

SURVEY DESCRIPTION

PARCEL NO. 1

(AUDITOR FILE NO. 4008240034)

LOT 35, "PLAT OF BAY VIEW (MCKENNA AND ELLIOTT'S 2ND ADDITION)," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, 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.

PARCEL NO. 2

(AUDITOR FILE NO. 8010080050, 200108080071, 200205210013, 200205210014 AND 8504200016)

THAT PORTION OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 11M, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF 7TH STREET AT ITS INTERSECTION WITH NORTH LINE OF "E" AVENUE;

THENCE WESTERLY ALONG NORTH LINE OF "E" AVENUE 620 FEET TO EAST LINE OF 5TH STREET;

THENCE SOUTHERLY ALONG EAST LINE OF 5TH STREET 330 FEET TO THE CENTER OF VACATIONED AVENUE "E";

THENCE EAST ALONG CENTER OF AVENUE "E" 580 FEET TO CENTER OF 7TH STREET;

THENCE NORTHERLY ALONG CENTER OF 7TH STREET, 300 FEET TO CENTER OF "E" AVENUE;

THENCE EASTERLY 40 FEET TO EAST LINE OF 7TH STREET;

THENCE NORTHERLY TO PLACE OF BEGINNING, BEING VACATED BLOCKS 36 AND 47, MCKENNA & ELLIOTT'S SECOND ADDITION TO BAYVIEW, AND PORTIONS OF VACATED STREETS ADJOINING.

TOGETHER WITH THE UNOPENED 6TH STREET RIGHT-OF-WAY SOUTH OF JOSH WILSON ROAD AND NORTH OF "E" STREET AS SET FORTH IN THE "PLAT OF BAY VIEW (MCKENNA AND ELLIOTT'S 2ND ADDITION)," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, (CALLED PLAT OF SIEFERD'S ADDITION TO BAY VIEW, RECORDED ON VOLUME 1 OF PLATS, PAGE 3 IN QUIT CLAIM DEED RECORDED UNDER AUDITOR FILE NO. 200205210014), RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING BETWEEN THE EAST LINE OF VACATED 6TH STREET AND THE EAST LINE OF VACATED 7TH STREET AS SHOWN ON "PLAT OF BAYVIEW" MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY,

AND ALSO EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "X" LYING EASTERLY OF A LINE DRAIN NORTHEASTERLY, PARALLEL WITH THE EAST LINE THEREOF, FROM A POINT WHICH IS 170 FEET SOUTHWESTERLY FROM THE SOUTHEAST CORNER THEREOF.

PARCEL "X",

ALL OF VACATED BLOCK 47, "PLAT OF BAY VIEW", MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH ALL OF VACATED "E" STREET BETWEEN THE CENTER LINE OF 6TH STREET AND THE CENTER LINE OF 7TH STREET, AND THAT PORTION OF THE NORTH 1/2 OF VACATED 7TH STREET LYING BETWEEN THE CENTER LINE OF VACATED 7TH STREET AND THE EAST LINE OF VACATED 7TH STREET.

EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING SOUTHERLY OF THE SOUTHERLY LINE OF VACATED BLOCK 48, AND LYING BETWEEN THE WESTERLY AND EASTERLY LINE OF SAID BLOCK 48, IF EXTENDED SOUTHEASTERLY.

AND ALSO EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING BETWEEN THE EAST LINE OF VACATED 6TH STREET AND THE EAST LINE OF VACATED 7TH STREET AS SHOWN ON "PLAT OF BAYVIEW" MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY,

ALSO TOGETHER WITH THE EAST 1/2 OF VACATED 6TH STREET, THE WEST 1/2 OF VACATED 7TH STREET ADJACENT THERETO.

ALSO, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING BETWEEN THE CENTER LINE OF VACATED 6TH STREET AND THE CENTER LINE OF VACATED 7TH STREET.

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.

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 JACK MIDDLETON, IN SEPTEMBER, 2003.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460

LISSER & ASSOCIATES, PLLC

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E-MAIL BRUCE@LISSER.COM

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PARCEL NO. 3

(AUDITOR FILE NO. 200108080071, 200205210013, 200205210014 AND 20021210155)

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "X" LYING EASTERLY OF A LINE DRAIN NORTHEASTERLY, PARALLEL TO THE EAST LINE THEREOF, FROM A POINT WHICH IS 170 FEET SOUTHWESTERLY FROM THE SOUTHEAST CORNER THEREOF.

