

SURVEY DESCRIPTION

PARCEL A  
LOT 1, RIDGEWOOD NO. 1  
SKAGIT COUNTY TAX ACCOUNT NO. 3484-000-007-0007, P-68440  
(PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 68)

PARCEL B  
REPLAT OF RIDGEWOOD, LOTS 3, 4 AND 5 OF TRACT A,  
SKAGIT COUNTY TAX ACCOUNT NO. 4353-000-005-0104, P-19135  
(TRACT A, REPLAT OF RIDGEWOOD DIVISION NO. 1, LOTS 3, 4 AND 5, PER  
PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 61)

PARCEL C  
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND  
THE SOUTH 15 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4, LESS PLATTED RIDGEWOOD NO. 1, LOT 3, 4, AND 5 AND  
CONTAINING 10.28 ACRES, MORE OR LESS,  
(AND ALSO EXCEPT ROADS.)

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

ALL OF THE ABOVE SITUATE IN THE COUNTY OF SKAGIT, STATE OF  
WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP  
INScribed LISER 22460.  
INDICATES EXISTING IRON PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON SPECIAL WARRANTY  
DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER  
200306030075. INFORMATION IN PARENTHESES WAS ADDED TO REDUCE  
CONFISSION WITH RESPECT TO THE DESCRIPTIONS CONTAINED IN SAID  
SPECIAL WARRANTY DEED.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF  
RIDGEWOOD DIVISION NO. 1 RECORDED UNDER AUDITORS' FILE NO. 121502,  
REPLAT OF RIDGEWOOD DIVISION NO. 1, LOTS 3, 4 AND 5, RECORDED  
UNDER AUDITORS' FILE NO. 853081, PLAT OF LITTLE MOUNTAIN ESTATE  
DIVISION NO. 1 RECORDED UNDER AUDITORS' FILE NO. 8404070007, PLAT  
OF LITTLE MOUNTAIN ESTATES DIVISION NO. 2 RECORDED UNDER AUDITORS  
FILE NO. 910010007, ASSESSORS PLAT OF STOCKFLETHS SKYRIDGE  
RECORDED UNDER AUDITORS' FILE NO. 102486, PLAT OF SKYRIDGE DIV.  
VII RECORDED UNDER AUDITORS' FILE NO. 4204140101, AND SKAGIT  
COUNTY SHORT PLAT NO. 71-77 RECORDED UNDER AUDITORS' FILE NO.  
865842, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR
- INSTRUMENTATION: LEICA TCRA1103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF CYPRESS STREET PER  
PLATS OF RIDGEWOOD.  
BEARING = SOUTH 24°30'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF REBECCA A. HALL,  
A MARRIED WOMAN AS HER SEPARATE ESTATE, AND JEFFREY P. HELLMAN, A  
MARRIED MAN AS HIS SEPARATE ESTATE, FOR THE DELINEATION AND  
STAKING OF 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 REPORT MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE, GRAVEL  
DRIVES AND BUILDINGS) AS PER WAC 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.

SURVEYORS NOTE

THERE ARE MANY CONFLICTING SOLUTIONS FOR THE SUBDIVISION OF  
SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, STEMMING FROM  
THE ACCEPTANCE OF A MONUMENT AT THE CENTER OF SECTION OR IGNORING  
SAID MONUMENT.

THIS PARTICULAR AREA SHARES BOUNDARIES WITH BOTH SUBDIVISION  
METHODOLOGIES. THIS SURVEY RECOGNIZES THE EXISTING BOUNDARIES IN  
AN ATTEMPT TO MAINTAIN HARMONY ALONG THE ADJOINING PARCEL BOUNDARY  
LINES.

