

SURVEY DESCRIPTION

PARCEL A
LOT 25 "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1" AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THAT PART OF TRACT "E" "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1" AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 25; THENCE SOUTHWESTERLY FOR A DISTANCE OF 150 FEET PARALLELING THE WESTERLY BOUNDARY OF LOT 25; THENCE NORTHEASTERLY TO A POINT 30 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 25; SAID POINT BEING ON A LINE FORMED BY EXTENDING THE WESTERLY BOUNDARY LINE OF LOT 25 ALONG BEACH; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 25; THENCE EASTERLY ALONG SOUTHERLY LINE TO A POINT OF BEGINNING.

TOGETHER WITH FIRST CLASS TIDE LANDS, AS CONVERTED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THE ABOVE DESCRIBED PREMISES AND LYING WITHIN THE BOUNDARIES OF TRACTS 2 AND 4, PLATE 2, TIDE AND SHORELANDS OF SECTION 34 AND 35 IN TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AS SHOWN ON THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

PARCEL B
THAT PORTION OF LOT 24, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1" ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 68°35' EAST ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 181.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 58°53.07' WEST A DISTANCE OF 73.18 FEET; THENCE NORTH 74°34'34" WEST A DISTANCE OF 16.48 FEET TO THE POINT OF BEGINNING.

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

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

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
0 - INDICATES EXISTING IRON PIPE OR REBAR FOUND
- DESCRIPTION FOR THIS SURVEY IS BASED UPON INSTRUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20000710130
- FOR ADDITIONAL MERIDIAN AND SUBDIVISION INFORMATION SEE PLAT OF "RIO RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1" RECORDED IN VOL. 5 OF PLATS, PAGE 27, AND RECORD OF SURVEY MAPS RECORDED IN VOL. 10 OF SURVEYS, PAGE 17 AND VOL. 13 OF SURVEYS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LEICA TCRTORA THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED PER PLAT
- BASIS OF BEARING: EXISTING PIPES FOUND ALONG THE NORTH LINE OF LOT 25
=568°35'E, PER ROS RECORDED IN BOOK 10 OF SURVEYS, PAGE 17.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF LAUREL ONEIL, TO SET ADDITIONAL POINTS ALONG THE PROPERTY LINES AND DETERMINE THE LOCATION OF THE EXISTING BOAT RAMP WITH RESPECT TO THE PROPERTY LINE.
- 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 SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING LIMITS OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.

