED ON STATUTORY WARRANTY DEED TO KENNETH D. CHOYIL AND ELIZABETH MCCOURT-CHOYIL, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 8612180033, ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT 3, SHORT PLAT NO. 46-79, THENCE SOUTH 84°58'30" EAST 4.70 FEET ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID CHOYIL/MCCOURT-CHOYIL PARCEL TO AN EXISTING FENCE LINE;

THENCE SOUTH 0°02'05" WEST ALONG SAID FENCE LINE 236.53 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 88°12'12" WEST 306.66 FEET, MORE OR LESS, ALONG SAID FENCE LINE TO A POINT BEARING NORTH 0°01'30" EAST FROM THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED ON STATUTORY WARRANTY DEED TO KENNETH AND PAMELA BARNES, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 9705060042, THENCE SOUTH 0°01'30" WEST 48.94 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BARNES PARCEL;

THENCE CONTINUE SOUTH 0°01'30" WEST 342.44 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF SAID BARNES PARCEL AND THE SOUTHERLY EXTENSION OF SAID LINE TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED ON STATUTORY WARRANTY DEED TO R. JOSEPH BEST, A MARRIED INDIVIDUAL, AS HIS SEPARATE PROPERTY AND RICHARD AND RUTH BEST, HUSBAND AND WIFE, RECORDED UNDER AUDITORS' FILE NUMBER 9705060043, SAID POINT BEING ALSO ON THE SOUTH LINE OF SAID TRACT 3, SHORT PLAT NO. 46-79 AND BEING THE TERMINUS OF SAID LINE DESCRIPTION.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR FILE NUMBER 524009

A TRACT OF LAND ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION, THENCE SOUTH 87°25'30" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 125.0 FEET;

THENCE NORTH 1°19' EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 96.0 FEET TO AN EXISTING FENCE LINE;

THENCE NORTH 84°39' WEST ALONG SAID EXISTING FENCE LINE 545.0 FEET TO THE P.C. (POINT OF CURVATURE) OF A 10° CURVE TO THE RIGHT;

THENCE FOLLOWING SAID 10° CURVE TO RIGHT, 128.0 FEET TO THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR FILE NUMBER 523978

ALL OF THAT PORTION OF TRACT 14 OF THE BURLINGTON ACRES PROPERTY, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM, LYING SOUTHEASTERLY OF THE COUNTY ROAD AND DIKE RIGHT OF WAY RUNNING THROUGH THE SOUTHEAST CORNER OF SAID SUBDIVISION.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- - INDICATES REBAR SET OR IRON PIPE RESET TO CORNER AND CAPED WITH YELLOW CAP INSCRIBED LISSER 22960.
  - - INDICATES EXISTING REBAR OR PIPE FOUND.
- SURVEY DESCRIPTION IS FROM DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 524004, 523978, 200005030012, 200005030013, 200005030014, 200005020001 AND 200005020002 (200005020002 IS TO BE RECORDED WITH CORRECTED DESCRIPTION)
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT NO. 46-79, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 130 AND SHORT PLAT NO. 23-12, RECORD OF SURVEY MAPS RECORDED IN VOLUME 20 OF SURVEYS, PAGE 126, VOLUME 19 OF SURVEYS, PAGE 186, ALL IN RECORDS OF SKAGIT COUNTY, AND THAT CERTAIN II PAGE MAP SET PREPARED BY DON SEMRAU AND ASSOCIATES DATED FEBRUARY 1982 FOR DIKE DISTRICT NO. 12, COPIES OF WHICH ARE AVAILABLE AT THE DIKE DISTRICT NO. 12 HEADQUARTERS.
- BASIS OF BEARING: "MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM, BEARING = NORTH 00°01'30" EAST
- INSTRUMENTATION: LEITZ SET 4 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF THE PROPERTY OWNERS REPRESENTATIVE, CHARLES BENNETT, FOR THE DELINEATION AND STAKING OF THE DEEDED BOUNDARY LINES
- 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 AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINE) AS PER I.A.C. 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.
- SECTION 32, CHAPTER 19, PAGE 603, LAWS OF 1884-1890 PROVIDES:
- "ANY COUNTY ROAD, OR PART THEREOF, WHICH HAS HERETOFORE BEEN OR MAY HEREAFTER BE AUTHORIZED, WHICH REMAINS UNOPENED FOR PUBLIC USE FOR THE SPACE OF FIVE YEARS AFTER THE ORDER IS MADE OR AUTHORITY GRANTED FOR OPENING THE SAME, SHALL BE AND THE SAME IS HEREBY VACATED, AND THE AUTHORITY FOR BUILDING THE SAME BARRED BY LAPSE OF TIME."
- THE ABOVE STATE REMAINED IN FULL FORCE AND EFFECT UNTIL MARCH 12, 1904. THIS NOTE APPEARS ON THE MAP PREPARED BY DON SEMRAU AND ASSOCIATES MENTIONED IN NOTE NO. 3, INVESTIGATION AS TO LEGAL OWNERSHIP OF SAID RIGHT OF WAY WAS NOT DONE FOR THIS SURVEY.

