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Skagit County Auditor
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NOTES

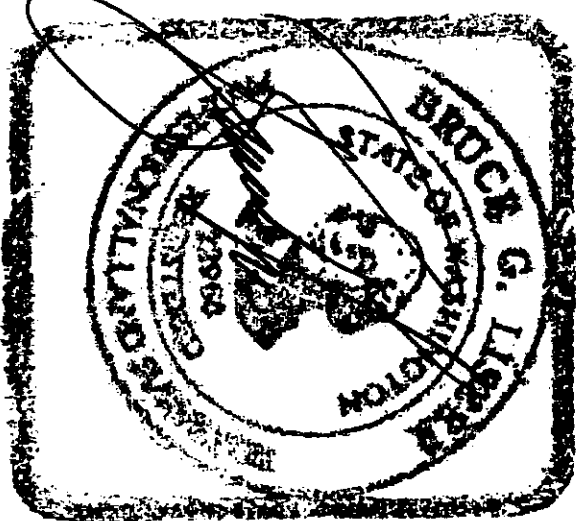
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
O INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201401210108.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 48-75 RECORDED UNDER AUDITOR'S FILE NO. 825700 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 940310044, 200408040121 AND 201006240024, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TCRA103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF SCHOOL DRIVE BETWEEN FRONT STREET AND MILL STREET
BEARING = NORTH 84°45'23" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROBERT CUSHEN, AN UNMARRIED INDIVIDUAL, 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 (MOBILE HOME AND FENCE LINES) 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.

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 ROBERT CUSHEN, AN UNMARRIED INDIVIDUAL, IN MARCH, 2014.

Wenke, Ted
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460 DATE

LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



SURVEY DESCRIPTION

PARCEL "A"

THAT PORTION OF THE WEST 50 FEET OF THE REAL ESTATE DESCRIBED AS TRACT "X" BELOW, LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES OF THE HEREINAFTER DESCRIBED TRACT A, EXTENDED EASTERLY 50 FEET, MORE OR LESS, TO THE CENTER LINE OF THE REAL ESTATE DESCRIBED AS TRACT "X" BELOW:

TRACT A

THAT PORTION OF GOVERNMENT LOT 6 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE STATE ROAD 200 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG SAID ROAD TO A POINT WHICH IS 320 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF THE NORTH LINE OF LOT 6;
THENCE EAST TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY;
THENCE NORTHERLY ALONG SAID RIGHT OF WAY TO A POINT EAST OF THE POINT OF BEGINNING;
THENCE WEST TO THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF THE EAST 50 FEET OF THE REAL ESTATE DESCRIBED AS TRACT "X" BELOW, LYING BETWEEN THE SOUTH BOUNDARY OF TRACT A AFORESAID, EXTENDED EAST TO THE EAST LINE OF SAID TRACT "X", AND THE NORTH BOUNDARY OF TRACT B HEREINAFTER DESCRIBED, EXTENDED WESTERLY TO THE EAST LINE OF SAID TRACT "X":

TRACT B

A TRACT OF LAND IN GOVERNMENT LOT 6 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF FRONT STREET WITH THE NORTH BOUNDARY LINE OF SCHOOL DRIVE;
THENCE NORTH 5°50' WEST ALONG THE WEST BOUNDARY OF FRONT STREET 260.0 FEET;
THENCE WEST 50.0 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF PUGET SOUND AND CASCADE RAILWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 5°50' WEST ALONG SAID EAST RIGHT OF WAY LINE 280.0 FEET;
THENCE WEST 50.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID PUGET SOUND AND CASCADE RAILWAY;
THENCE SOUTH 5°50' EAST ALONG SAID WEST RIGHT OF WAY LINE 280.0 FEET;
THENCE EAST 50.0 FEET TO THE TRUE POINT OF BEGINNING.

TRACT X

THAT PORTION OF GOVERNMENT LOTS 2 AND 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 100.00 FEET IN WIDTH AS CONVERTED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY INSTRUMENTS RECORDED IN VOLUME 10 OF DEEDS, PAGE 32, ON JANUARY 22, 1890, AND RECORDED IN VOLUME 11 OF DEEDS, PAGE 421, ON MAY 12, 1890, AND AS CONVERTED TO THE 5 AND 1 RAILWAY COMPANY BY INSTRUMENT RECORDED IN VOLUME 37, PAGE 227, ON MARCH 21, 1894, RECORDS OF SAID COUNTY,
EXCEPT ANY PORTION CONVERTED TO ROBERT L. MUMFORD BY INSTRUMENT RECORDED IN VOLUME 532 OF DEEDS, PAGE 2, UNDER AUDITOR'S FILE NO. 8304290021, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

