

SURVEY DESCRIPTION

THAT PORTION OF LOT 2, SHORT PLAT NO. 18-87, APPROVED JUNE 22, 1987 AND RECORDED JUNE 24, 1987, IN BOOK 7 OF SHORT PLATS, PAGE 183, UNDER SKAGIT COUNTY AUDITORS' FILE NO. 8706240025, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 41N, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 18-87;

THENCE NORTH 1°23'34" EAST (SHOWN AS NORTH 1°19'00" EAST ON THE FACE OF SAID SHORT PLAT) ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 225.72 FEET;

THENCE NORTH 86°48'33" EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 145.80 FEET;

THENCE SOUTH 1°25'41" WEST FOR A DISTANCE OF 225.73 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, AT A POINT BEARING NORTH 86°48'33" EAST (SHOWN AS NORTH 86°45'54" EAST ON THE FACE OF SAID SHORT PLAT);

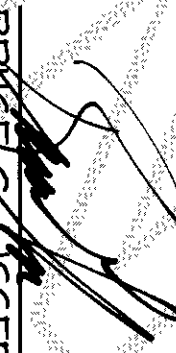
THENCE SOUTH 86°48'33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 145.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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.

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 NORDCO GROUP LLC IN OCTOBER 2003.

  
BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22960  
LISSNER & ASSOCIATES, PLLC  
3807 MILWAUKEE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSNER.COM

DATE:


Feb 23, 2005

NOTES


- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSNER 22960.  
○ INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- SURVEY DESCRIPTION IS FROM STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200406180155 AND QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS' FILE NO. 200401290114.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT NO. 18-87 RECORDED IN VOLUME 7 OF SHORT PLATS, PAGE 183, SHORT PLAT NO. PL-02-00387 RECORDED UNDER AUDITORS' FILE NO. 200206170056 AND "PLAT OF MADDOX CREEK, PUD," RECORDED UNDER AUDITORS' FILE NO. 9609040082, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 41N.  
BEARING = NORTH 84°07'10" EAST
- MERIDIAN: ASSUMED
- INSTRUMENTATION: LEICA TC1705A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF NORDCO GROUP LLC, FOR THE DELINEATION AND STAKING OF THE DESCRIBED BOUNDARY LINES IN OCTOBER 2003, NOTIFICATION OF FINALIZATION OF PROJECT WAS NOT GIVEN UNTIL JANUARY 2005, WHICH IS THE REASON THIS RECORD OF SURVEY WAS NOT RECORDED PRIOR TO THIS TIME.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (HOUSE AND DRIVEWAY) AS PER WAC CHAPTER 352-180. 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.

