

SURVEY DESCRIPTION

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY MARGIN OF AVON-ALLEN ROAD (BEING A POINT 20.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION);  
THENCE SOUTH 0°04'23" WEST ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 135.27 FEET;  
THENCE NORTH 84°14'08" EAST FOR A DISTANCE OF 247.26 FEET;  
THENCE SOUTH 87°52'03" EAST FOR A DISTANCE OF 820.68 FEET, MORE OR LESS, TO A POINT 2.0 FEET WEST OF AN EXISTING NORTH-SOUTH FENCE LINE;  
THENCE NORTH 0°50'57" EAST PARALLEL WITH AND 2.0 FEET WESTERLY OF SAID FENCE LINE FOR A DISTANCE OF 197.45 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, AT A POINT BEARING NORTH 84°12'04" EAST FROM THE POINT OF BEGINNING;  
THENCE SOUTH 84°12'04" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1,070.18 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.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP  
O INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBER 201311220067.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 27-88 RECORDED UNDER AUDITORS' FILE NO. 8806200019 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NUMBER 961130056, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR AND UNRECORDED SHORT PLAT NO. 10-72 AVAILABLE IN THE RECORDS OF SKAGIT COUNTY PUBLIC WORKS.
- INSTRUMENTATION: LEICA TCR1103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM.  
BEARING = NORTH 0°04'27" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROBERT DEAN, 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 LINES) 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.

SURVEYORS NOTE

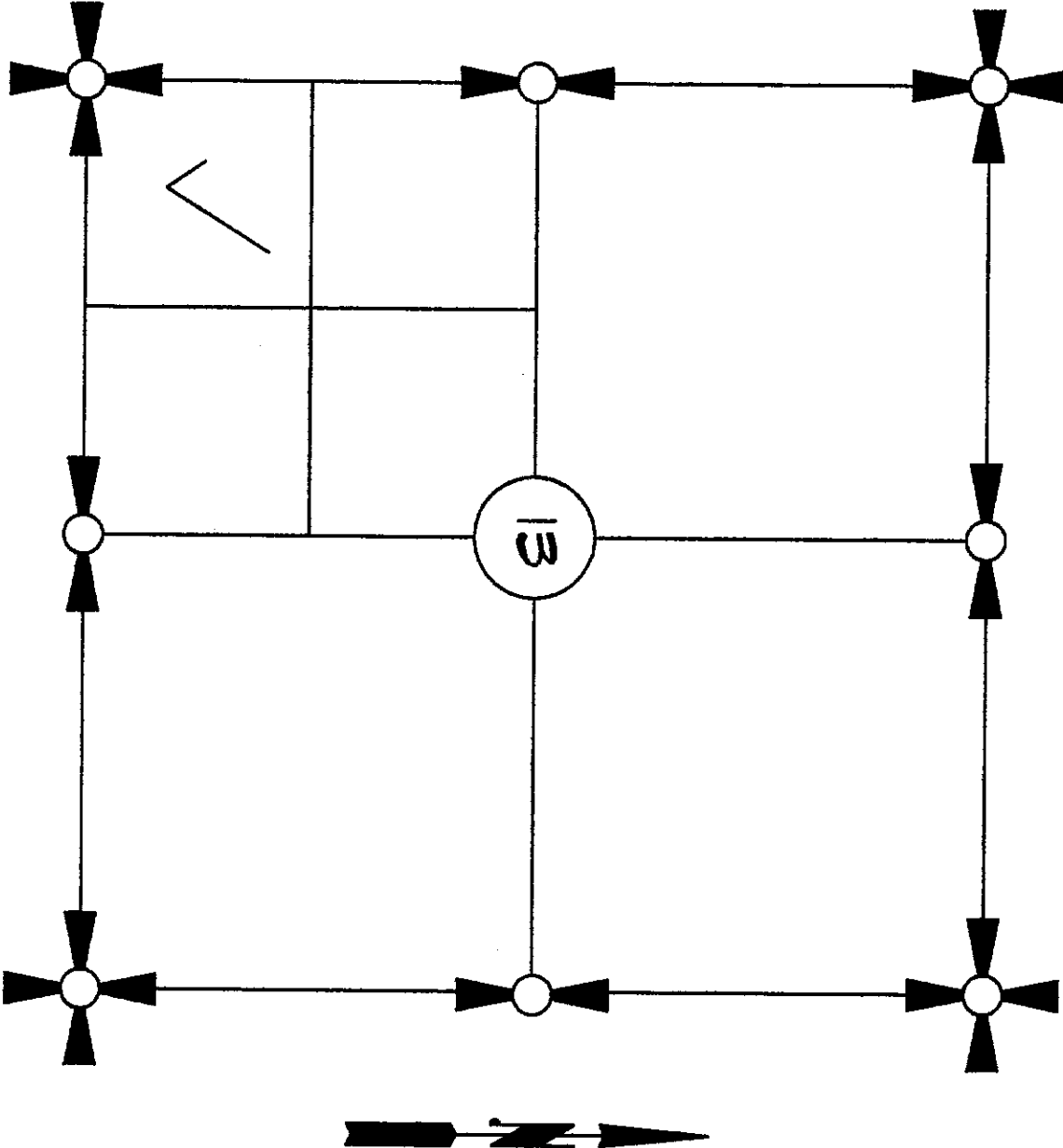
THIS SURVEY WAS REQUESTED TO BE PERFORMED BY ROBERT DEAN PRIOR TO HIS PURCHASE OF TRACT "A," OF SHORT PLAT NO. 10-72, IN PERFORMING THE SURVEY IT WAS FOUND THAT THE OCCUPATION LINES DID NOT REPRESENT WHAT APPEARED TO BE THE INTENT OF THE PARCEL BOUNDARY. IN RESEARCHING THE HISTORY OF THE ORIGINAL SHORT PLAT IT WAS FOUND THAT NO FIELD SURVEY WAS PERFORMED IN THE CREATION OF THE BOUNDARY, ONLY A MAP AND A LEGAL DESCRIPTION. A MEETING WAS HELD BETWEEN THE PROPERTY OWNERS TO THE NORTH, ROBERT JUNGQUIST AND ROBERT DEAN, AND THEY AGREED THAT THE NEW FENCE SHOULD BE PLACED ALONG THE STAKED SUBDIVISION LINE. AFTER A MEETING WITH THE OWNERS TO THE SOUTH, RODNEY WALSH, JAMES LAM AND ROBERT DEAN, A MUTUALLY AGREED UPON LINE WAS ESTABLISHED ALONG THE SOUTH, THE AGREEMENT DOCUMENT WAS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 20131010047. THIS SURVEY REFLECTS THE AGREED UPON LOCATIONS.