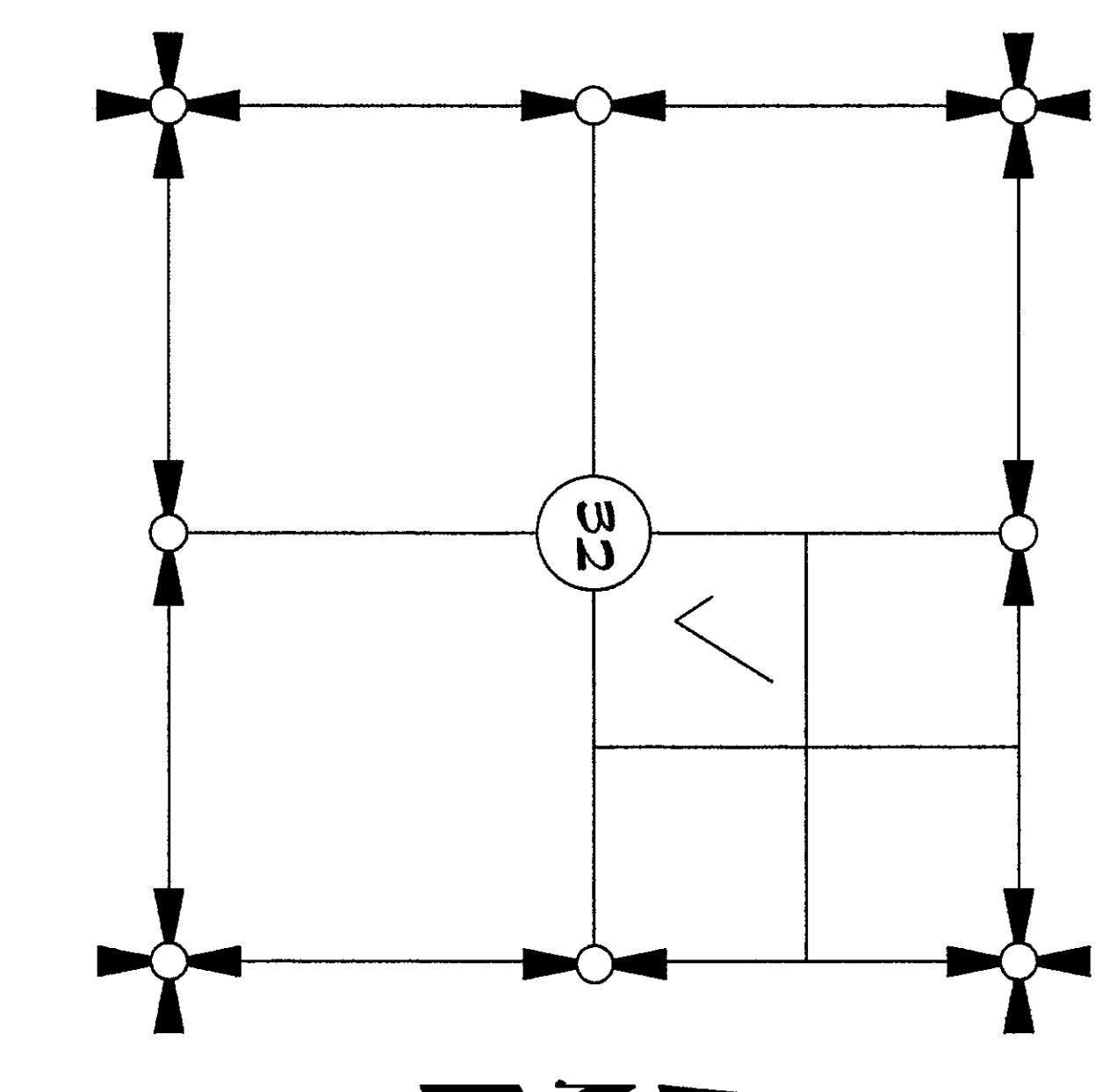
THE PLATS OF RIDGEWOOD HAVE EXISTING CONTROLLING MONUMENTS THAT  
WERE FOUND AND HONORED AS WAS THE CASE FOR THE PLATS OF SKYRIDGE  
AND LITTLE MOUNTAIN ESTATES. THE DIMENSIONAL DISTANCES FIT WELL,  
BUT THE ANGULAR RELATIONSHIPS WILL NOT FIT A PERFECT THEORETICAL  
SUBDIVISION.

AUDITOR'S CERTIFICATE

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

201306030077  
Skagit County Auditor  
6/3/2013 Page 1 of 2 1:42PM  
\$144.00

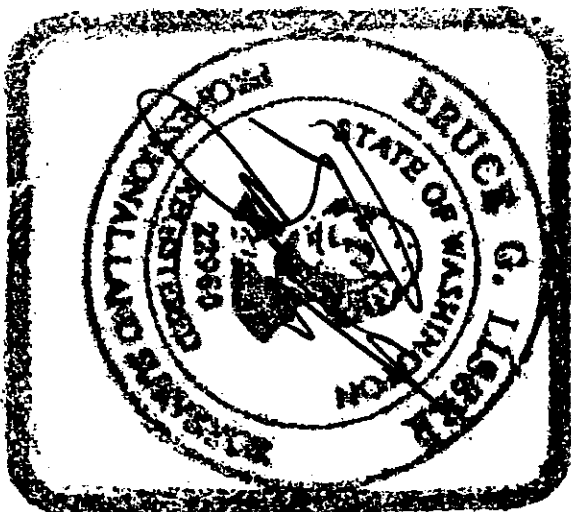
*James Thompson*  
SKAGIT COUNTY AUDITOR  
*Mary Ann*  
DEPUTY