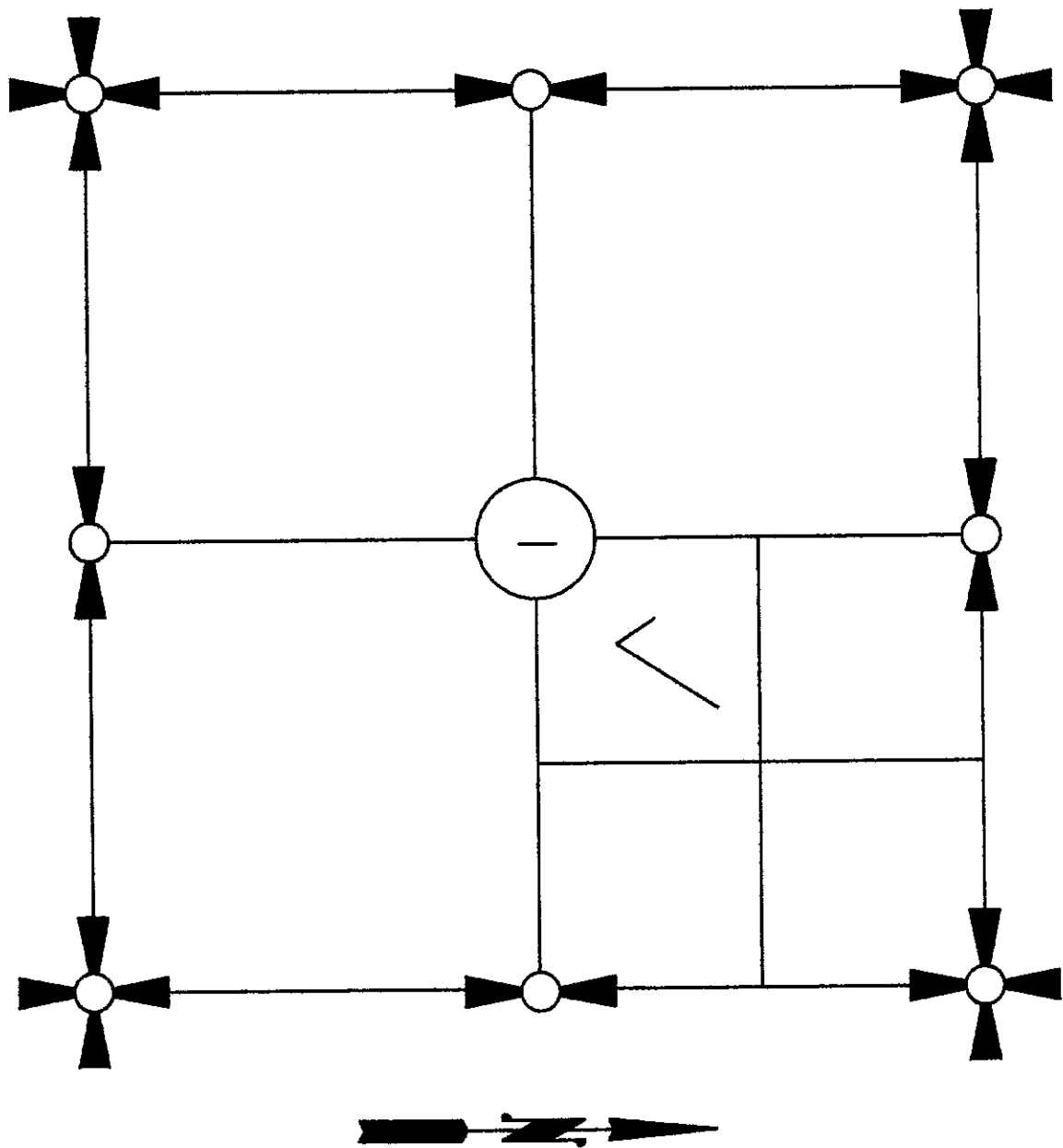
ALL OF THE ABOVE BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

