

AUDITOR'S CERTIFICATE

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



201508110101
Skagit County Auditor
8/11/2015 3:45 PM

\$166.00

Jane Ferguson
SKAGIT COUNTY AUDITOR
SA
DEPUTY

NOTES

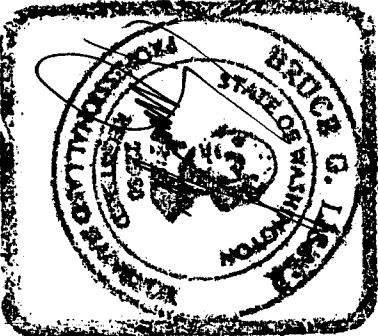
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEER 22960.
INDICATES EXISTING IRON PIPE OR REBAR FOUND AS SHOWN
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201506250058.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. PL-12-0237 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201210260118, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TCR1103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.
BEARING = SOUTH 84°41'33" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE SHIRLEY R. SCOTT, AN UNMARRIED WOMAN 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 AND DITCH LINES) AS PER MAC 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 THE SHIRLEY R. SCOTT, AN UNMARRIED WOMAN, IN APRIL 2015. I WAS NOT NOTIFIED OF DOCUMENT RECORDING UNTIL AUGUST 11, 2015.

Bruce E. Lisseer

BRUCE E. LISSEER, P.L.S., CERTIFICATE NO. 22960 DATE
LISSEER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSEER.COM



SHEET 1 OF 3

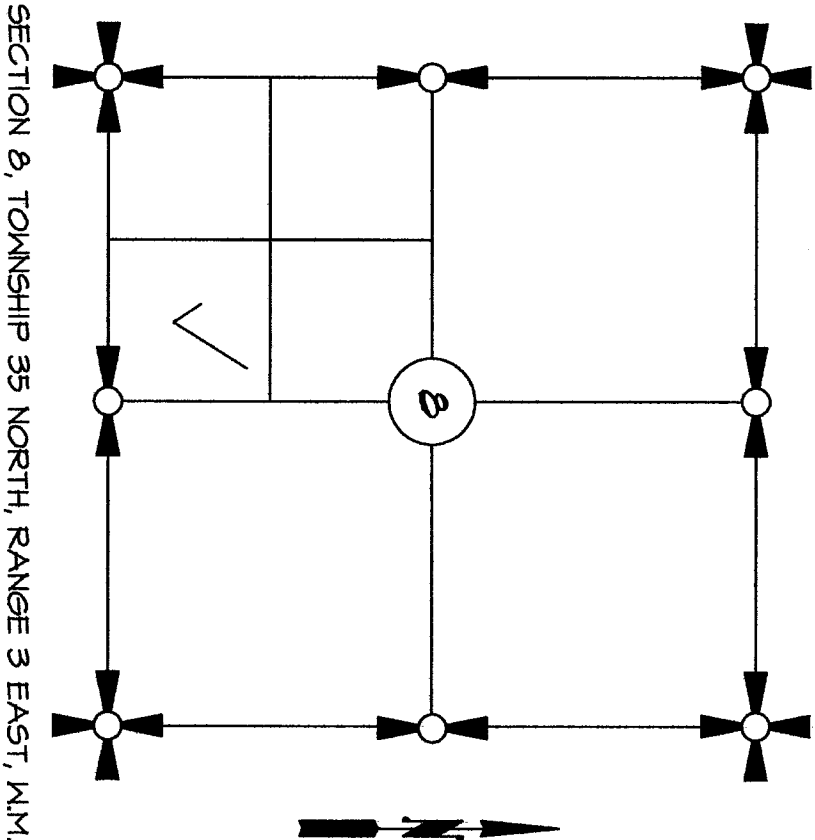
VICINITY MAP
N.T.S.

