

SURVEY DESCRIPTION

LOTS 2 AND 3, BLOCK 12, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE SOUTH 10 FEET THEREOF.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATED IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
 - INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
 - INDICATES EXISTING MONUMENT IN CASE OR NAIL SET AT INTERSECTION
- DESCRIPTION FOR THIS SURVEY IS BASED UPON GUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20040428010.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF CALHOUN ADDITION TO THE TOWN OF LA CONNER RECORDED IN VOLUME 1 OF PLATS, PAGE 14 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 92180016 AND 200308140059, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: SPECTRA FOCUS 35 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF MORRIS STREET BETWEEN FIRST STREET AND SIXTH STREET
BEARING = NORTH 90°00'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF CYNTHIA JO RITCHIE 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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET

11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (ROOF EAVE, 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.

12. EXISTING CAPPED REBAR WERE FOUND IN CLOSE PROXIMITY TO THE CALCULATED PROPERTY CORNERS AS SHOWN, NO RECORDED SURVEY WAS FOUND TO SUBSTANTIATE THE BOUNDARY COMPUTATIONS.

SURVEYOR'S NOTE

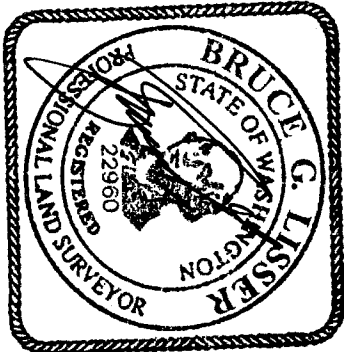
THE MONUMENTS ALONG MORRIS STREET USE TO BE ALL ALONG A COMMON LINE. WHEN THE ROAD WAS REBUILT IN THE 90'S+/-, THE MONUMENTS WERE SET AND PUNCHED SO THEY ARE NO LONGER ON A COMMON LINE.

THE RELATIONSHIP WAS ORIGINALLY SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 92180016 AND THIS SURVEY ALSO HONORS THE ORIGINAL LINE PRIOR TO THE ROAD RECONSTRUCTION.

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 CYNTHIA JO RITCHIE, IN MARCH 2016.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE APR 1, 2016
LISSER & ASSOCIATES, PLLC
323 MILWAUKEE ST/PO BOX 109
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



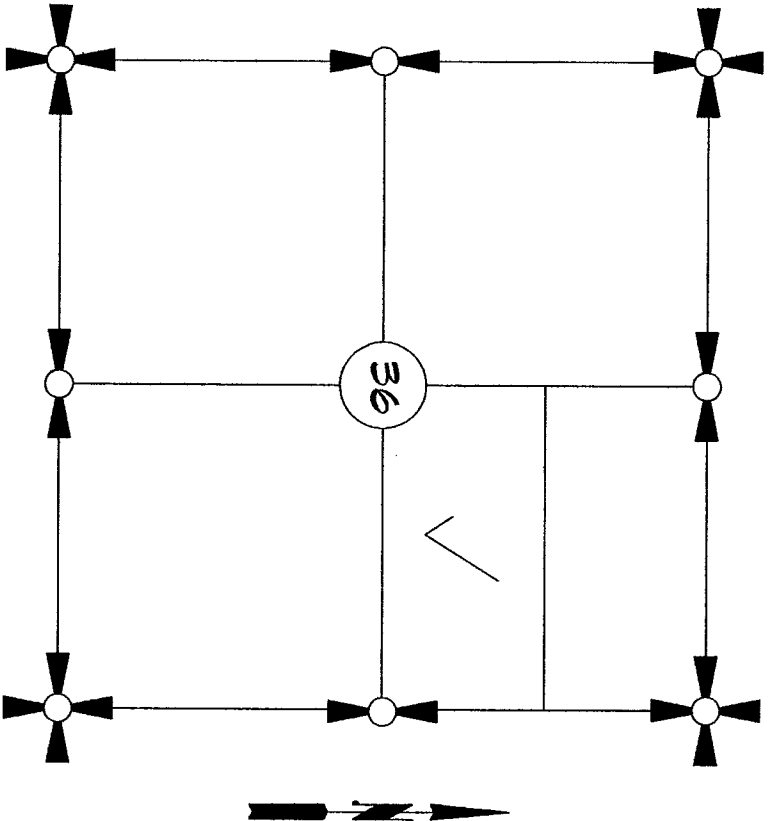
AUDITOR'S CERTIFICATE

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

2016040115066
\$162.00
Skagit County Auditor
21/2016 Page 1 of 2 11:52AM

Denise Johnson
SKAGIT COUNTY AUDITOR

David Lissier
DEPUTY



SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 4/01/16

| | | | |
|---|---|-----------------|--|
| SURVEY IN A PORTION OF GOVT LOT 2 SECTION 36, T. 34 N., R. 2 E., W.M. PLAT OF CALHOUN ADDN. TO THE TOWN OF LA CONNER SKAGIT COUNTY, WASHINGTON FOR: CYNTHIA RITCHIE | | | |
| FB: 377 Pg: 45 | LISSER & ASSOCIATES, PLLC | SCALE: | |
| MERIDIAN: ASSUMED | SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442 | DWG: 16-031 ROS | |

STATE ST.
N40°00'00"E
249.82'

BLOCK 10

SET PK AND MASHER
AT CL/C/L CENTER ST.
AND
FOURTH ST. (MARCH 2016)

CENTER ST.

