

**SURVEYOR'S NOTE**

THE BOUNDARY SHOWN ON THIS SURVEY HONORS THE ORIGINAL GOVERNMENT LOT LINES AS SHOWN ON THE GLO COUNTY OF TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M. DATED FEBRUARY 1893 (BALANCED PER THIS SUBDIVISION). BASED UPON RESEARCH ON THE BLM WEBSITE, THE ORIGINAL PATENTS FOR GOVERNMENT LOTS 1 AND 6 WERE ISSUED TO WALTER LUCAS ON SEPTEMBER 12, 1894, WASHINGTON BECAME A STATE ON NOVEMBER 11, 1894.

PER PUBLICATION TITLED "BOUNDARIES OF TIDE AND SHORE LANDS IN THE STATE OF WASHINGTON" PREPARED BY TRANSAMERICA TITLE INSURANCE COMPANY DATED DECEMBER 2, 1968 (REVISED OCTOBER 25, 1973):

"THE MOST IMPORTANT FACTOR GOVERNING THE LOCATION OF THE OUTER LIMIT OF THE UPLAND IS THE DATE OF THE PATENT. (A PATENT BEING THE ORIGINAL CONVEYANCE OF A GOVERNMENT LOT FROM THE UNITED STATES TO PRIVATE OWNERSHIP). IF THAT PATENT WAS ISSUED PRIOR TO STATEHOOD THEN THE GOVERNMENT LOT IS BOUNDED BY THE LINE OF ORDINARY HIGH WATER OR THE MEANDER LINE, WHICHEVER IS THE FATHER. (SEE DIAGRAM 1 - GOV. LOT 2) BRACE AND NERGERT WILL CO., VS. STATE 49 MN 326, MERCER ISLAND BEACH CLUB VS. PUGH, 53 MN (2D) 450. HOWEVER, WHERE THE MEANDER LINE FALLS WITHIN THE UPLAND AREA OF A GOVERNMENT LOT IT IS NOT GENERALLY INTENDED TO BE THE OUTER BOUNDARY OF THE LOT. EVEN A CONVEYANCE BY A GRANTEE WHO USES SUCH A MEANDER LINE AS AN OUTER BOUNDARY WILL BE CONSTRUED AGAINST THE GRANTEE AND IT WILL BE ASSUMED THAT HE INTENDED TO CONVEY TO THE WATER LINE UNLESS THERE IS A CLEAR INDICATION TO THE CONTRARY." (HARRIS VS. SMART MORTGAGE CO., 41 MN (2D) 354).

BASED UPON CONVERSATIONS WITH THE SURVEYING STAFF AT THE DEPARTMENT OF NATURAL RESOURCES AQUATIC LANDS DIVISION IN JUNE OF 2017, IT WAS CONVEYED THAT THE STATE OF WASHINGTON HONORS OWNERSHIP TO THE MEANDER LINE OR THE LINE OF ORDINARY HIGH WATER, WHICHEVER IS FURTHER OUT, FOR LANDS PATENTED PRIOR TO STATEHOOD.

THE MAJORITY OF THE LANDS WITHIN GOVERNMENT LOT 6, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (NORTHERLY OF THE ROAD) AND PORTIONS OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ARE MOSTLY SUBMERGED. THE AREA DOES HOWEVER SUPPORT GRASSES AND SHRUBS. BASED UPON THE DENSE VEGETATION THE CONDITIONS ARE BASICALLY A SWAMP AND DO NOT SUPPORT ANY TYPE OF NAVIGABLE USE.

