

SURVEY DESCRIPTION

LOT 2, SHORT CARD NO. PL-03-0446, APPROVED JUNE 4, 2004, RECORDED JUNE 8, 2004 UNDER AUDITOR'S FILE NO. 200406080082, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1/4M.

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.

OWNERS CONSENT AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO BOUNDARY LINE ADJUSTMENT REQUIREMENTS OF SKAGIT COUNTY CODE 14.18.700, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATIVE OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS,

*Tom O'Brien*  
TOM O'BRIEN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOSEPH F. NIDEROST, JR. (DECEASED)

ACKNOWLEDGEMENT  
STATE OF WASHINGTON  
COUNTY OF *KING*

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TOM O'BRIEN SIGNED THIS INSTRUMENT. ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH F. NIDEROST, JR. (DECEASED) ADMITTED IN KING COUNTY SUPERIOR COURT UNDER PROBATE CAUSE NO. 11-4-04738-2, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: *02.04.2012*

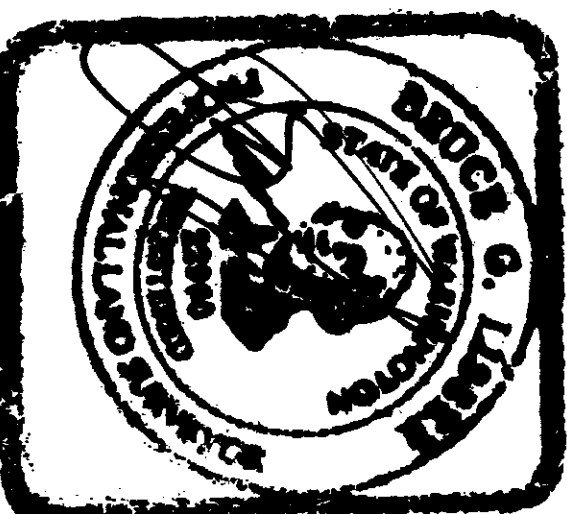


*Lydia M. Moore*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES *12-29-2015*  
RESIDING AT *Seattle*

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 DAVID AND JANET BAUERMEISTER, HUSBAND AND WIFE, PURCHASERS, IN JANUARY 2013.

DATE: *Jan 29, 2013*  
*Brice G. Lissger*  
BRICE G. LISSGER, P.L.S., CERTIFICATE NO. 229660  
LISSGER & ASSOCIATES, PLLC  
320 MILWAUKEE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRICE@LISSGER.COM