FIRST ST.
N0°00'00"E
260.00'

BLOCK 9

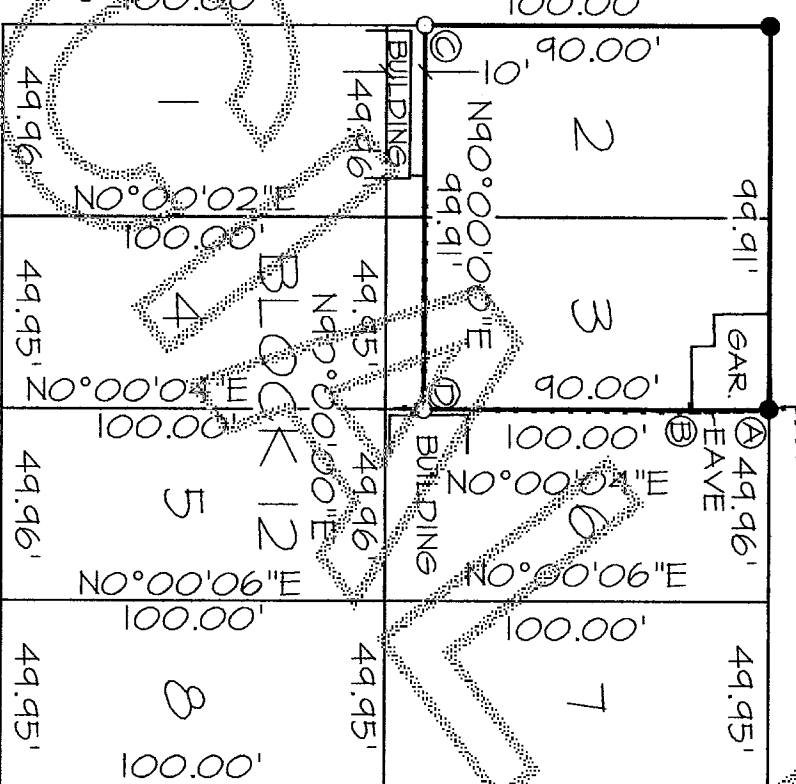
FOURTH ST.
N0°00'00"E
260.00' (HELD PLAT)

HELD MONT IN CASE
AT INTERSECTION
(MARCH 2016)

MONT IS PUNCHED 0.04' S
AND 0.02 S OF CL MORRIS ST
(NOT ACCEPTED)

N40°00'00"E 1312.30'

MORRIS ST.
249.82' (PLAT=250')



FIFTH ST.
N0°00'08"E
260.00' (HELD PLAT)

MONT IS PUNCHED 0.20' S
OF CL MORRIS ST
(NOT ACCEPTED)

350.27'

BLOCK 14

SIXTH ST.
N0°00'00"E
260.00'

HELD MONT IN CASE
AT INTERSECTION
(MARCH 2016)

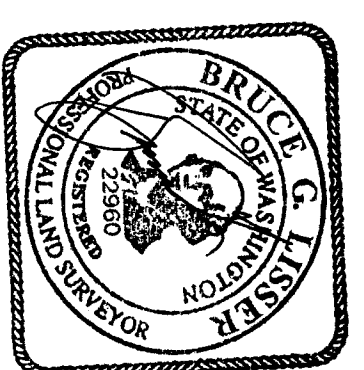
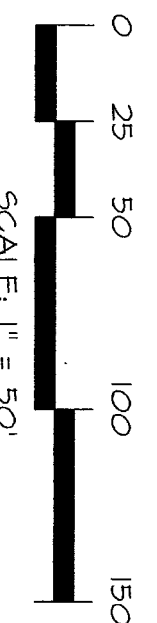
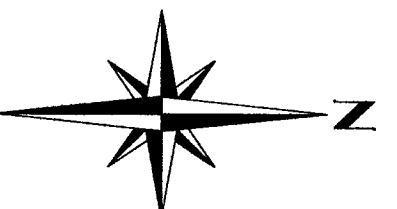
BLOCK 15

ROS A.F. NO. 9212180016

SET PK AND MASHER
AT CL/C/L CENTER ST. AND
SIXTH ST. (MARCH 2016)

CORNER REFERENCE INFORMATION
C = JUDY REBAR 0.15' AND 0.14' OF CALC. COR.
D = REBAR ILLEGIBLE CAP AT CALC. COR.
E = FOUND LISSER REBAR PER PREVIOUS SURVEY

N40°00'00"E
350.27'



SHEET 2 OF 2

DATE: 4/01/6

SURVEY IN A PORTION OF GOV'T LOT 2
SECTION 36, T. 34 N., R. 2 E., WM.
PLAT OF CALHOUN ADDN. TO THE TOWN OF LA CONNER
SAGITT COUNTY, WASHINGTON
FOR: CYNTHIA RITCHIE

FB: 377 Pg: 45
LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
360-419-7442
MERIDIAN: ASSUMED
WMTN VERSION: 11A 98273
SCALE: 1"=50'
DWG: 16-031 ROS