THE LIMITS OF THE GRASS AND THE MAIN LAKE EDGE WERE MAPPED BASED UPON AERIAL PHOTOGRAPHY (SKAGIT COUNTY I-MAPPING JUNE 2017) DUE TO THE FACT THAT IT WAS NOT SAFELY ACCESSIBLE FOR THE SURVEY CREW. THE GRASS LINE IS MOSTLY UNDER WATER AND I DO NOT FEEL THAT THE PROPER LIMITS SHOULD BE EXTENDED BEYOND THE MEANDER LINE WITHOUT ADDITIONAL SUBSTANTIATION BY A METLAND BIOLOGIST. THE VEGETATION LINE DOES NOT APPEAR TO REPRESENT A LINE OF ORDINARY HIGH WATER. THE LIMITS MAY GO BEYOND THE MEANDER LINE BUT AS MENTIONED, WOULD NEED TO BE CONVEYED BY A METLAND BIOLOGIST TO ASSERTAIN THE ACTUAL LIMITS OF THE SHORELINE. I DO NOT FEEL THAT I HAVE ENOUGH INFORMATION AT THIS TIME TO GO BEYOND THE MEANDER LINE AS I HAVE SHOWN ON THIS SURVEY.

THE OUTLET END OF BIG LAKE HAS A LOG THAT I BELIEVE HAS ARTIFICIALLY ELEVATED THE LAKE LEVEL SINCE THE ORIGINAL GLO SURVEY WAS PERFORMED AND MAY BE THE REASON THAT THIS AREA IS IN SWAMPER CONDITIONS SINCE THE TIME OF THE ORIGINAL GLO 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 SKAGIT LAND TRUST, IN JUNE 2017.

*Bruce E. Lissner*  
 Bruce E. Lissner, P.L.S., CERTIFICATE NO. 22960 DATE June 21, 2017

BRUCE E. LISSNER, P.L.S., CERTIFICATE NO. 22960 DATE  
 LISSNER & ASSOCIATES, PLLC  
 320 MILWAUKEE ST/PO BOX 1104  
 MOUNT VERNON WA 98275  
 PHONE (360) 419-1442  
 FAX (360) 419-0581  
 E-MAIL BRUCE@LISSNER.COM

**SURVEY DESCRIPTION**

PARCEL "A"

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M.

ALSO, THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M., LYING WESTERLY OF THE WESTERLY LINE OF STATE ROUTE 9 AND WESTERLY OF THE WESTERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 15, 1979, UNDER AUDITOR'S FILE NO. 844421.

PARCEL "B"

GOVERNMENT LOT 6 AND THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHEASTERLY OF THAT CERTAIN ROAD AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES UNDER DEEDS RECORDED MAY 9, 1963, AND JULY 5, 1963, UNDER AUDITOR'S FILE NOS. 636190 AND 636161, ALL IN SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M.,

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THAT TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MARCH 2, 1955, UNDER AUDITOR'S FILE NO. 513443.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, EASES, LEASES, COURTESIES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON

**NOTES**

1. INDICATES REBAR OR NAIL IN CONCRETE SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSNER 22960.
  - o INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
  - o INDICATES LATHE SET ON LINE (FALLS IN WATER)
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON LAND TITLE INSURANCE COMPANY OWNERS' POLICY OF TITLE ORDER NO. 154863-F DATED APRIL 27, 2016 AND ORDER NO. 150502-5 DATED MARCH 22, 2016.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 160-79 RECORDED UNDER AUDITOR'S FILE NUMBER 800307044, SHORT PLAT NO. 93-019 RECORDED UNDER AUDITOR'S FILE NO. 430916044, SHORT PLAT NO. 95-021 RECORDED UNDER AUDITOR'S FILE NUMBER 951214004 AND RECORD OF SURVEY'S RECORDED UNDER AUDITOR'S FILE NUMBERS 8604110028 AND 201102240051, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA TCR1103 THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M., PER PREVIOUS SURVEYS  
 BEARING = SOUTH 89°04'26" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND TRUST FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. 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.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES, BOARDWALK) 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.

