

SURVEY DESCRIPTION

MARY ANN HINK

TRACT 53, "VEDERE TERRACE, SKAGIT COUNTY, WASH." ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

GARY K. LOTYLAND AND CHRISTINE C. ASHLEY, HUSBAND AND WIFE

TRACT 54, "VEDERE TERRACE, SKAGIT COUNTY, WASH." ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUSER 22960.
  - INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON GUILT CLAIM DEED (HINK) AND STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200712310186 (LOTYLAND AND ASHLEY).
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF VERDE TERRACE, SKAGIT COUNTY, WASH., RECORDED IN VOLUME 7 OF PLATS, PAGE 84, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 941080106, 200608230047, 200605040001 AND 201404250065, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF PETERSON ROAD BETWEEN THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM, AND THE MONUMENT AT THE INTERSECTION OF PETERSON ROAD AND HILTYNN DRIVE  
BEARING = SOUTH 84°49'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARY ANN HINK, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AND GARY K. LOTYLAND AND CHRISTINE C. ASHLEY, HUSBAND AND WIFE, 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.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINE) AS PER WAC CHAPTER 332-150. 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 CERTIFICATE

THE SOLUTION FOR THIS SURVEY DOES NOT ACCEPT THE SOLUTION SHOWN ON PREVIOUS RECORDS OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 200608230047 AND 200605040001, BOTH OF WHICH USE A DIMENSION OF 30.07 FEET SOUTHWESTERLY FROM THE PC IN LOT 54, THE PLAT SHOWS A DIMENSION OF 26.8 FEET. THIS SOLUTION ATTEMPTS TO HONOR THE PLAT DIMENSIONS, AS WELL AS THE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 941080106. THE PLAT HAS SEVERAL DIMENSIONS THAT DO NOT COMPUTE WELL. THIS SOLUTION EMPHASIZES THE FRONTAGE MEASUREMENTS AS SHOWN ON THE PLAT. I HAVE PROPORTIONED THE FRONTAGES BETWEEN LOTS 55-54. THIS SOLUTION IS IN CONFLICT WITH WORK RECORDED UNDER AUDITOR'S FILE NO. 201404250065, WHICH WAS FOR AN EASEMENT IN SUPPORT OF PREVIOUSLY RECORDED SURVEYS WITH NO ADDITIONAL BOUNDARY WORK REQUESTED.

SEVERAL OLD PIPES WERE FOUND THAT DO NOT FIT ANY RELATIONSHIP SHOWN ON THE PLAT AND WERE NOT ACCEPTED.

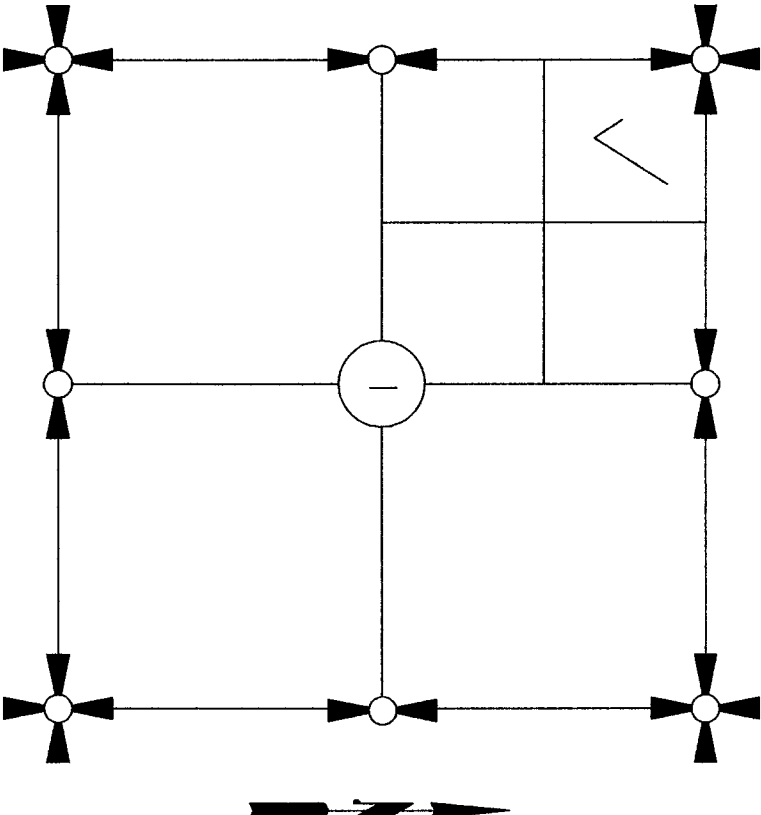
THIS SOLUTION IS HARMONIOUS WITH THE NEIGHBORS.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 5 DAY OF JANUARY 2017 AT 14 MINUTES PAST 2 O'CLOCK A.M.P.M. IN VOLUME OF SURVEYS ON PAGE 52 UNDER AUDITOR'S FILE NO. 201701050052. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR  
DEPUTY

201701050052  
\$163.00  
Skagit County Auditor  
1/5/2017 Page 2 2:14PM



SECTION 1, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM.