PARCEL "X",

ALL OF VACATED BLOCK 47, "PLAT OF BAY VIEW", MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH ALL OF VACATED "E" STREET BETWEEN THE CENTER LINE OF 6TH STREET AND THE CENTER LINE OF 7TH STREET, AND, THAT PORTION OF THE NORTH 1/2 OF VACATED 7TH STREET LYING BETWEEN THE CENTER LINE OF VACATED 7TH STREET AND THE EAST LINE OF VACATED 7TH STREET.

EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING SOUTHERLY OF THE SOUTHERLY LINE OF VACATED BLOCK 48, AND LYING BETWEEN THE WESTERLY AND EASTERLY LINE OF SAID BLOCK 48, IF EXTENDED SOUTHEASTERLY.

AND ALSO EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING BETWEEN THE EAST LINE OF VACATED 6TH STREET AND THE EAST LINE OF VACATED 7TH STREET AS SHOWN ON "PLAT OF BAYVIEW", MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY,

ALSO, TOGETHER WITH THE EAST 1/2 OF VACATED 6TH STREET, THE WEST 1/2 OF VACATED 7TH STREET ADJACENT THERETO.

ALSO, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED "E" STREET LYING BETWEEN THE CENTER LINE OF VACATED 6TH STREET AND THE CENTER LINE OF VACATED 7TH STREET.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EASTERLY 50 FEET OF THE UNOPENED 6TH STREET RIGHT-OF-WAY SOUTH OF JOSH WILSON ROAD AND NORTH OF THE CENTER LINE OF VACATED "E" STREET AS SET FORTH ON THE FACE OF THE "PLAT OF BAYVIEW (MCKENNA AND ELLIOTT'S SECOND ADDITION)" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, FOR EGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTHERLY HALF OF VACATED "E" STREET LYING EASTERLY OF A LINE 50 FEET WESTERLY OF THE EAST LINE OF 6TH STREET ABOVE DESCRIBED AND WESTERLY OF A LINE DRAIN 170 FEET WESTERLY OF THE CENTER LINE OF VACATED 7TH STREET, ALL AS SHOWN ON THE FACE OF THE "PLAT OF BAYVIEW (MCKENNA AND ELLIOTT'S SECOND ADDITION)" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 14, 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.

PARCEL NO. 4

(AUDITOR FILE NO. 200406040120)

THE UNOPENED 5TH STREET RIGHT-OF-WAY SOUTH OF JOSH WILSON ROAD AND NORTH OF "E" STREET AS SET FORTH IN THE "PLAT OF BAY VIEW (MCKENNA AND ELLIOTT'S SECOND ADDITION)," AS PER PLAT RECORDED ON VOLUME 3 OF PLATS, PAGE 14, 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.

AUDITOR'S CERTIFICATE

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



200409170122

Skagit County Auditor

9/17/2004 Page 1 of 2 1:04PM

Norma Brunmet  
SKAGIT COUNTY AUDITOR

Deputy Auditor

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460
- INDICATES EXISTING IRON PIPE OR REBAR FOUND
- DESCRIPTION FOR THIS SURVEY IS BASED UPON DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8010080050, 8504200016, 4008240034, 200108080071, 200205210013, 200205210014, 20021210155, AND 200406040120.

- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF BAYVIEW (MCKENNA AND ELLIOTT'S SECOND ADDITION TO BAYVIEW) RECORDED IN VOLUME 3 OF PLATS, PAGE 14, PLAT OF SIEFERD'S ADDITION TO BAYVIEW, WASHINGTON, RECORDED IN VOLUME 1 OF PLATS, PAGE 11, SHORT PLAT NO. 153-74 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 25, SHORT PLAT NO. 41-10 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 349, AND THE FOLLOWING RECORD OF SURVEY MAPS; VOLUME 2 OF SURVEYS, PAGE 12, VOLUME 4 OF SURVEYS, PAGE 83, VOLUME 8 OF SURVEYS, PAGE 35, VOLUME 11 OF SURVEYS, PAGE 31, VOLUME 13 OF SURVEYS, PAGE 145, VOLUME 14 OF SURVEYS, PAGE 37, VOLUME 15 OF SURVEYS, PAGE 194, VOLUME 15 OF SURVEYS, PAGE 17, VOLUME 16 OF SURVEYS, PAGE 106 AND VOLUME 16 OF SURVEYS, PAGE 207 AND UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200408240104, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED

- BASIS OF BEARING: MONUMENTED CENTERLINE OF JOSH WILSON ROAD (D STREET) BEARING = SOUTH 68°58'00" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST JACK MIDDLETON FOR THE DELINEATION AND STAKING THE DESCRIBED PROPERTY, AS SHOWN.