**AUDITORS CERTIFICATE**

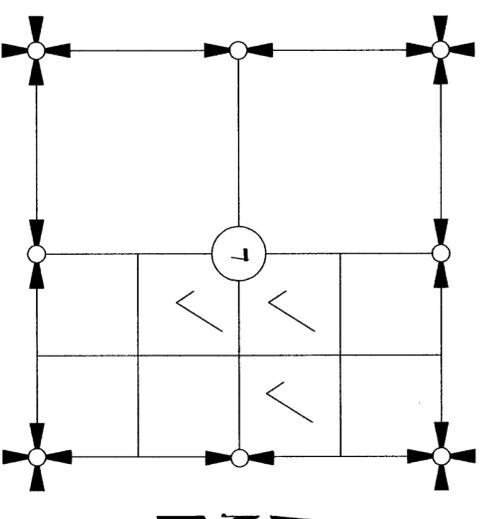
FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS DAY OF June 2017 AT 18 MINUTES PAST ONE O'CLOCK P.M. IN VOLUME 201706220008 OF SURVEYS ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

*J. Jungfranz*  
 SKAGIT COUNTY AUDITOR

*[Signature]*  
 DEPUTY

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SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST, 1/4 M.

VICINITY MAP  
N.T.S.

SHEET 1 OF 3

DATE: 6/21/17

|  |     |   |                |
|--|-----|---|----------------|
| <b>SURVEY IN A PORTION OF THE<br/>NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF<br/>SECTION 7, T. 33 N., R. 5 E., 1/4 M.<br/>SKAGIT COUNTY, WASHINGTON<br/>FOR: SKAGIT LAND TRUST</b> |     |   |                |
| FB:  | PG: | LISSNER & ASSOCIATES, PLLC                                  | SCALE:         |
| MERIDIAN ASSUMED   |     | SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98275 | DWG: 16-104ROS |
|  |     | 360-419-1442  |                |

NW SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

NEADER CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

1/4 CORNER NOT SET ON ORIGINAL S&O SURVEY  
PREVIOUS SURVEYS HAVE PROPORTIONED  
SOUTH CENTRELINE OF SECTION 7 NORTH  
TO MAINTAIN CONSISTENCY. THIS SURVEY  
HAS HONORED THE PREVIOUS SOLUTION  
SEE NOTE NO. 3

NEADER CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

NE 1/4 SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SE SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SOUTH 1/4 CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SW SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SW SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

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NW 1/4 CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