DATE: 5/11/15

BOUNDARY LINE ADJUSTMENT SURVEY

SHORT PLAT IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 8, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SHIRLEY R. SCOTT

FB:	PG:	LISSEER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	15-017 SP. DWG
		MOUNT VERNON, WA 98273	360-419-7442



SURVEY DESCRIPTION

EXHIBIT "C" (SKAGIT COUNTY AUDITOR'S FILE NO. 201506250058)

SHIRLEY R. SCOTT PARCEL
AFTER BOUNDARY LINE ADJUSTMENT
(PORTION OF SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-33942)

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (SOUTH 1/4 CORNER);
THENCE NORTH 0°11'58" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 10.01 FEET;
THENCE NORTH 45°06'30" WEST FOR A DISTANCE OF 56.21 FEET;
THENCE NORTH 0°11'58" EAST FOR A DISTANCE OF 85.04 FEET;
THENCE SOUTH 87°34'34" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 40.04 FEET;
THENCE NORTH 0°11'58" EAST FOR A DISTANCE OF 173.82 FEET;
THENCE SOUTH 87°34'34" WEST FOR A DISTANCE OF 194.21 FEET;
THENCE SOUTH 0°11'58" WEST FOR A DISTANCE OF 270.28 FEET;
THENCE NORTH 87°34'34" EAST FOR A DISTANCE OF 54.00 FEET;
THENCE SOUTH 0°11'58" WEST FOR A DISTANCE OF 40.04 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, AT A POINT BEARING SOUTH 87°34'34" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 87°34'34" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 220.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTH 52.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE, OF THE EAST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M.

AND ALSO 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.

CONTAINING 66.084 SQ FT 1.52 ACRES

EXHIBIT "D" (SKAGIT COUNTY AUDITOR'S FILE NO. 201506250058)

NORM NELSON, INC. PARCEL
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-131232 AND A PORTION OF PARCEL NUMBER P-33942)

LOT 2, SHORT PLAT NO. PL-12-0237, APPROVED OCTOBER 26, 2012, RECORDED OCTOBER 26, 2012 UNDER AUDITOR FILE NO. 2012026018, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M

TOGETHER WITH THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, EXCEPT THAT PORTION THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (SOUTH 1/4 CORNER);
THENCE NORTH 0°11'58" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 10.01 FEET;
THENCE NORTH 45°06'30" WEST FOR A DISTANCE OF 56.21 FEET;
THENCE NORTH 0°11'58" EAST FOR A DISTANCE OF 85.04 FEET;
THENCE SOUTH 87°34'34" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 40.04 FEET;
THENCE NORTH 0°11'58" EAST FOR A DISTANCE OF 173.82 FEET;
THENCE SOUTH 87°34'34" WEST FOR A DISTANCE OF 194.21 FEET;
THENCE SOUTH 0°11'58" WEST FOR A DISTANCE OF 270.28 FEET;
THENCE NORTH 87°34'34" EAST FOR A DISTANCE OF 54.00 FEET;
THENCE SOUTH 0°11'58" WEST FOR A DISTANCE OF 40.04 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, AT A POINT BEARING SOUTH 87°34'34" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 87°34'34" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 220.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTH 32.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE, OF THE EAST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M.

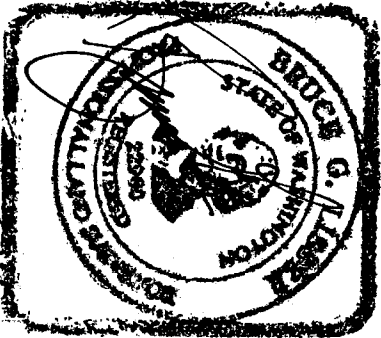
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