- 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.

- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES AND LAMBS) AS PER IAC 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.

SURVEYOR'S NOTE

THE AREA REPRESENTED BY THIS SURVEY HAS SEVERAL POSSIBLE SOLUTIONS BASED UPON THE AVAILABLE RECORDED SURVEY INFORMATION. A MEETING WITH SKAGIT SURVEYORS, AZIMUTH NORTHWEST AND MYSELF WAS HELD TO DISCUSS THE MOST APPROPRIATE SOLUTION FOR THE AREA. BASED UPON A WELL THOUGHT OUT SOLUTION BY SKAGIT SURVEYORS, IT WAS AGREED THAT THEIR SOLUTION WOULD BE HONORED. THE SOLUTION IS A COMBINATION OF ACCEPTED MONUMENTS, PROPORTIONS AND STRAIGHT-LINE INTERSECTIONS THAT TREAT "SIEFERD'S ADDITION TO BAYVIEW WASHINGTON" AND "PLAT OF BAY VIEW (MCKENNA AND ELLIOTT'S SECOND ADDITION)" AS ONE UNIT.

BY HONORING ONE SOLUTION WE FELT THAT OUR CLIENTS WOULD BE BEST SERVED AND THEREBY REDUCE UNNECESSARY CONFLICT BROUGHT ON BY INCONSISTENT PROFESSIONAL SOLUTIONS.

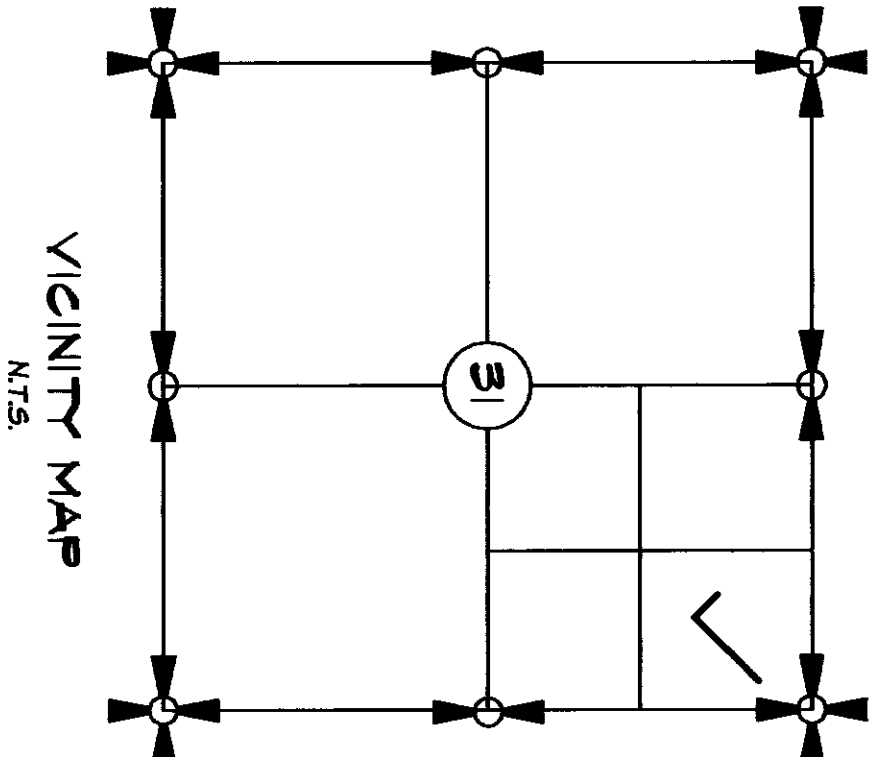
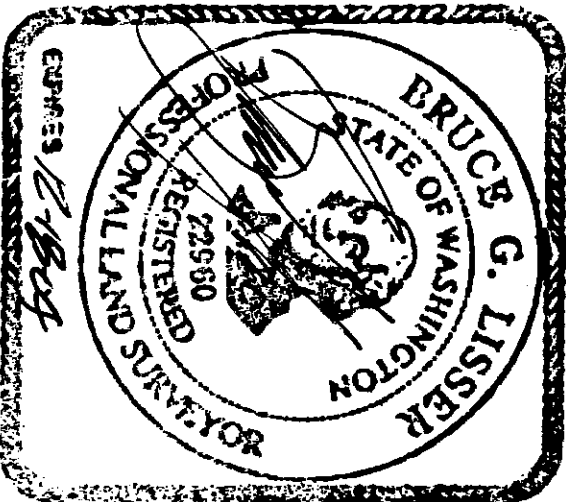
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9/15/04