NOTES

- INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSGER 229660
  - INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.
- DESCRIPTION, EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY, TITLE REPORT, ORDER NUMBER 145102-0E DATED DECEMBER 31, 2012.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD PER THE ABOVE REFERENCED TITLE REPORT, WHICH LISTS THE FOLLOWING DOCUMENTS 200307180023 AND 200406080082.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200307180023, SHORT CARD NO. PL-03-0446 RECORDED UNDER AUDITOR'S FILE NO. 200406080082 AND SHORT PLAT NO. PL-12-0016 RECORDED UNDER AUDITOR'S FILE NO. 201205170066, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1/4M, (PER PREVIOUS SURVEY REFERENCED IN NOTE NO. 4)  
BEARING = NORTH 0°11'24" WEST
- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF DAVID AND JANET BAUERMEISTER, HUSBAND AND WIFE, PURCHASERS, TO MODIFY THE LOCATION OF THE LOT 2 BUILDING AREA AS SHOWN HEREON.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER I.A.C. CHAPTER 332.130 (FENCE LINE). LINES OF OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS 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.
- LOCATIONS OF EXISTING UTILITIES ARE BASED ON FIELD LOCATION OF OBSERVABLE UTILITY LINES, UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT ALL KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME, EXCEPT AS SHOWN.
- PRIOR TO CONSTRUCTION IT IS ADVISED TO REQUEST UNDERGROUND UTILITY LOCATES TO ASCERTAIN THE LOCATION OF ALL UTILITIES, IF ANY, WITHIN THE AFFECTED CONSTRUCTION AREA.
- PARCEL NO. P-121737
- PARCEL AREA:  
LOT 2 BUILDING AREA 37,802 SQ. FT. 0.87 ACRES  
LOT 2 OPEN SPACE 428,342 SQ. FT. 9.83 ACRES  
TOTAL AREA OF LOT 2 = 466,144 SQ. FT. 10.70 ACRES
- THE ORIGINAL LOT 2 BUILDING AREA AS SHOWN ON SHORT CARD NO. PL-03-0446 IS TO REVERT TO A DESIGNATION OF RECREATIONAL OPEN SPACE PER SAID SHORT CARD. THE REBAR DENOTING THE LIMITS OF SAID ORIGINAL BUILDING AREA HAVE BEEN REMOVED.
- THE DRAINFIELD EASEMENT AREA SHOWN ON SHORT CARD NO. PL-03-0446 IS STILL VALID IF A NEW DRAINFIELD AREA IS PROPOSED FOR THE NEW BUILDING AREA, NEW SOILS TESTING AND COUNTY APPROVAL IS REQUIRED. CONTACT SKAGIT COUNTY PLANNING AND COMMUNITY DEVELOPMENT FOR DETAILS.
- NO BUILDING SETBACKS ARE REQUIRED FOR LOT 2 BUILDING AREA SHOWN HEREON EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBL. BUILDING SETBACKS FOR THE LOT 2 OPEN SPACE SHALL COMPLY WITH THE REQUIREMENTS OF THE RURAL RESERVE ZONE AS FOLLOWS:  
FRONT: 20 FEET, ADJACENT TO ROADWAY  
SIDE: 8 FEET  
REAR: 25 FEET

AUDITOR'S CERTIFICATE

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

*J. Youngquist*  
J. YOUNGQUIST  
SKAGIT COUNTY AUDITOR

*Mary Anne*  
DEPUTY

APPROVAL

SKAGIT COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
REVIEWED AND APPROVED IN ACCORDANCE WITH SKAGIT COUNTY CODE, CHAPTER 14.18.700