NEADER CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

NE 1/4 SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

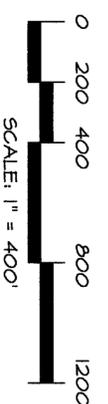
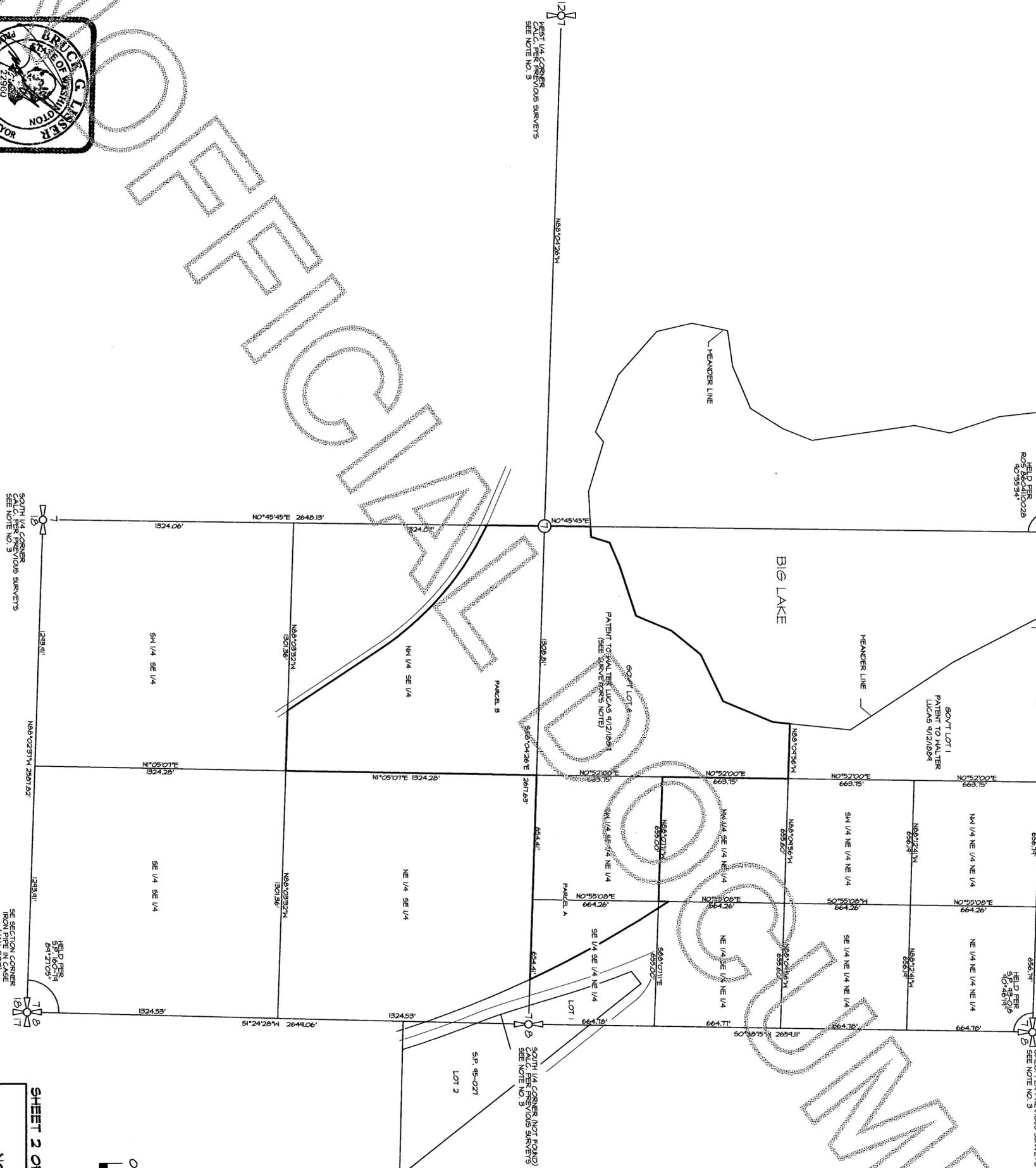
SE SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SOUTH 1/4 CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SW SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SW SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3