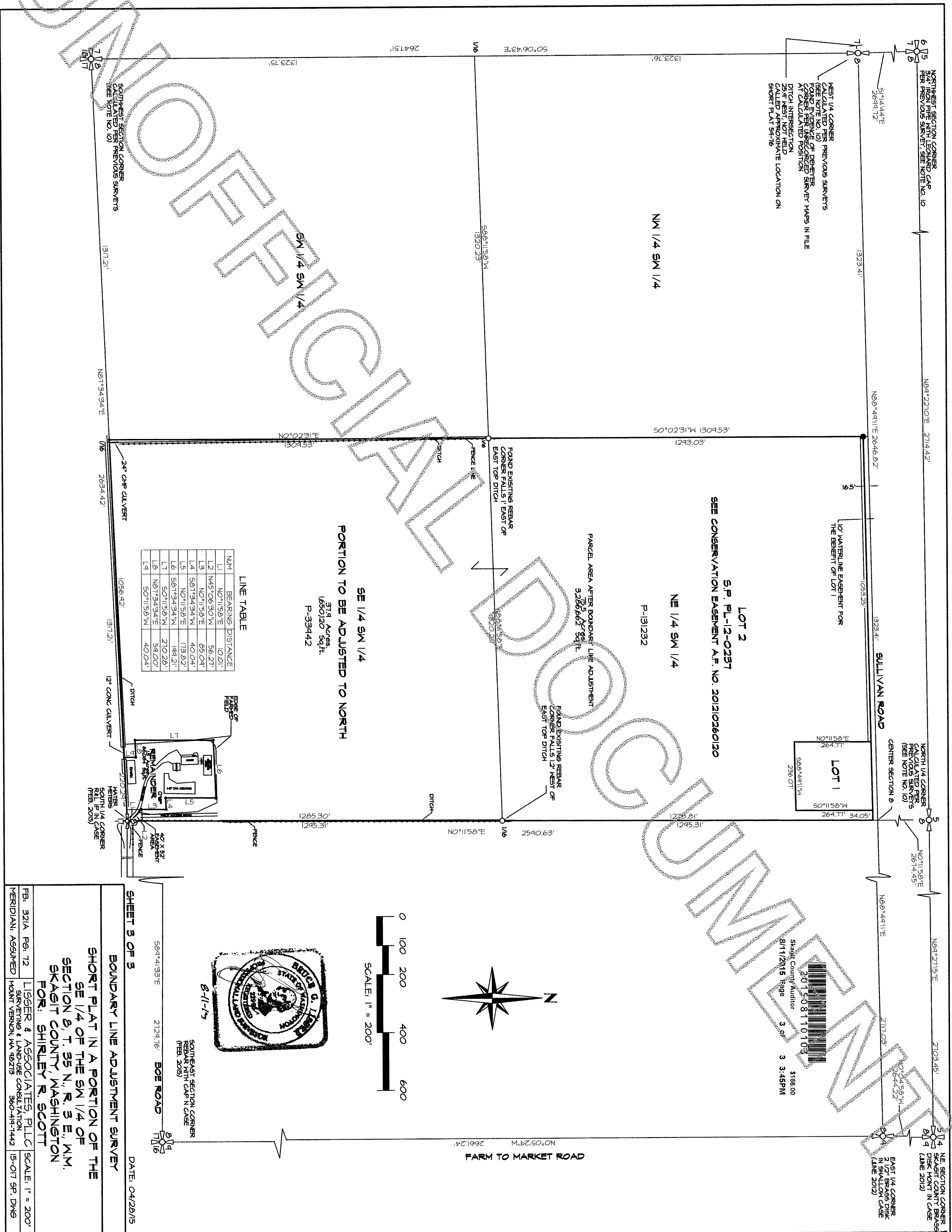
CONTAINING 75.45 ACRES

THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE GRANT DEED OF CONSERVATION EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20120230120, SEE SECTION VI B OF SAID DEED FOR SPECIFIC LANGUAGE.

201508170103
Skagit County Auditor
8/17/2015 Page 2 of 3 3:45PM
\$168.00



SHEET 2 OF 3		DATE: 5/11/15	
BOUNDARY LINE ADJUSTMENT SURVEY			
SHORT PLAT IN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 8, T. 35 N., R. 3 E., 1/4M. SKAGIT COUNTY, WASHINGTON FOR: SHIRLEY R. SCOTT			
FB:	Pg:	LISGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	360-445-1442
		15-017 SP, DWG	



SHEET 3 OF 3

DATE: 04/28/15

BOUNDARY LINE ADJUSTMENT SURVEY

SHORT PLAYS A PORTION OF THE

SE 1/4 OF THE SW 1/4 OF
SECTION 8, T. 35 N., R. 3 E., N.M.

**R. SCOTT
STILLY
FOR**

FB: 321A Pg: 72	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: 1" = 200'
MERIDIAN: ASSUMED		15-017 SP. DWG