AUDITORS CERTIFICATE

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



Kathy Hill, Skagit County Auditor  
6/1/2000 Page 1 of 4 9:15:53AM

Kathy Hill  
SKAGIT COUNTY AUDITOR

Deputy  
Kathy Hill

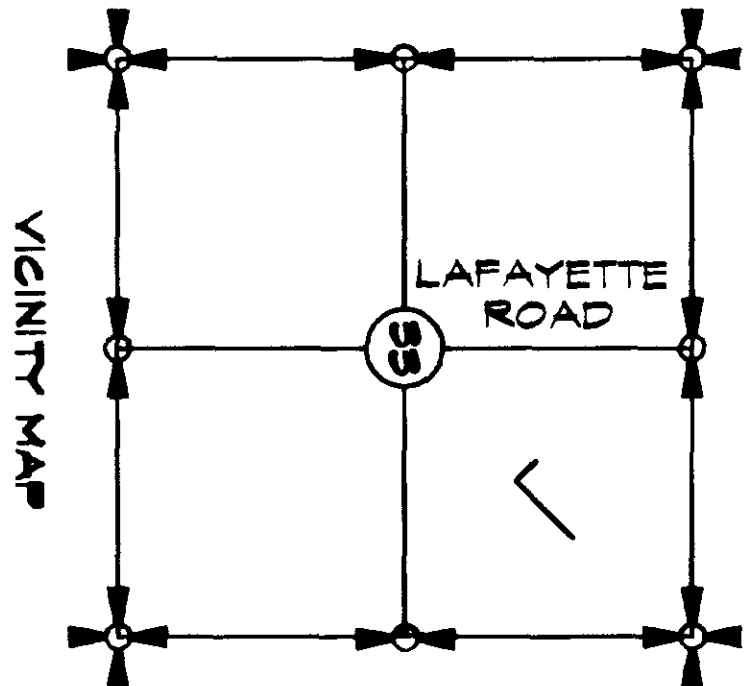
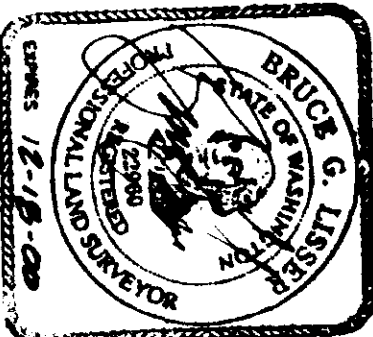
SURVEYOR'S CERTIFICATE

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 DIKE DISTRICT NO. 12 IN MAY 2000.

DATE: June 1, 2000

BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960

LISSER & ASSOCIATES, PLLC  
2124 RIVERSIDE DRIVE, SUITE 107  
MOUNT VERNON, WA 98273  
PHONE (360) 424-5517  
FAX (360) 424-6674  
e-mail bruce@lissers.com



SHEET 1 OF 4

DATE: 5/31/00

SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF  
SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, WM,  
SKAGIT COUNTY, WASHINGTON  
FOR: DIKE DISTRICT NO. 12

NORTH 1/4 CORNER  
FOUND YELLOW CAP  
IN CONC. MONT IN CASE  
(2000)

586°20'05"E

2828.18'

1414.09'

NE SECTION CORNER  
CALCULATED PER  
PREVIOUS SURVEY

200006070006  
Kathy Hill, Skagit County Auditor  
6/1/2000 Page 2 of 4 9:15:53AM

SHORT PLAT 46-79 = 2647.46'  
MEAS. = 2647.52'  
1323.76'

LOT 14  
BURLINGTON ACREAGE PROPERTIES

LAFAYETTE ROAD

588°00'07"E

348.04'  
N15°15'30"E

588°00'07"E

1395.66'

1240.72'

470'

N84°58'30"E

LOT 3  
SHORT PLAT NO. 46-79

N0°45'24"E

1282.13'

905.92'