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SURVEYORS CERTIFICATE

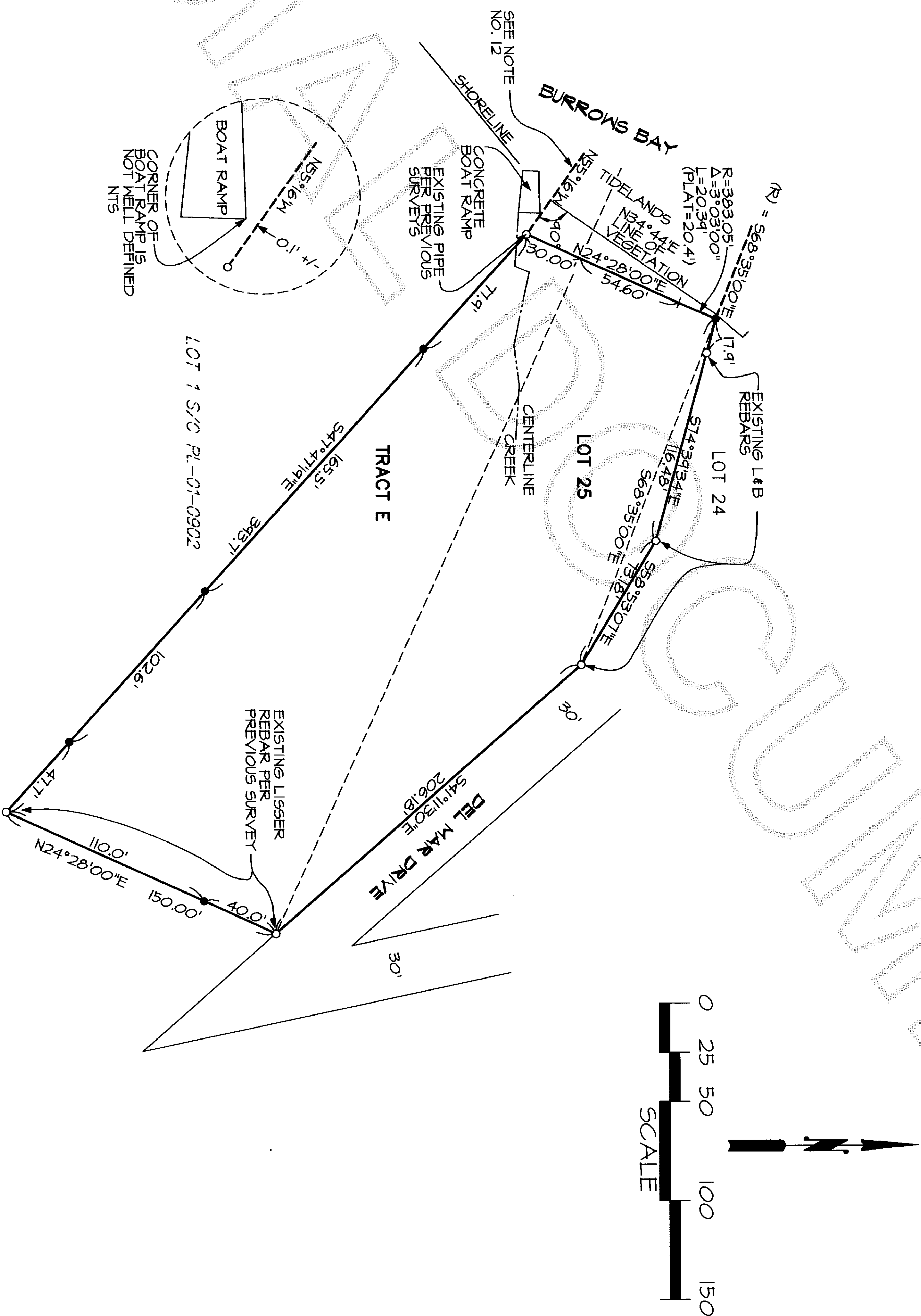
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LAUREL ONEIL, IN SEPTEMBER 2003.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
email: bruce@lisser.com

DATE: 12-23-2003

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- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (BOAT RAMP) AS PER MAC 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. ALSO SEE SURVEY RECORDED UNDER VOLUME 13 OF SURVEYS, PAGE 101, FOR OCCUPATIONAL INDICATORS. THIS SURVEY FOUND NO ADDITIONAL ENCUMBRANCES.
- THE SOUTH BOUNDARY LINE WAS DETERMINED BASED UPON A LINE WHICH IS MEASURED PERPENDICULAR TO THE LINE OF ORDINARY HIGH TIDE (AS REPRESENTED BY THE VEGETATION LINE). THE PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1 VERY SPECIFICALLY DELINEATES THE DIRECTION OF THE LATERAL PROPERTY LINES INTO THE TIDELANDS, SINCE THE LINE IN QUESTION IS A PORTION OF A PREVIOUSLY PLATTED LOT 1, FELT THE DETERMINATION FOR THE LINE MUST BE DONE IN A MAP WHICH IS CONSISTENT WITH THE EQUITABLE ALLOCATION OF TIDELANDS.



AUDITOR'S CERTIFICATE

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

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Skagit County Auditor
10/23/2003 Page 1 of 1 1:10:35AM

10/23/2003
SKAGIT COUNTY AUDITOR
DEPUTY

SHEET 1 OF 1

DATE: 10/21/03

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON

FOR: LAUREL ONEIL

FB 246 Pg 24	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1" = 50' DRAWING: 03-044
MERIDIAN: ASSUMED		