SKAGIT COUNTY  
BY: *David Roeder* DATE: *2/6/2013*, 2013  
TITLE: *St. Plummer*



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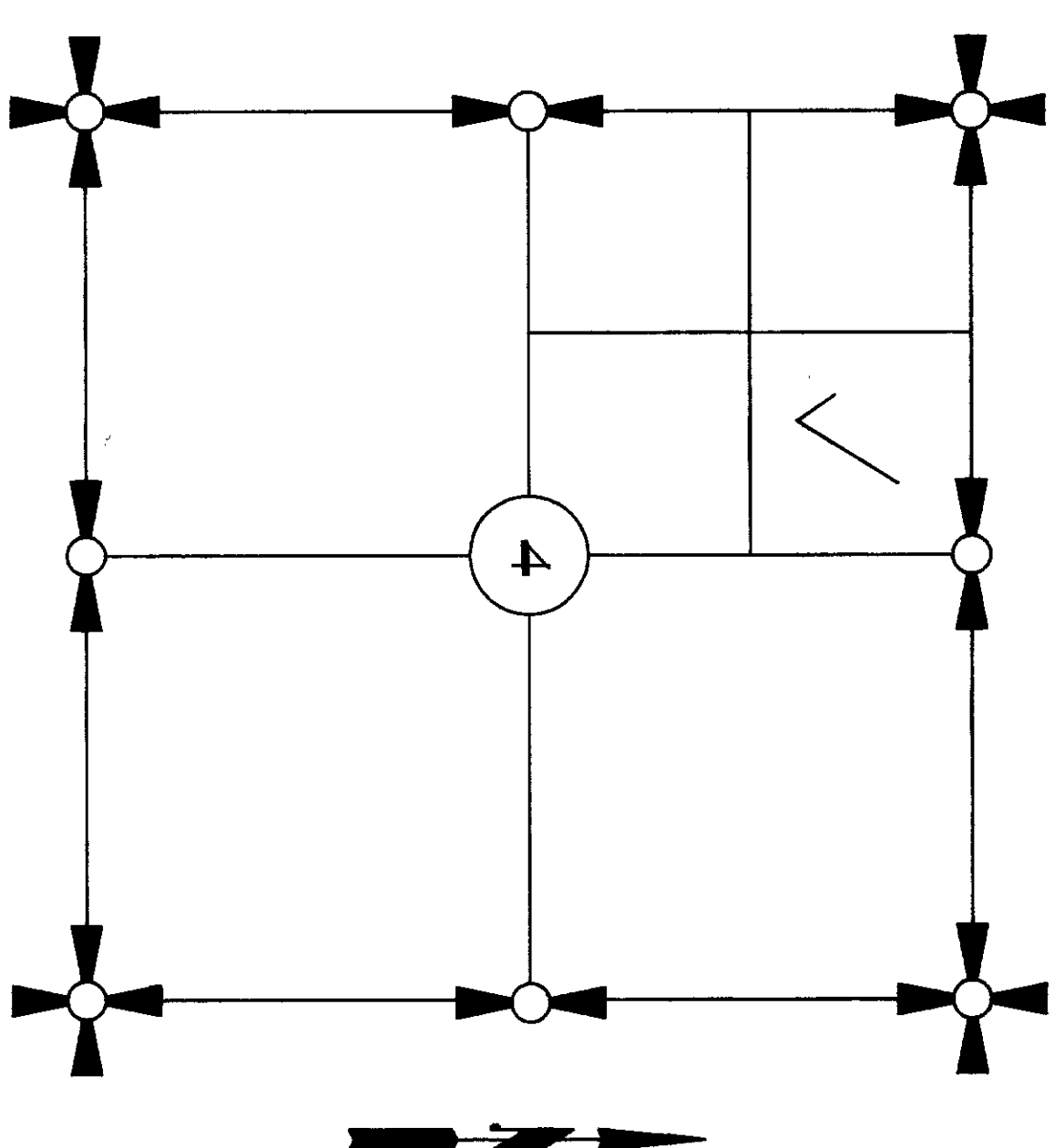
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Skagit County Auditor

SHEET 1 OF 2

VICINITY MAP  
N.T.S.