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

Wenke, Ted
SKAGIT COUNTY AUDITOR

BR
DEPUTY



SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 2

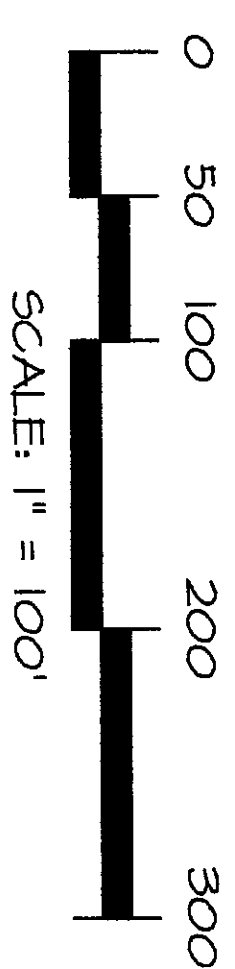
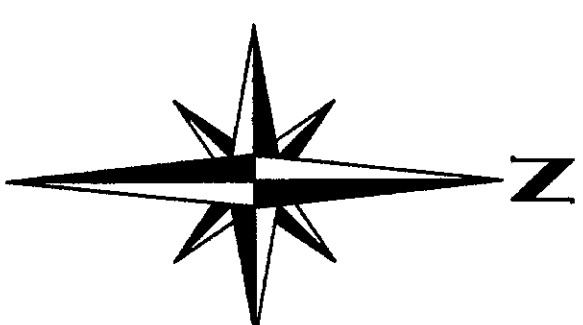
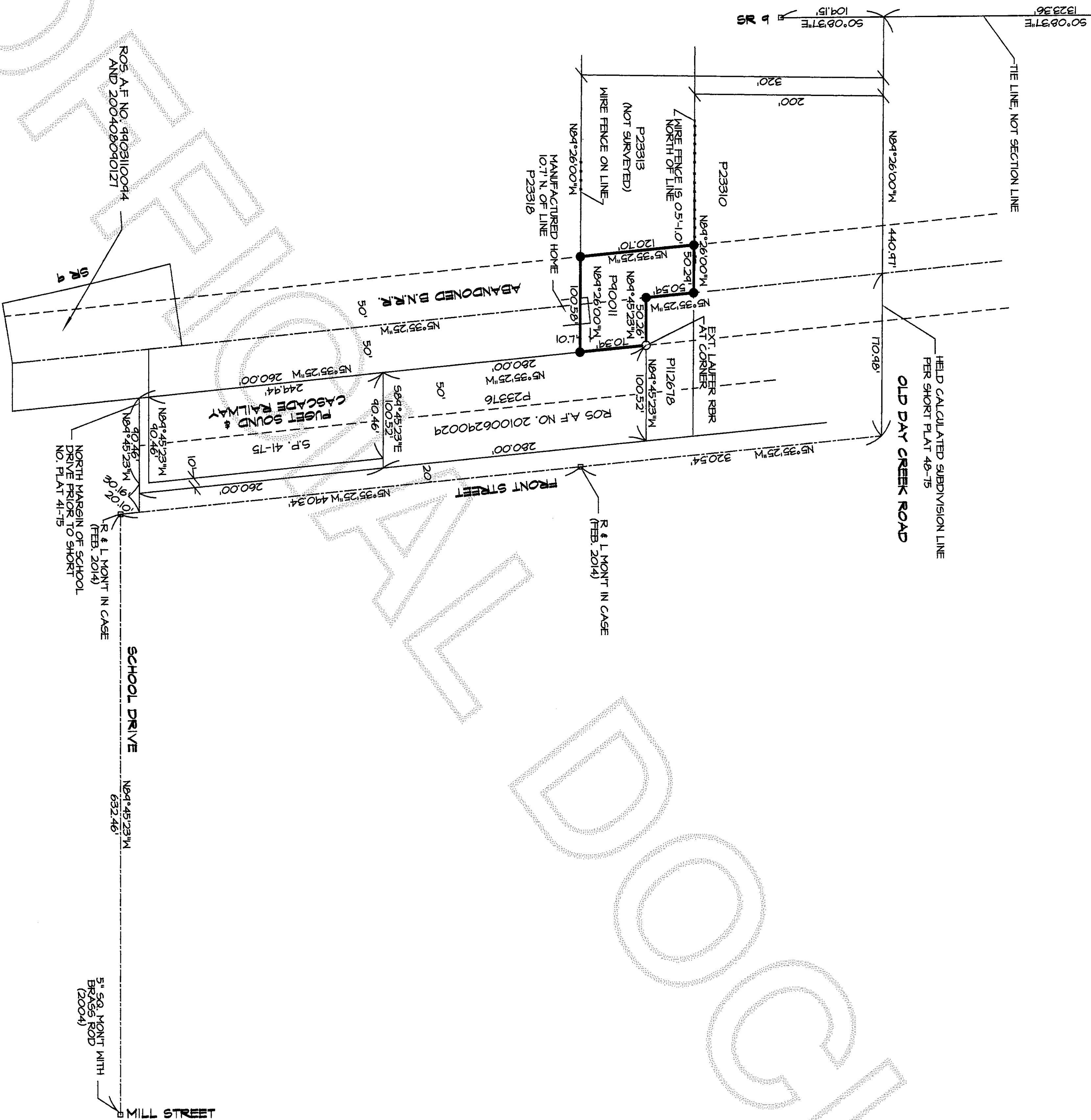
DATE: 03/26/14

SURVEY IN A PORTION OF GOV'T LOT 6
SECTION 1, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT CUSHEN

FB:	PG:	LISSER & ASSOCIATES, PLLC	SCALE: 1"=100'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	14-010/BDRY
		MOUNT VERNON, WA 98273	360-419-1442

1/4 CORNER
IRON ROD IN CASE
(FEB. 2014)

CENTER CASE
(FOUND NO POINT IN CASE)
(FEB. 2014)



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DATE: 03/26/14

SURVEY IN A PORTION OF GOV'T LOT 6
SECTION 1, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT CUSHEN

FB.344 Pg.56	LISSEY & ASSOCIATES, PLLC	SCALE: 1"=100'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	14-010/BDRT