SW SECTION CORNER  
CALC. PER PREVIOUS SURVEYS  
SEE NOTE NO. 3



SHEET 2 OF 3

DATE: 6/21/17

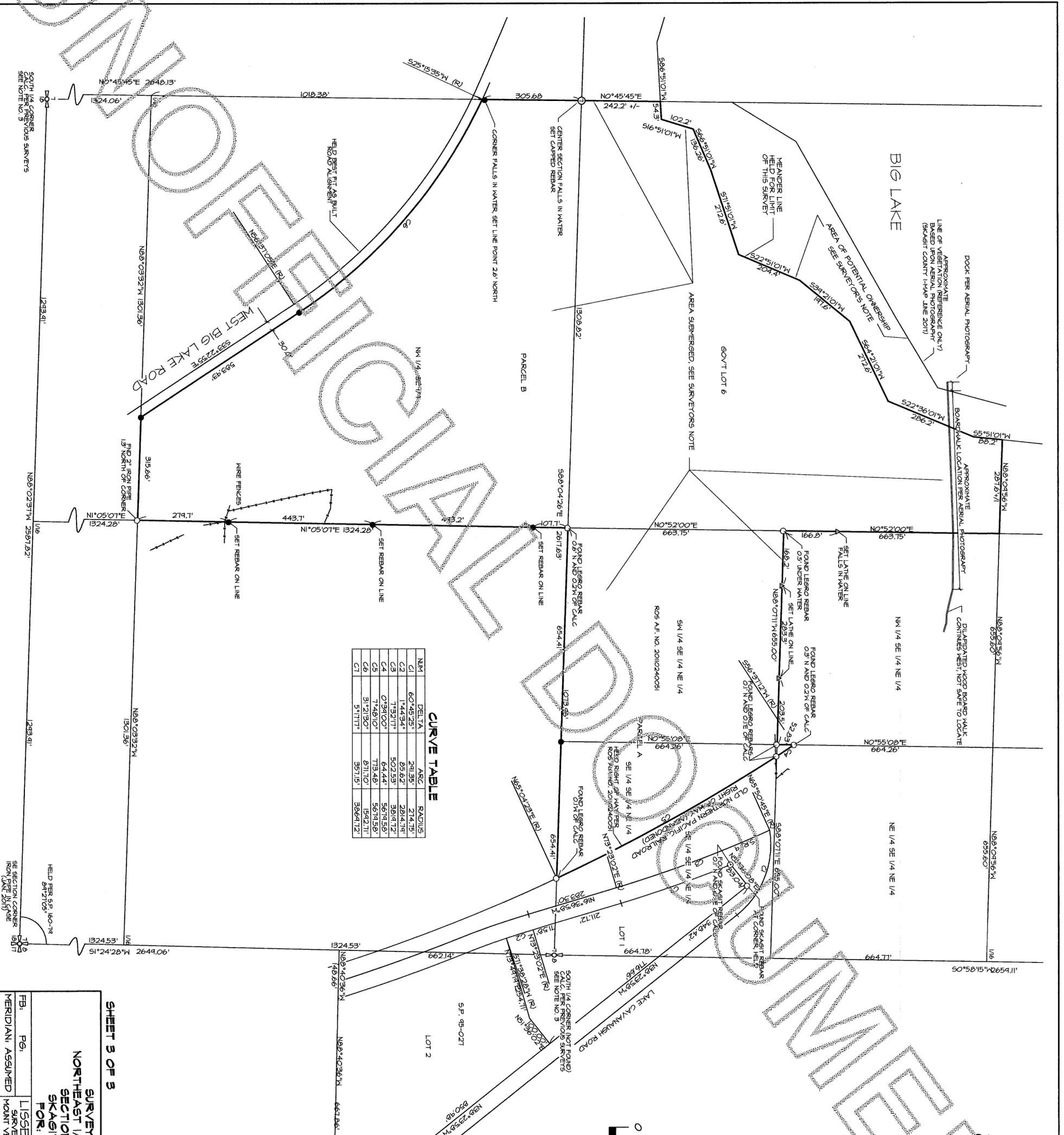
**SURVEY IN A PORTIONS OF THE  
NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF  
SECTION 7, T. 33 N., R. 5 E., N.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: SKAGIT LAND TRUST**

FB: PG: LISSER & ASSOCIATES, PLLC SCALE: 1"=400'  
SURVEYING & LAND-USE CONSULTATION DWG: 16-104R05  
MOUNT VERNON, WA 98273 360-416-7442



6-21-17

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**CURVE TABLE**

| NUM | DELTA     | ARC      | RADIUS    |
|-----|-----------|----------|-----------|
| C1  | 60°45'25" | 241.35'  | 274.75'   |
| C2  | 1°44'34"  | 85.62'   | 284.78'   |
| C3  | 1°19'21"  | 502.55'  | 38,812'   |
| C4  | 0°39'00"  | 64.44'   | 5678.58'  |
| C5  | 1°48'10"  | 75.45'   | 5678.58'  |
| C6  | 51°21'50" | 871.10'  | 15742.11' |
| C7  | 51°11'11" | 3571.15' | 38647.12' |



SHEET 3 OF 3  
 DATE: 6/21/17

**SURVEY IN A PORTION OF THE  
 NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF  
 SECTION 7, T. 35 N., R. 5 E., N.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: SKAGIT LAND TRUST**

LISSNER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98275  
 360-418-1442

FB: PG: MERIDIAN: ASSUMED  
 SCALE: 1" = 200'  
 DWG: 16-104R03