

**SURVEY DESCRIPTION**

PARCEL NO. 1

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 3 EAST, N.M.,

EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 (SOUTHWEST SECTION CORNER); THENCE NORTH 0°22'33" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1325.84 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°50'11" EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 315.00 FEET; THENCE NORTH 0°22'33" EAST PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 246.00 FEET; THENCE NORTH 84°50'11" WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 315.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHWEST 1/4 TO A POINT BEARING NORTH 0°22'33" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°22'33" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 246.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, AND EXCEPT ROAD RIGHT-OF-WAY.

PARCEL NO. 2

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 3 EAST, N.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 (SOUTHWEST SECTION CORNER); THENCE NORTH 0°22'33" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1325.84 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°50'11" EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 315.00 FEET; THENCE NORTH 0°22'33" EAST PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 246.00 FEET; THENCE NORTH 84°50'11" WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 315.00 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTHWEST 1/4 TO A POINT BEARING NORTH 0°22'33" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°22'33" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 246.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, EXCEPT ROAD RIGHT-OF-WAY.

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

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

**NOTES**

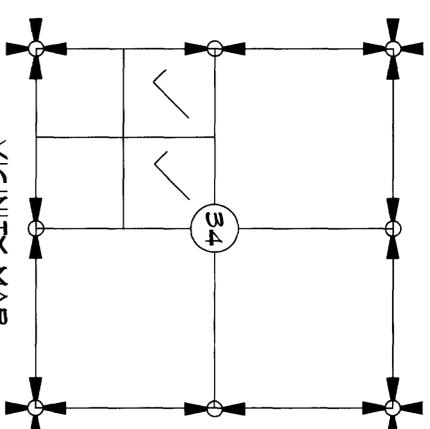
1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
2. SURVEY DESCRIPTION IS FROM QUIT CLAIM DEED, DATED JUNE 30, 2006 AND RECORDED UNDER SKAAGIT COUNTY AUDITORS FILE NO. 200607110236.
3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SKAAGIT COUNTY SHORT PLAT NO. 43-077 RECORDED UNDER SKAAGIT COUNTY AUDITORS FILE NUMBER 931040064, IN RECORDS OF SKAAGIT COUNTY, WASHINGTON.
4. BASIS OF BEARING: MOUNTED WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 3 EAST, N.M., BEARING = NORTH 0°22'33" EAST
5. MERIDIAN: ASSUMED
6. INSTRUMENTATION: LEICA TORIOSA THEODOLITE DISTANCE METER
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID J. NIDEROST, A MARRIED MAN, AS HIS SEPARATE ESTATE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY 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.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (BRADSHAW ROAD, AS TRAVELLED ROAD MAY BE EAST OF RIGHT-OF-WAY) 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.
11. ALL DISTANCES SHOWN HEREON ARE IN FEET.

**AUDITORS CERTIFICATE**

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

200609200119  
Skaagit County Auditor  
9/20/2006 Page 1 of 2 2:06PM

**N. Brummett**  
Skaagit County Auditor  
**D. Nelson**  
Deputy



VICINITY MAP  
N.T.S.

SHEET 1 OF 2

DATE: 9/19/06

**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 DAVID J. NIDEROST, A MARRIED MAN AS HIS SEPARATE ESTATE, IN SEPTEMBER 2006.

DATE: 2006 09 20

**BRUCE G. LISSER, P.L.S.**  
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MOUNT VERNON, WA 98273  
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SURVEY IN A PORTION OF THE  
NORTH 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 34, TOWNSHIP 34 NORTH, RANGE 3 EAST, N.M.,  
SKAAGIT COUNTY, WASHINGTON  
FOR: DAVID NIDEROST

FB 216/218 Pg 62/74 LISSER & ASSOCIATES, PLLC SCALE: N/A  
MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION DRAWING: 06-01B  
MOUNT VERNON, WA 98273 360-419-7442

CALHOUN ROAD

NORTH 1/4 CORNER  
BRASS CAP MOUNT IN CASE  
(2006)

200609200719  
Skagit County Auditor  
9/20/2006 Page 2 of 2 2:08PM

WEST 1/4 CORNER  
BRASS CAP SURFACE MOUNT  
(2006)