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N1°32'24"E

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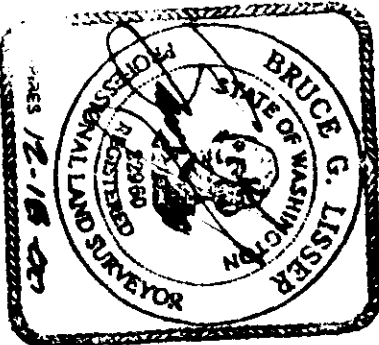
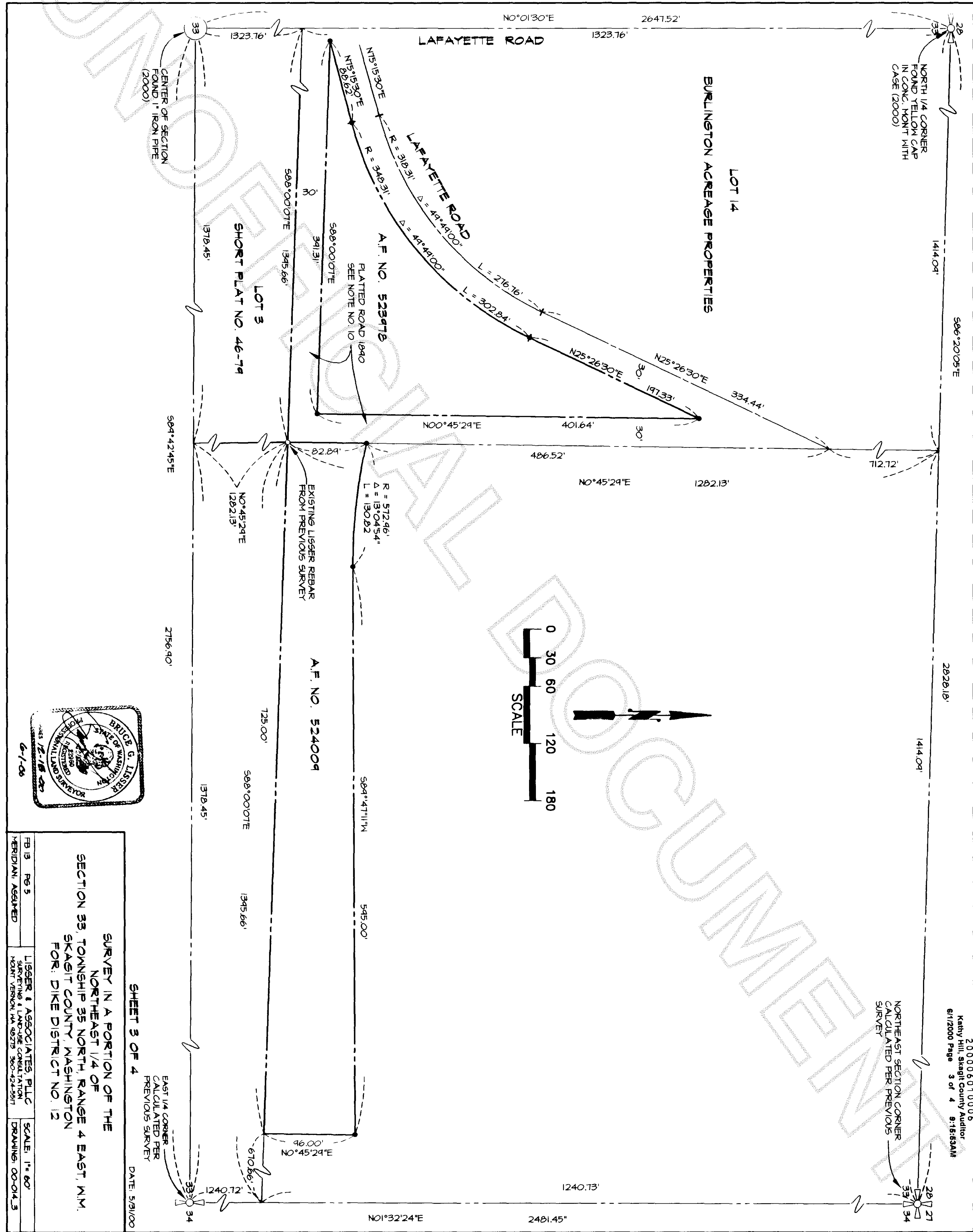
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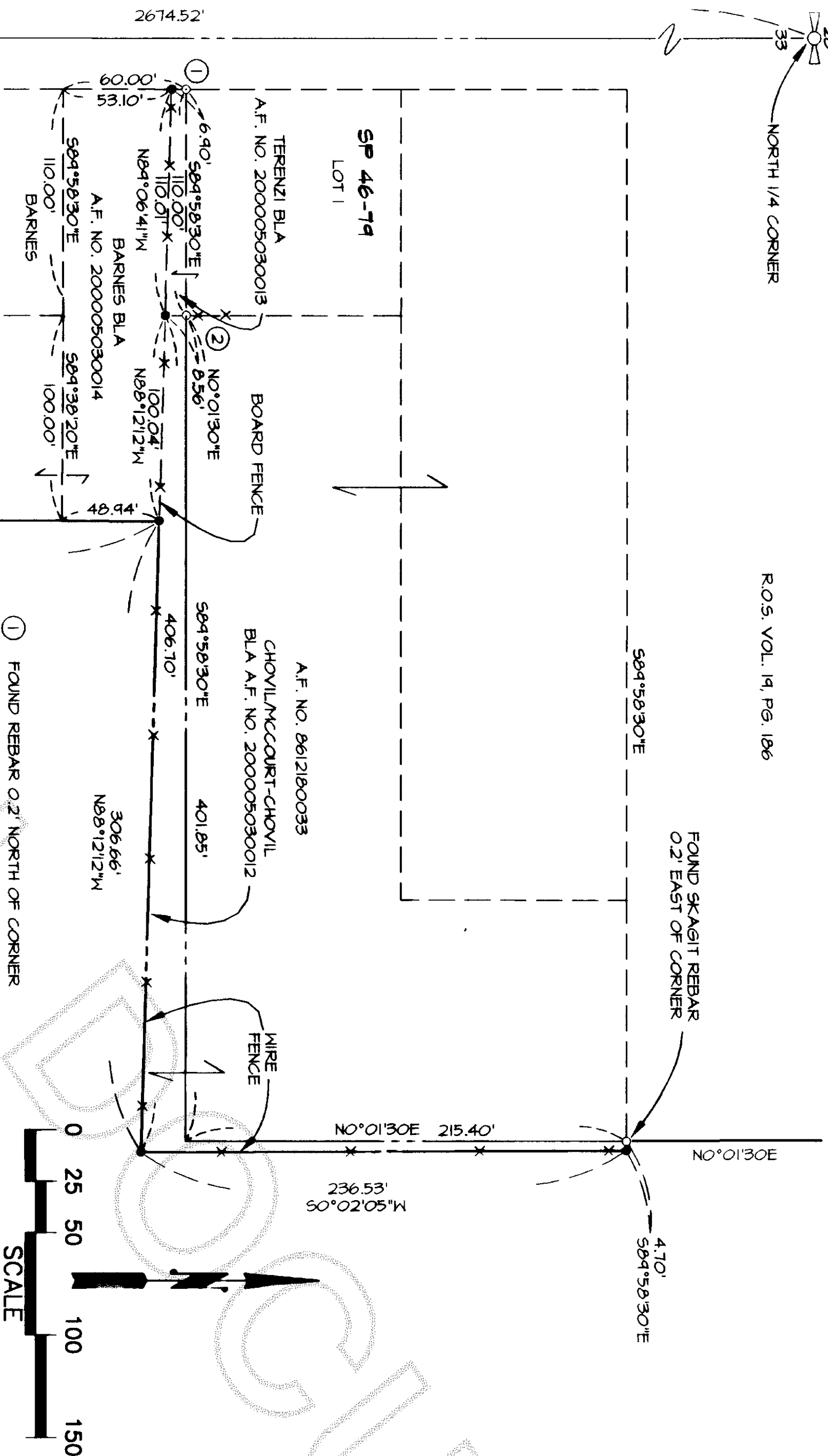
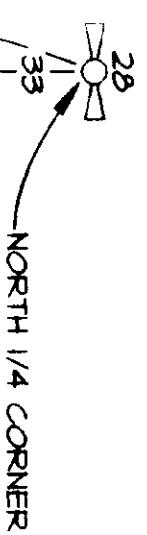