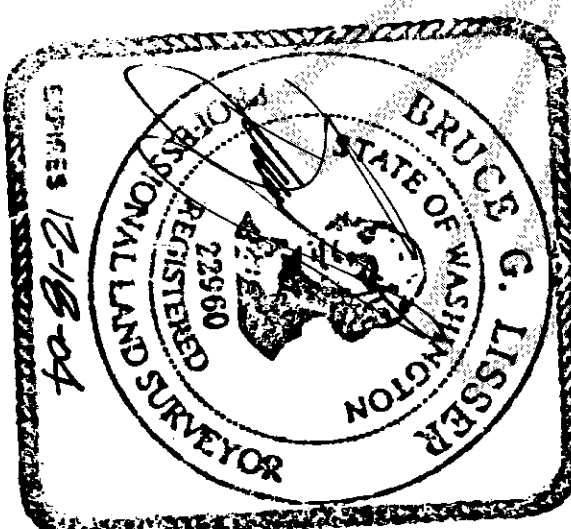
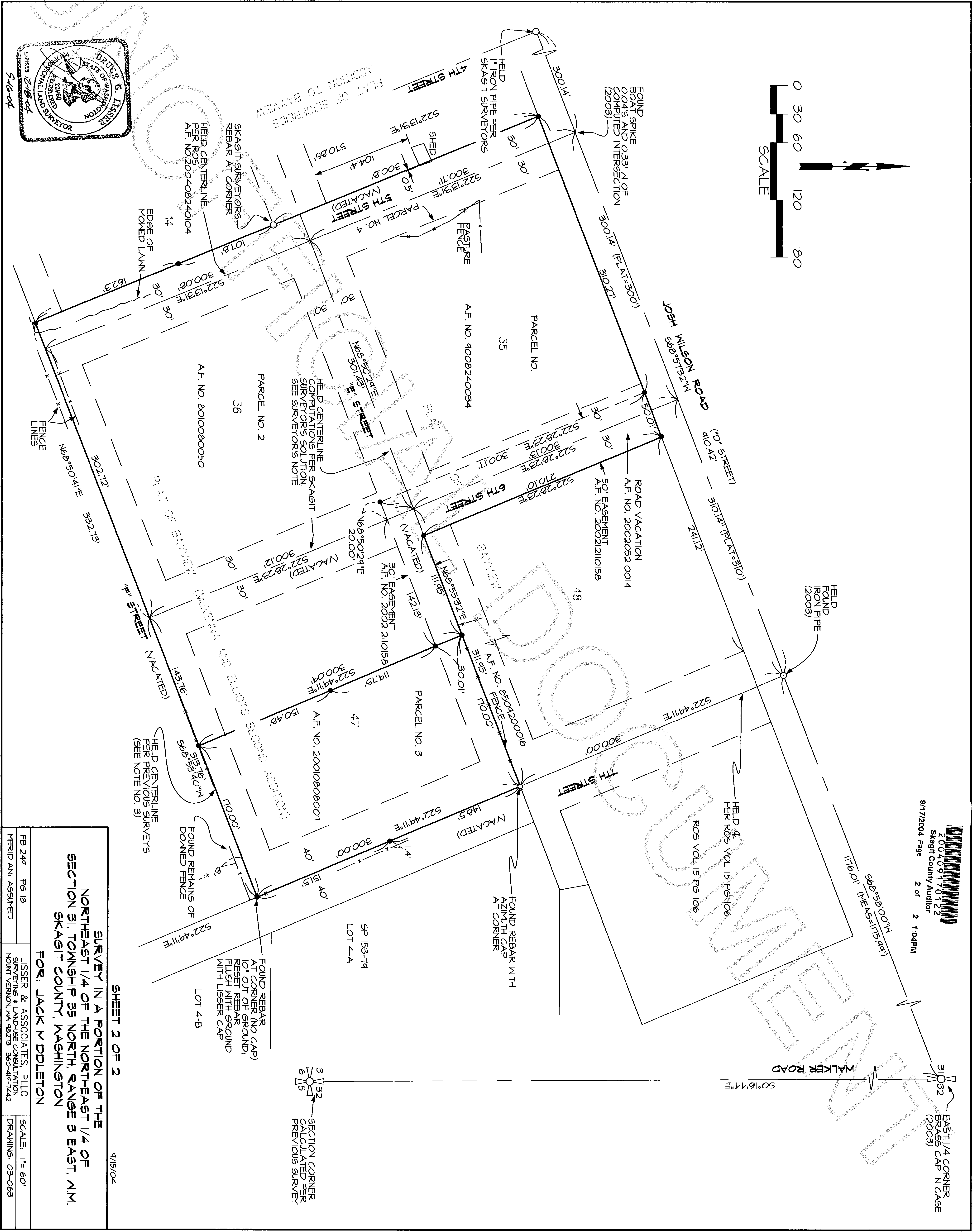
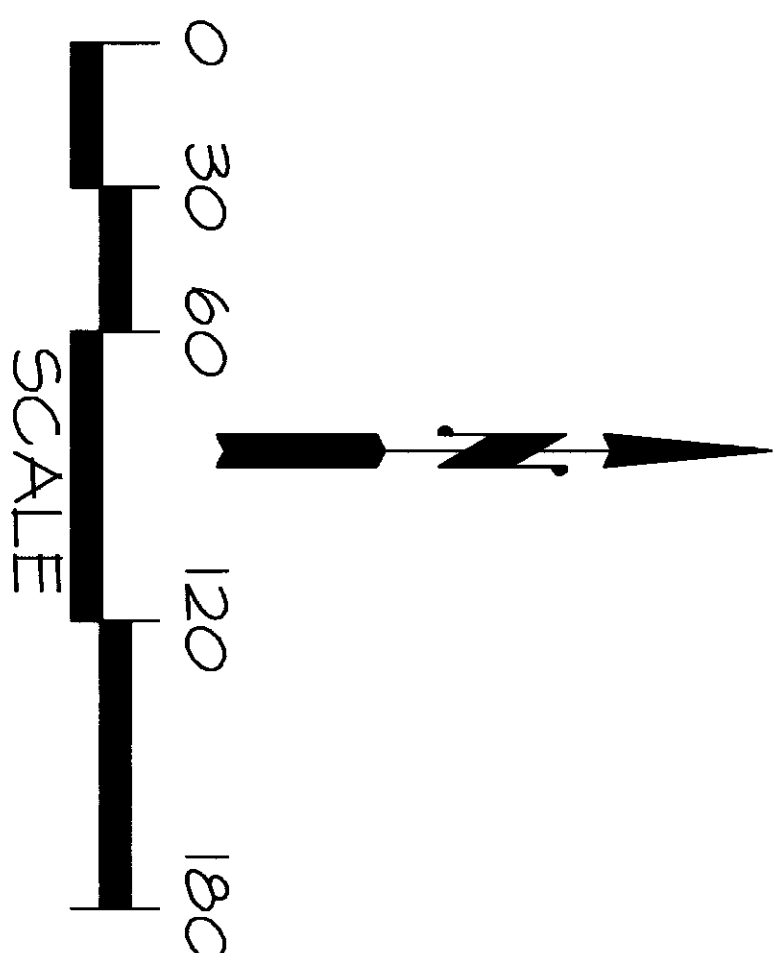
SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 11M,  
SKAGIT COUNTY, WASHINGTON

FOR: JACK MIDDLETON

FB 244	PG 18	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	SCALE: 1"= 60' DRAWING: 03-063
MERIDIAN: ASSUMED			







SHEET 2 OF 2  
4/15/04

SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: JACK MIDDLETON

FB 244	PG 18	LISSE & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	SCALE: 1" = 60' DRAWING: 03-063
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