

SURVEY DESCRIPTION

TRACT "D", SHORT PLAT NO. 42-71, APPROVED JULY 18, 1977, (BEING A REPLAT OF LOTS 3 THROUGH 16, INCLUSIVE, "VALLEY VIEW ADDITION") AND RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 85, UNDER AUDITOR'S FILE NO. 860874, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
○ INDICATES EXISTING REBAR OR IRON PIPE FOUND
- DESCRIPTIONS FOR THIS SURVEY IS BASED UPON PORTION OF LAND TITLE COMPANY REPORT PROVIDED BY OWNER, ORDER NO. P-43510.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF VALLEY VIEW ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 47, SHORT PLAT NO. 42-71, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 85, SHORT PLAT NO. 24-71, AVAILABLE IN THE RECORDS OF SKAGIT COUNTY PUBLIC WORKS AND SHORT PLAT NO. 43-008, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGES 181 AND 182, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LEICA TCR705A THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M. BEARING = SOUTH 84°04'00" EAST
- THIS SURVEY WAS PREPARED AT THE REQUEST OF JEFF WAGENBACH 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 LIMITS OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THE SOLUTION FOR THIS SURVEY IS BASED UPON THE PLAT OF VALLEY VIEW ADDITION, SHORT PLAT 42-71 AND THE ADJOINED DEEDS TO THE SOUTH, WHICH ALL CALL OUT SOUTH 84°04' EAST FOR THE EAST-WEST BEARING AND NORTH 0°06' EAST FOR THE NORTH-SOUTH BEARING. SHORT PLAT NO. 24-71 AND SHORT PLAT NO. 43-008 DO NOT USE THE SAME RELATIONSHIP, WHICH CREATES A SLIGHT GAP BETWEEN THE SUBDIVISIONS. 1 HELD SHORT PLAT NO. 42-71.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER MAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS 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.

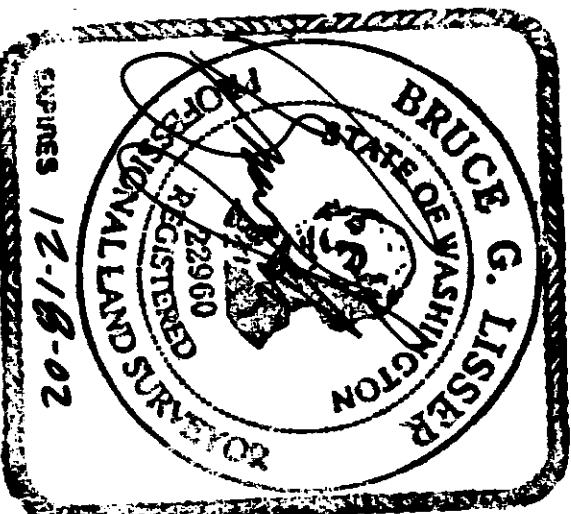
SURVEYOR'S CERTIFICATE

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 JEFF WAGENBACH IN AUGUST 2002.

Bruce G. Lissner
BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
EMAIL: BRUCE@LISSNER.COM