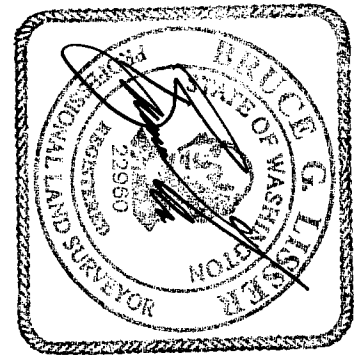
VICINITY MAP  
N.T.S.

SHEET 1 OF 2

DATE: 01/04/17

SURVEY IN A PORTION OF  
GOVERNMENT LOT 4  
SECTION 1, T. 34 N., R. 3 E., W.M.  
PLAT OF VEDERE TERRACE  
SKAGIT COUNTY, WASHINGTON  
FOR: GARY K. LOTYLAND AND CHRISTINE C. ASHLEY  
AND MARY ANN HINK

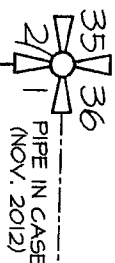
FB:	Pg:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: DWG 1/6"=110' ROS
MERIDIAN: ASSUMED			



BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22960 DATE 1/5/2017  
LISSEY & ASSOCIATES, PLLC  
3203 MILLWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSEY.COM

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 MARY ANN HINK, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, AND GARY K. LOTYLAND AND CHRISTINE C. ASHLEY, HUSBAND AND WIFE, IN DECEMBER 2016.