AUDITORS CERTIFICATE

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

James Ferguson  
SKAGIT COUNTY AUDITOR  
DEPUTY

201311260029  
\$143.00  
11/26/2013 Page 1 of 2 1:00PM  
Skagit County Auditor



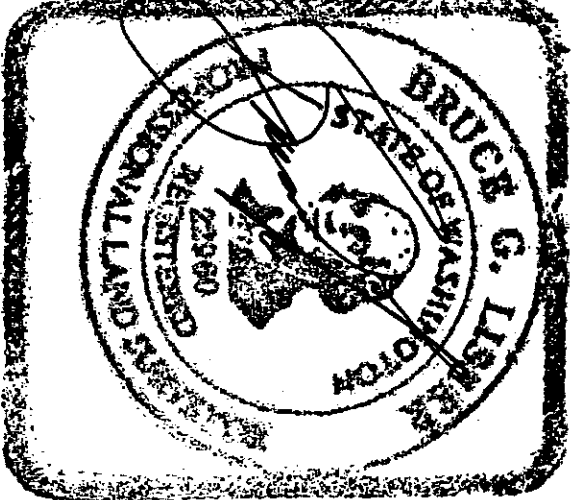
VICINITY MAP  
N.T.S.

SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM.

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 ROBERT DEAN, IN OCTOBER 2013.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE 11/26/13  
LISSER & ASSOCIATES, PLLC  
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MOUNT VERNON WA 98273  
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SHEET 1 OF 2

DATE: 11/26/13

SURVEY IN A PORTION OF THE  
SW 1/4 OF THE SW 1/4 OF  
SECTION 13, T. 34 N., R. 3 E., WM.  
SKAGIT COUNTY, WASHINGTON  
FOR: ROBERT DEAN

FB:	Pg:	LISSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	13-082 BDRY
		MOUNT VERNON, WA 98273	360-414-7442