DATE

Aug. 7, 2002



AUDITOR'S CERTIFICATE

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

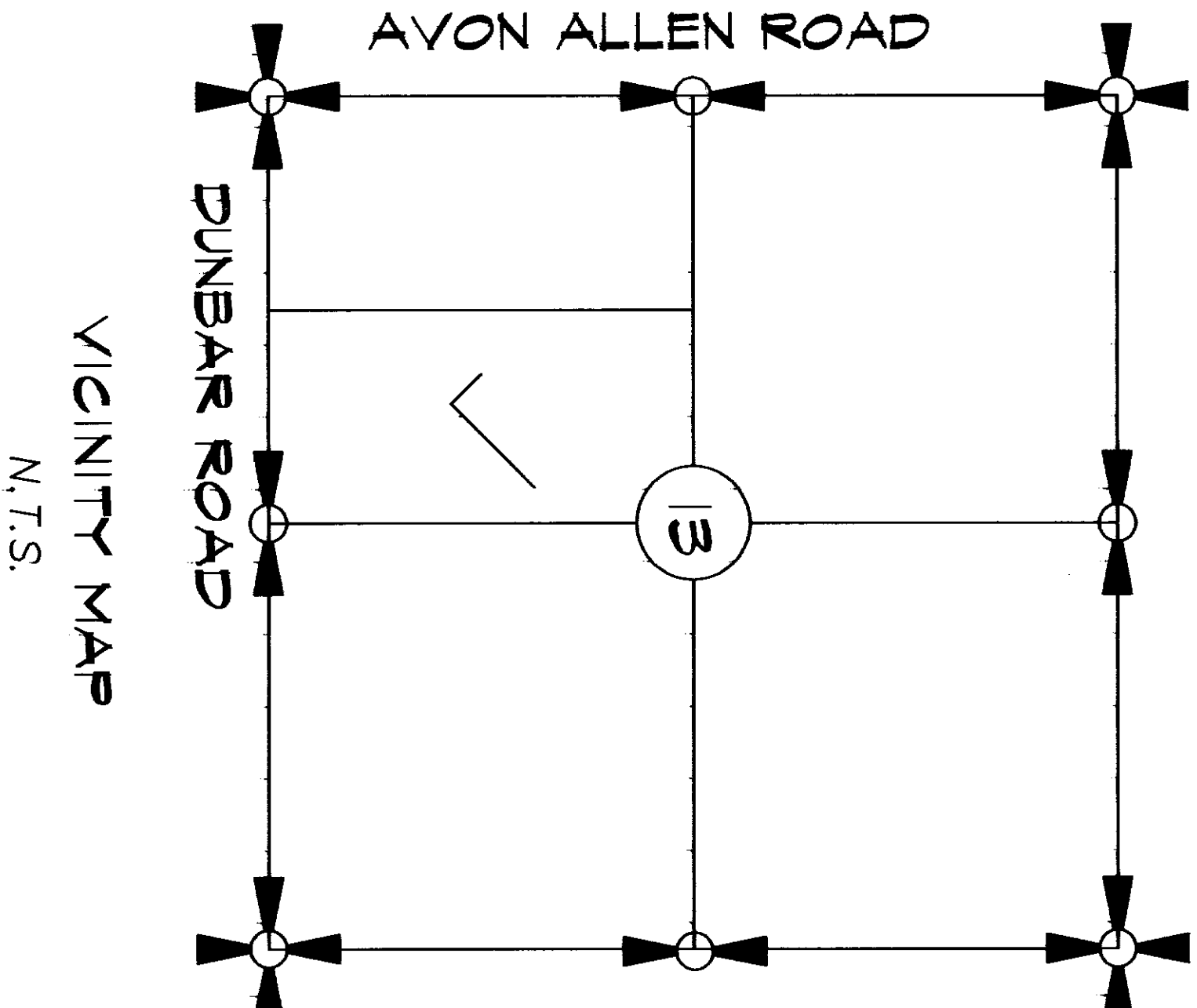


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Skagit County Auditor

8/12/2002 Page 1 of 2 10:10AM

Norma Hummel
SKAGIT COUNTY AUDITOR

Wendy Derrosset
DEPUTY



SHEET 1 OF 2

DATE: 8/6/02

SURVEY IN A PORTION OF THE
EAST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 13, T.34 N., R.3 E., NW
SKAGIT COUNTY, WASHINGTON
FOR: JEFF WAGENBACH

FB 35 PG 1	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 360-419-7442	SCALE: N/A
MERIDIAN: ASSUMED		JOB NO.: 02-053



DATE: 8/6/02

FOR THE NATIONBACH

MOUNT VERNON, WA 98273 360-419-7442

SCALES: 1" = 100', 1"=40'
JOB NO.: 02-053