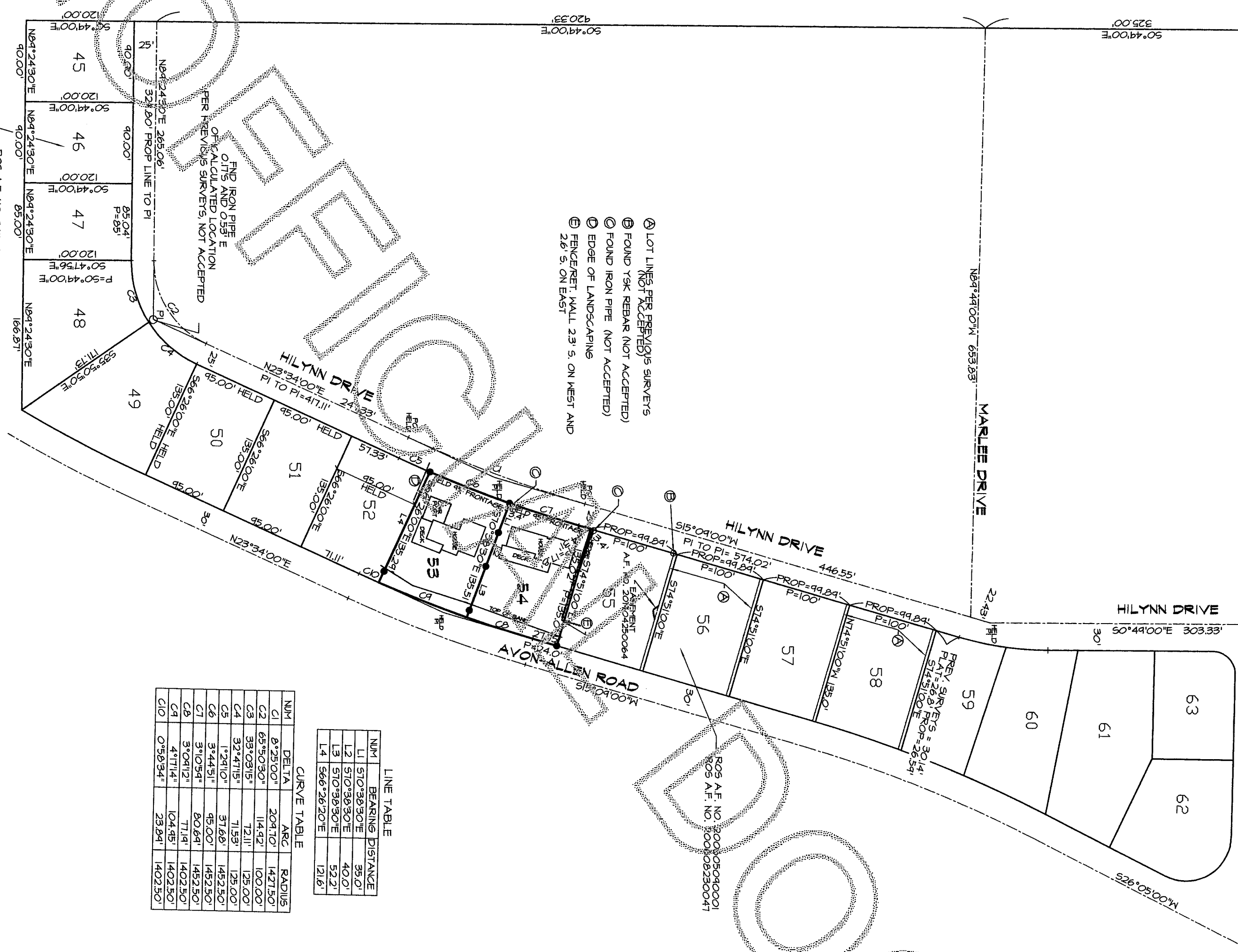


35  
36  
PIPE IN CASE  
NOV. 2012

PETERSON ROAD (BAYVIEW OLYMPIA MARSH ROAD LXII)  
660.00' HELD (REAS. 653.12)

59°44'00"E  
59°44'00"E  
56°45'00"E  
PIPE IN CASE  
NOV. 2012

20101050052  
Sagitt County Auditor  
1/5/2017 Page 2 of 2 2:14PM  
\$183.00

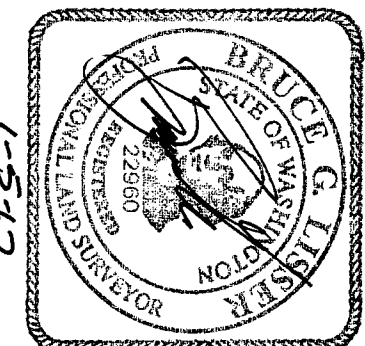
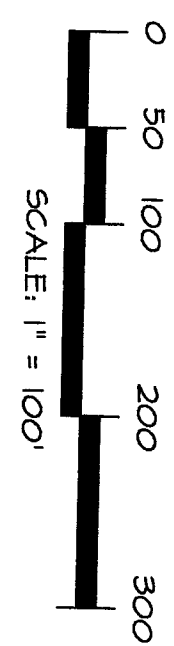
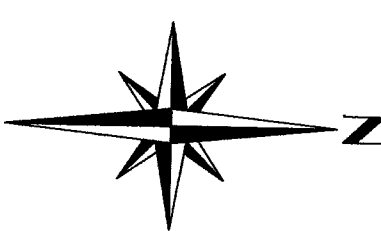


- ① LOT LINES PER PREVIOUS SURVEYS (NOT ACCEPTED)
- ② FOUND YSK REBAR (NOT ACCEPTED)
- ③ FOUND IRON PIPE (NOT ACCEPTED)
- ④ EDGE OF LANDSCAPING
- ⑤ FENCE/RET. WALL 2.3' S. ON WEST AND 2.6' S. ON EAST

FIND IRON PIPE  
OUTS AND O.S.S. E  
ON KAY'S LOTS  
PER PREVIOUS SURVEYS, NOT ACCEPTED

NUM	BEARING	DISTANCE
L1	S70°33'30"E	35.0'
L2	S70°33'30"E	40.0'
L3	S70°33'30"E	52.2'
L4	S66°26'20"E	121.6'

NUM	DELTA	ARC	RADIUS
C1	8°23'00"	204.10'	1471.50'
C2	88°50'30"	114.42'	100.00'
C3	35°02'15"	72.11'	125.00'
C4	32°41'15"	71.59'	125.00'
C5	1°24'10"	31.60'	1452.50'
C6	3°44'51"	45.00'	1452.50'
C7	3°10'54"	60.64'	1452.50'
C8	3°04'12"	71.14'	1402.50'
C9	4°11'14"	104.45'	1402.50'
C10	0°59'34"	23.84'	1402.50'



1-517

SHEET 2 OF 2

DATE: 01/04/17

SURVEY IN A PORTION OF GOVERNMENT LOT 4 SECTION 1 T. 34 N., R. 3 E., M.M. PLAT OF VEDERE TERRACE SKAGIT COUNTY, WASHINGTON FOR: GARY K. LOYLAND AND CHRISTINE C. ASHLEY AND MARY ANN HINK	
FB: 364 Pg. 40 MERIDIAN: ASSUMED	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442
SCALE: 1" = 100' DWG: 16-119 ROS	