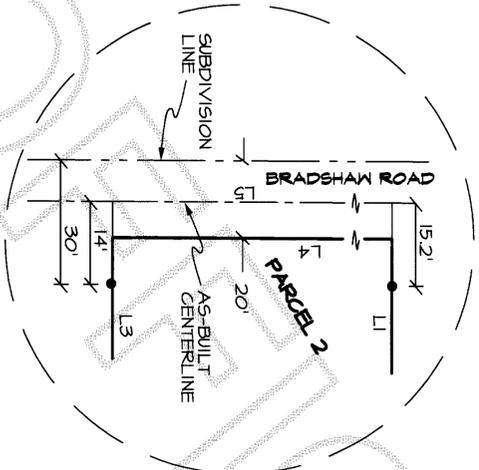
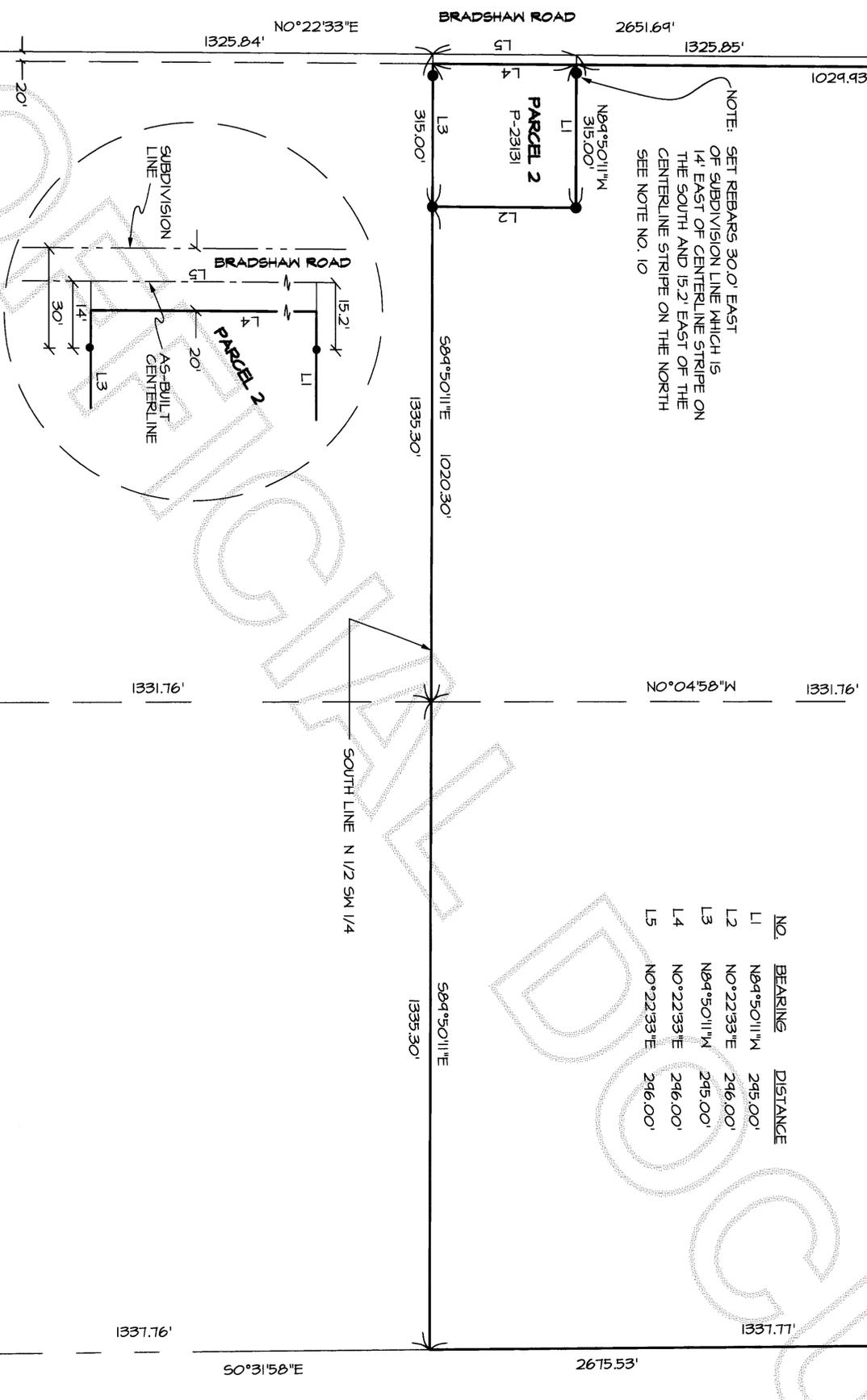
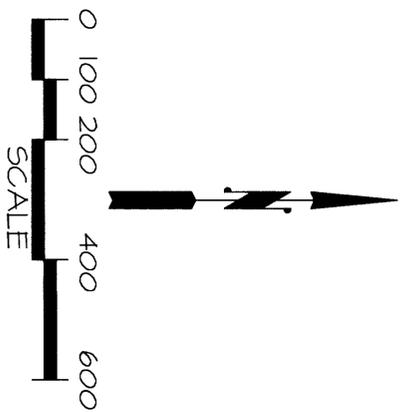
EAST 1/4 CORNER  
CALCULATED PER  
SHORT PLAT 43-077

BEAVER  
ROAD

ROAD RIGHT OF WAY  
PER COUNTY RECORDS

NOTE: SET REBAR 30.0' EAST  
OF SUBDIVISION LINE WHICH IS  
14' EAST OF CENTERLINE STRIPE ON  
THE SOUTH AND 15.2' EAST OF THE  
CENTERLINE STRIPE ON THE NORTH  
SEE NOTE NO. 10

NO.	BEARING	DISTANCE
L1	N84°50'11" W	245.00'
L2	N0°22'33" E	246.00'
L3	N84°50'11" W	245.00'
L4	N0°22'33" E	246.00'
L5	N0°22'33" E	246.00'



SHEET 2 OF 2  
DATE: 9/20/06

SURVEY IN A PORTION OF THE  
NORTH 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 34, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: DAVE NIDEROST

FB 216/278 Pg 62/74  
LISSNER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-414-7442  
SCALE: 1" = 200'  
DRAWING: 06-01B