

SURVEY IN NE 1/4 OF SE 1/4 OF SEC. 36,  
TWP. 34N, RNG. 2E. W.M. SKAGIT COUNTY  
LOT LINE ADJUSTMENT SURVEY

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



200704250113

Skagit County Auditor

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Skagit County Auditor  
SKAGIT COUNTY WASHINGTON

BY DEPUTY

LEGAL DESCRIPTION (BEFORE LOT LINE ADJUSTMENT)

LOT 1, BLOCK 25 AND THE NORTH 1/2 OF TRACT IV, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF MAPLE STREET, SAID SOUTHWESTERLY LINE BEING THE WESTERLYMOST CORNER OF THE NORTH 1/2 OF SAID TRACT IV, TO THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE NORTH 1/2 OF SAID TRACT IV, A DISTANCE OF 100.02 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAPLE STREET 75.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

SAID LOT A BEING SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER, ACROSS AND UNDER THE SOUTHWESTERLY 20 FEET THEREOF, SAID EASEMENT BEING FOR THE BENEFIT OF THE FOLLOWING DESCRIBED LOT B.

LOT B (P74409): BEGIN AT THE NORTHERLYMOST CORNER OF LOT 1, BLOCK 25 "MAP ON SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF MAPLE STREET, SAID SOUTHWESTERLY LINE BEING THE WESTERLYMOST CORNER OF THE NORTH 1/2 OF SAID TRACT IV, TO THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE NORTH 1/2 OF SAID TRACT IV, A DISTANCE OF 100.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF MAPLE STREET 75.00 FEET TO THE NORTHEASTERLY LINE OF LOT 1; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 TO THE EASTERLYMOST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 AND TRACT IV TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 1/2 OF SAID TRACT IV; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE TRUE POINT OF BEGINNING.

SAID LOT B BEING TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE SOUTHWESTERLY 20 FEET OF THE HEREIN DESCRIBED LOT A.

LEGAL DESCRIPTION (BEFORE LOT LINE ADJUSTMENT)  
LOT 1, BLOCK 25 AND THE NORTH 1/2 OF TRACT IV, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF MAPLE STREET, SAID SOUTHWESTERLY LINE BEING THE WESTERLYMOST CORNER OF THE NORTH 1/2 OF SAID TRACT IV, TO THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE NORTH 1/2 OF SAID TRACT IV, A DISTANCE OF 100.02 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAPLE STREET 75.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION MARCH, 2007.

BASES OF BEARING

CENTER OF MAPLE STREET BEING S 29° 55' 40" W BASED ON THE FOUND MONUMENTS AT LAUREL STREET AND RAINIER STREET.

NOTE:

1. PROPERTY BOUNDARY IS BASED ON THE QUIT CLAIM DEED PER A/P#609200012 RECORDED ON SEPTEMBER 20, 1996.
2. THE PROPERTY PARCEL NOS. ARE P74412 AND P74408, AND ADDRESSED AS 413 MAPLE STREET LACONNER, WA 98257.

LOT AREAS

BEFORE LOT LINE ADJUSTMENT	AFTER LOT LINE ADJUSTMENT
LOT A (P74412) 5,000.00 sq. ft.	LOT A (P74412) 7,500.00 sq. ft.
LOT B (P74408) 10,000.00 sq. ft.	LOT B (P74408) 7,500.00 sq. ft.

LOT LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH TOWN OF LACONNER LAND USE CODE 15.125.050, ON 25 2007.

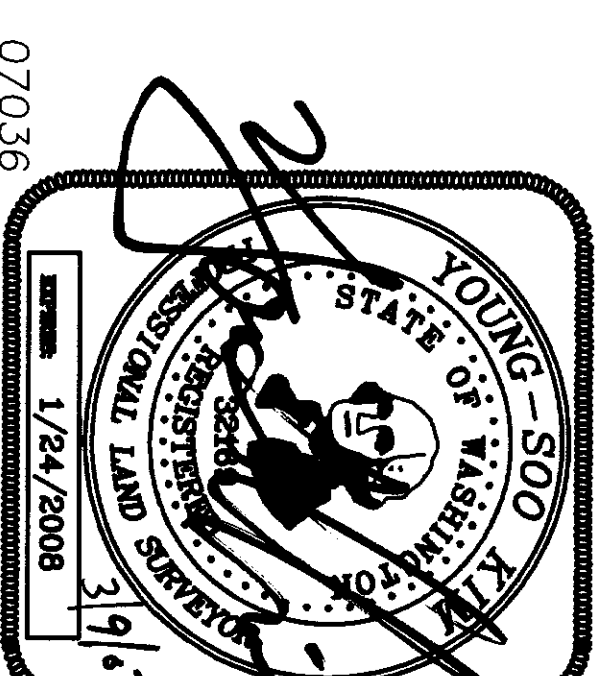
TOWN OF LACONNER PLANNING DIRECTOR

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 PATRICK T. WILLUP

IN MARCH 2007.

Patrick T. Willup  
P.O. BOX 1263  
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PHONE: 360-708-1157



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