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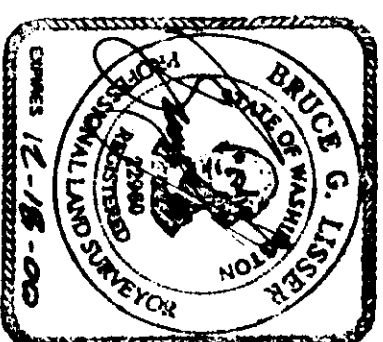
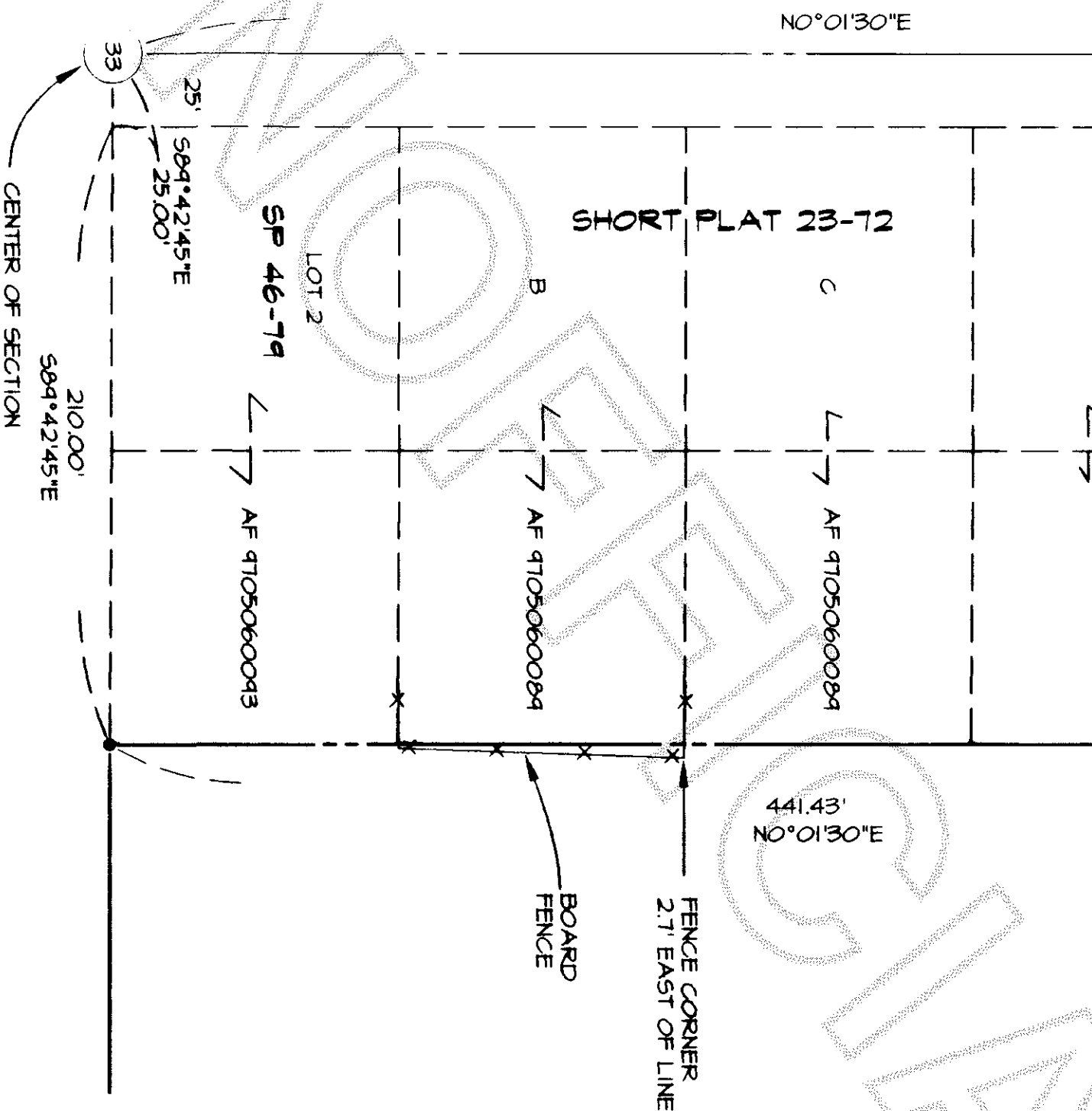
NORTHEAST SECTION CORNER  
CALCULATED PER PREVIOUS  
SURVEY



R.O.S. VOL. 19, PG. 186



- ① FOUND REBAR 0.2' NORTH OF CORNER
- ② FOUND REBAR 0.1' SOUTH OF CORNER



SHEET 4 OF 4

DATE: 5/31/00

SURVEY IN A PORTION OF THE  
OF THE NORTHEAST 1/4 OF  
SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: DIKE DISTRICT NO. 12

FB 13	PG 5	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN ASSIGNED		SURVEYING & LAND USE CONSULTATION FOUNT VERNON, WA 98275 360-424-3571	DRAWING: 00-014.2