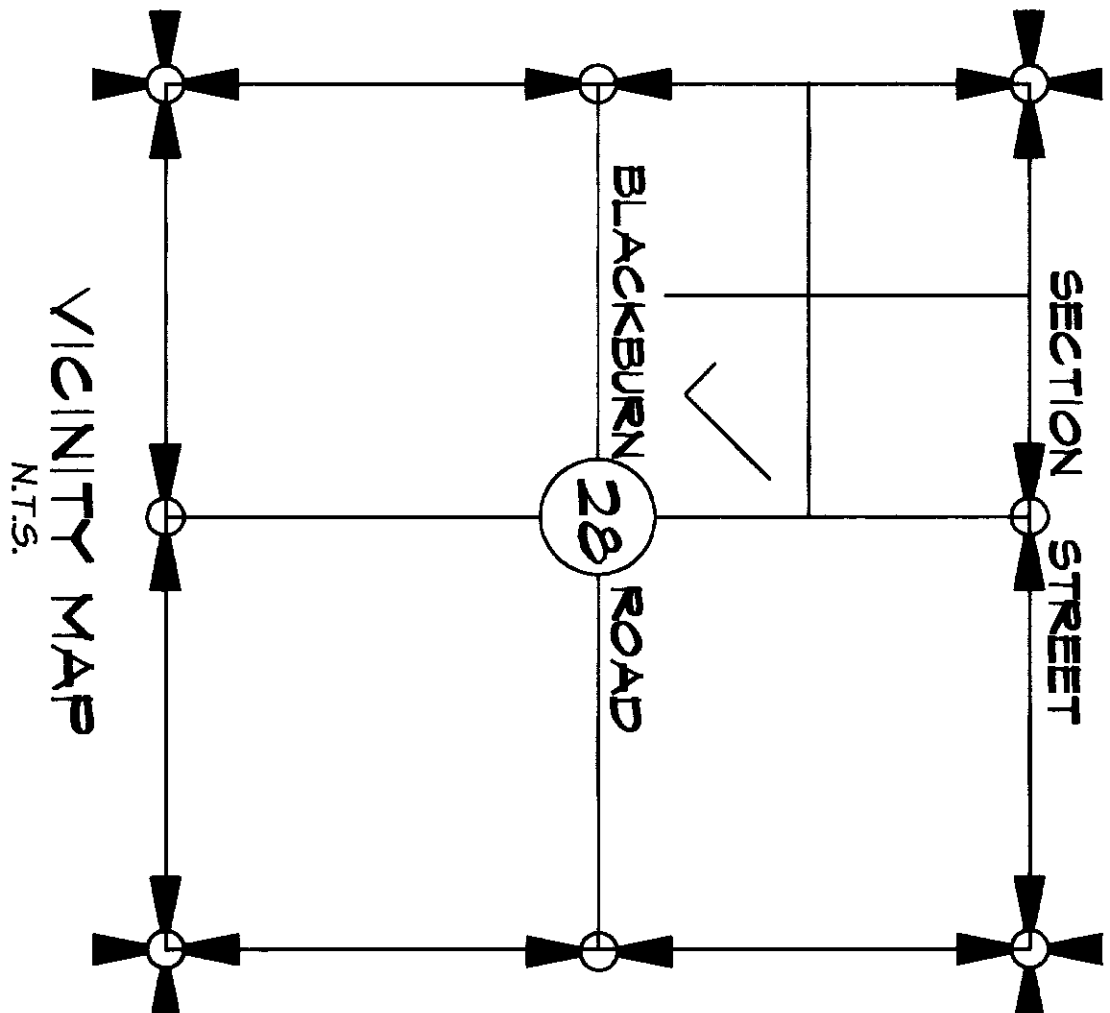
AUDITORS CERTIFICATE

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

  
200502240085  
Skagit County Auditor  
2/24/2005 Page 1 of 2 1:43PM

  
Norma Burnett  
SKAGIT COUNTY AUDITOR

  
Jeffrey J. Durala



SHEET 1 OF 2

DATE: 2/22/05

BOUNDARY LINE ADJUSTMENT SURVEY  
IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF  
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 41N,  
SKAGIT COUNTY, WASHINGTON

FOR: NORDCO GROUP, LLC

FB 42 PG 47  
LISSNER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442  
MERIDIAN: ASSUMED  
SCALE: 1" = 100'  
DRAWING: 03-046