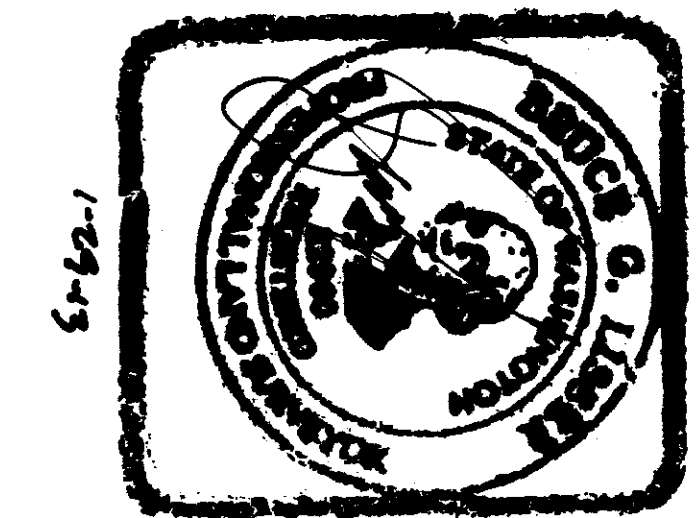
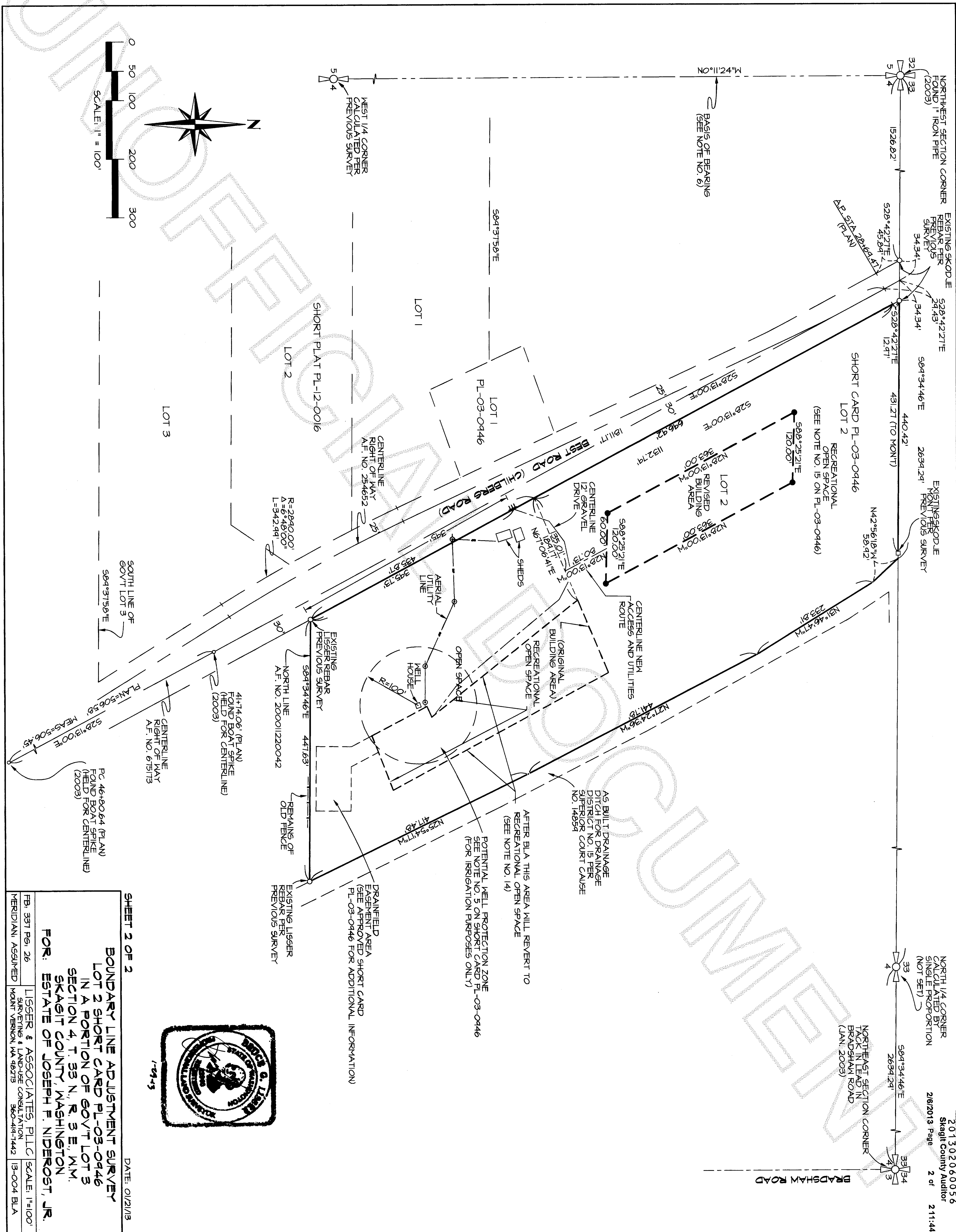
SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, 1/4M.



BOUNDARY LINE ADJUSTMENT SURVEY  
LOT 2 SHORT CARD PL-03-0446  
IN A PORTION OF GOV'T LOT 3  
SECTION 4, T. 33 N., R. 3 E., 1/4M.

FOR: ESTATE OF JOSEPH F. NIDEROST, JR.

FB:	Pg.	LISSGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	13-004 B.L.A.



SHEET 2 OF 2 DATE: 01/21/13

BOUNDARY LINE ADJUSTMENT SURVEY

LOT 2 SHORT CARD PL-03-0446  
IN A PORTION OF GOVT LOT 3  
SECTION 4, T. 33 N., R. 3 E., M.M.  
SKAGIT COUNTY, WASHINGTON

FOR: ESTATE OF JOSEPH F. NIDEROST, JR.

FB: 331 Pg. 26	LIGSER & ASSOCIATES, PLLC	SCALE: 1"=100'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	13-004 BLA
	MOUNT VERNON, WA 98273	360-418-1442