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 REBECCA A. HALL, A MARRIED WOMAN  
AS HER SEPARATE ESTATE, AND JEFFREY P. HELLMAN, A MARRIED MAN AS  
HIS SEPARATE ESTATE, IN MAY 2013.

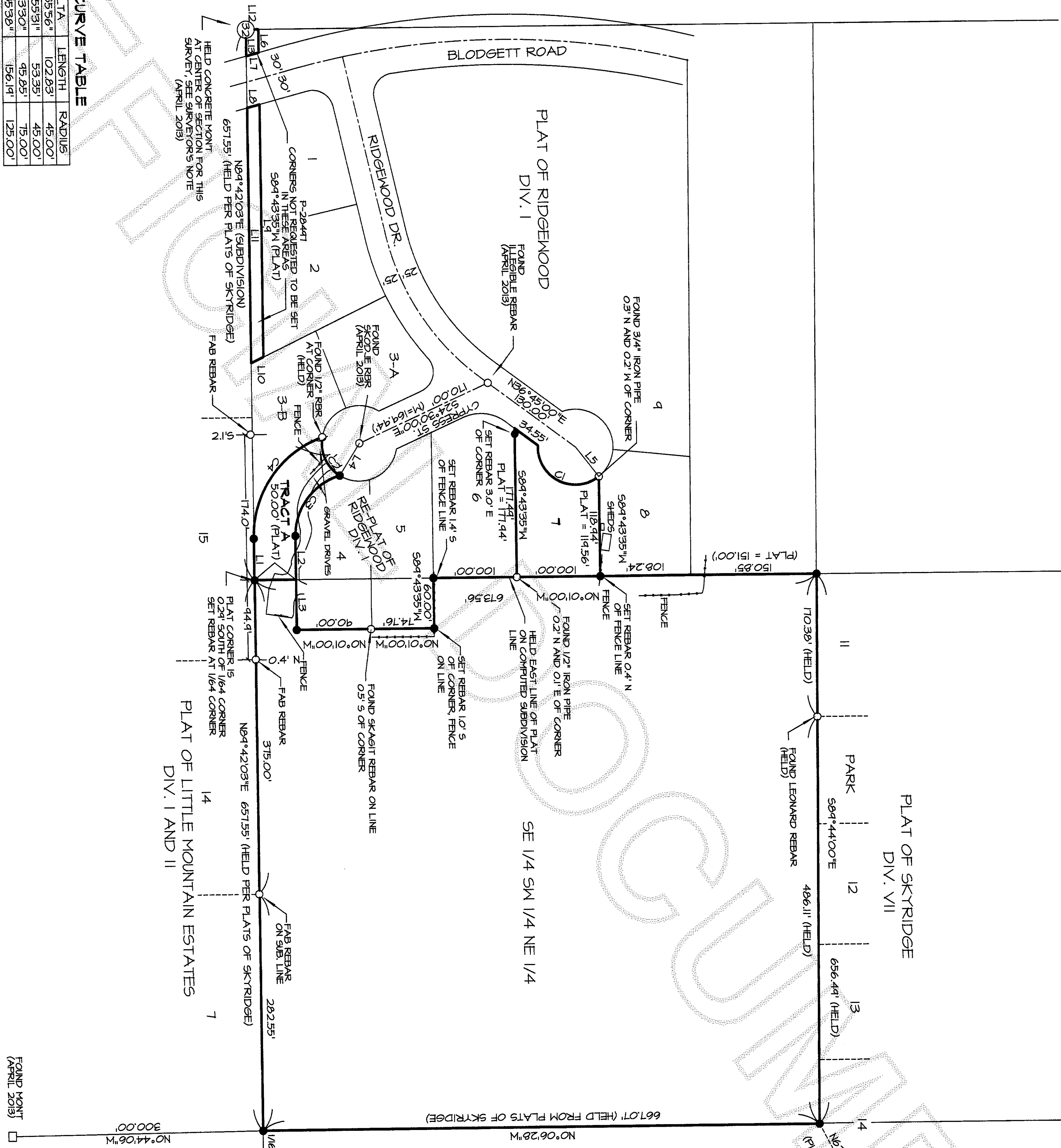
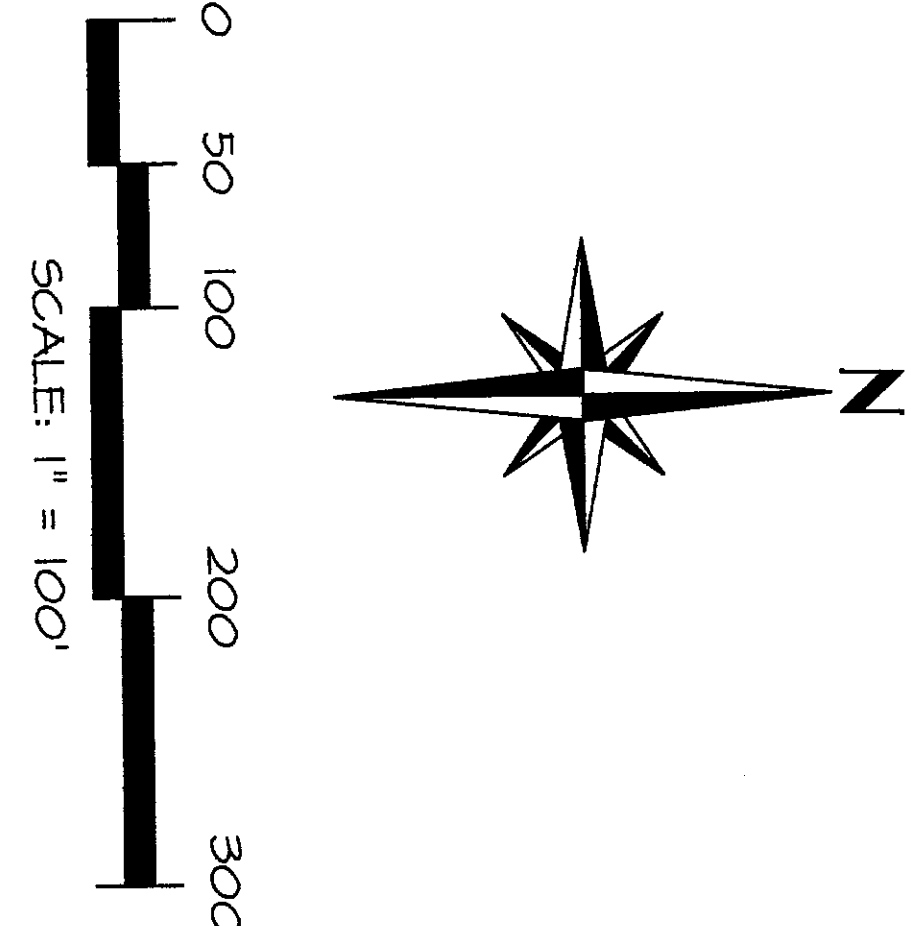
*June 3, 2013*  
BRUCE G. LISER, P.L.S., CERTIFICATE NO. 22460 DATE  
LISER & ASSOCIATES, PLLC  
320 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 414-1442  
FAX (360) 414-0581  
E-MAIL BRUCE@LISER.COM



SHEET 1 OF 2

DATE: 05/30/13

SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, T. 34 N., R. 4 E., 1/4M. SKAGIT COUNTY, WASHINGTON FOR: JEFFREY P. HELLMANN AND REBECCA HALL			
FB:	PG:	LISER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98273	360-414-1442 DWG: 13-031 ROS



NUM	DELTA	LENGTH	RADIUS
C1	130°55.56'	102.83'	45.00'
C2	67°53.31'	53.35'	45.00'
C3	73°13.30'	45.85'	75.00'
C4	71°35.38'	156.14'	125.00'

CURVE TABLE

NUM	BEARING	DISTANCE
L1	N84°43'35"E	49.63'
L2	S89°43'35"W	52.40'
L3	S89°43'35"W	60.00'
L4	S57°52'10"E	45.00'
L5	N52°04'08"E	45.00'
L6	N84°42'03"E	21.72'
L7	S14°44'45"E	15.50'
L8	N14°44'45"W	15.45'
L9	N89°43'35"E	30.41'
L10	S25°45'24"E	16.42'
L11	S84°42'03"W	304.59'
L12	N0°01'20"E	15.00'
L13	N84°42'03"E	31.70'

P = 500.00'