MONT IN CASE  
PER PREVIOUS SURVEY

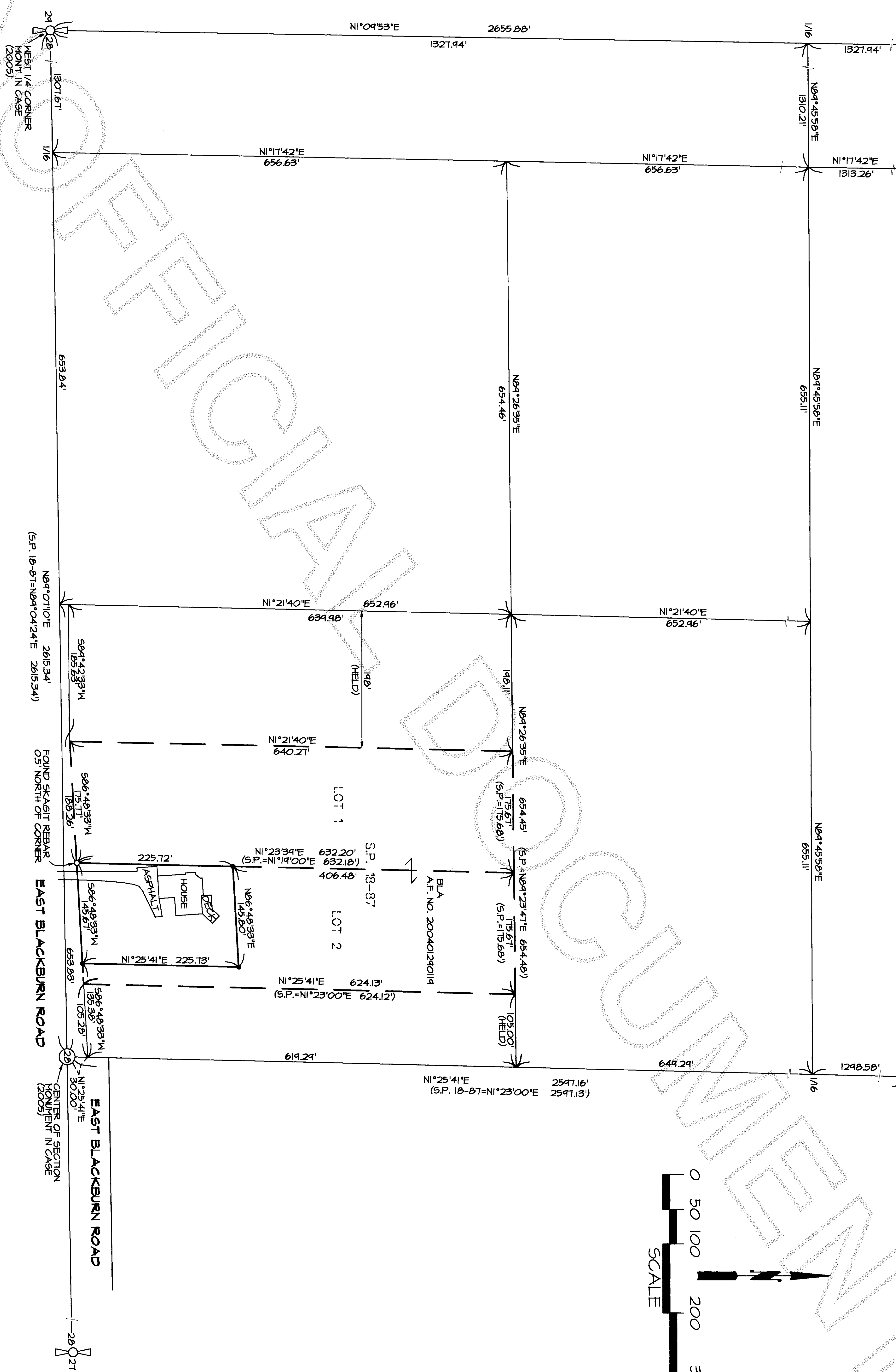
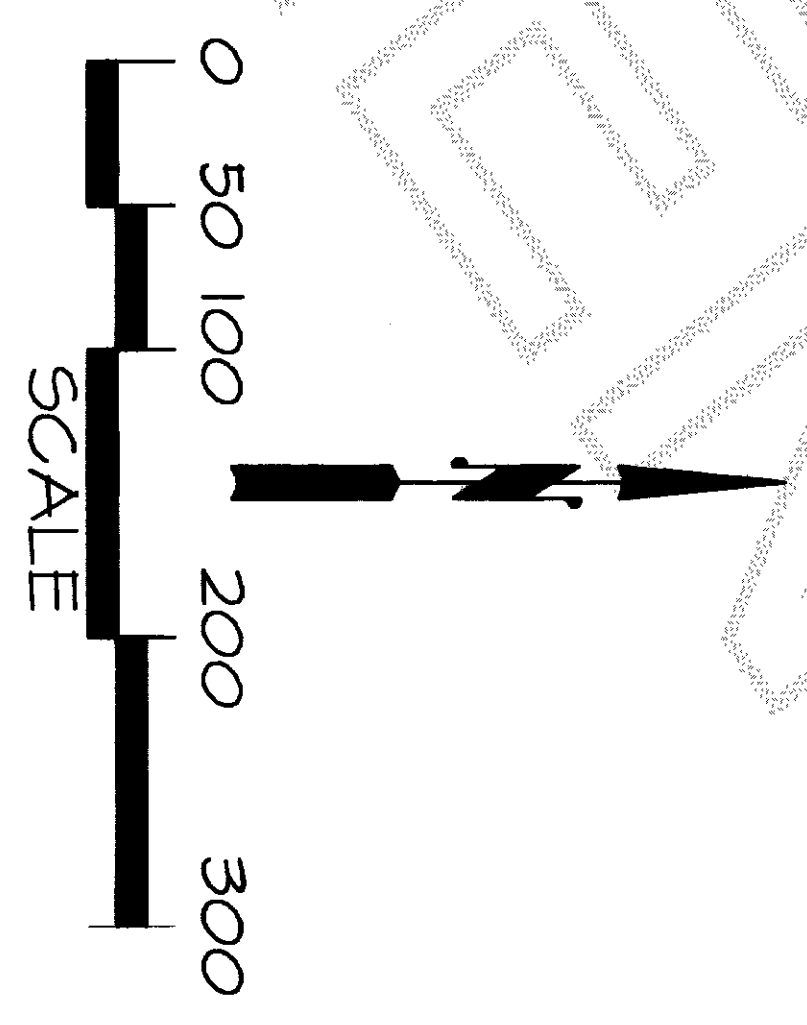
N84°35'24"W  
2625.84'

2625.84'

SECTION STREET

MONT IN CASE  
PER PREVIOUS SURVEY

200502240085  
Skagit County Auditor  
2/24/2005 Page 2 of 2 1:43PM



SHEET 2 OF 2 DATE: 2/22/05

BOUNDARY LINE ADJUSTMENT SURVEY  
IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF  
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: NORDCO GROUP, LLC

FB 42 PG 47	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSIGNED	SURVEYING & LAND-USE CONSULTATION	DRAWING: 03-046
	MOUNT VERNON, WA 98273 360-418-1442	

