

**SURVEY DESCRIPTION**

LOTS 16 AND 17, BLOCK 63, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON. 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.

**NOTES**

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
  - o INDICATES EXISTING MONUMENT FOUND AS NOTED
  - o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201712270021.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF FIRST ADDITION TO THE TOWN OF SEDRO RECORDED IN VOLUME 3 OF PLATS, PAGE 24 AND RECORDS OF SURVEY'S RECORDED UNDER AUDITOR'S FILE NUMBERS 200301310209, 200704280139 AND 200803210006, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF TOWNSHIP STREET BETWEEN NELSON STREET AND TALCOTT STREET BEARING = NORTH 1°22'44" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF RACHAEL ANNE BROWN, SINGLE WOMAN, 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 REVEAL 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.

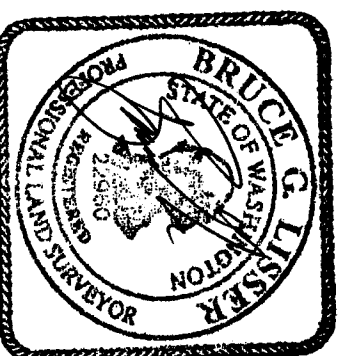
THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS OR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEDDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED 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 RACHAEL ANNE BROWN, SINGLE, IN MARCH 2018.

*M. Lisa* 14 2018

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE  
 LISSER & ASSOCIATES, PLLC  
 320 WILLAUKEE ST/PO BOX 1104  
 MOUNT VERNON WA 98273  
 PHONE (360) 419-7442  
 FAX (360) 419-0591  
 E-MAIL BRUCE@LISSER.COM



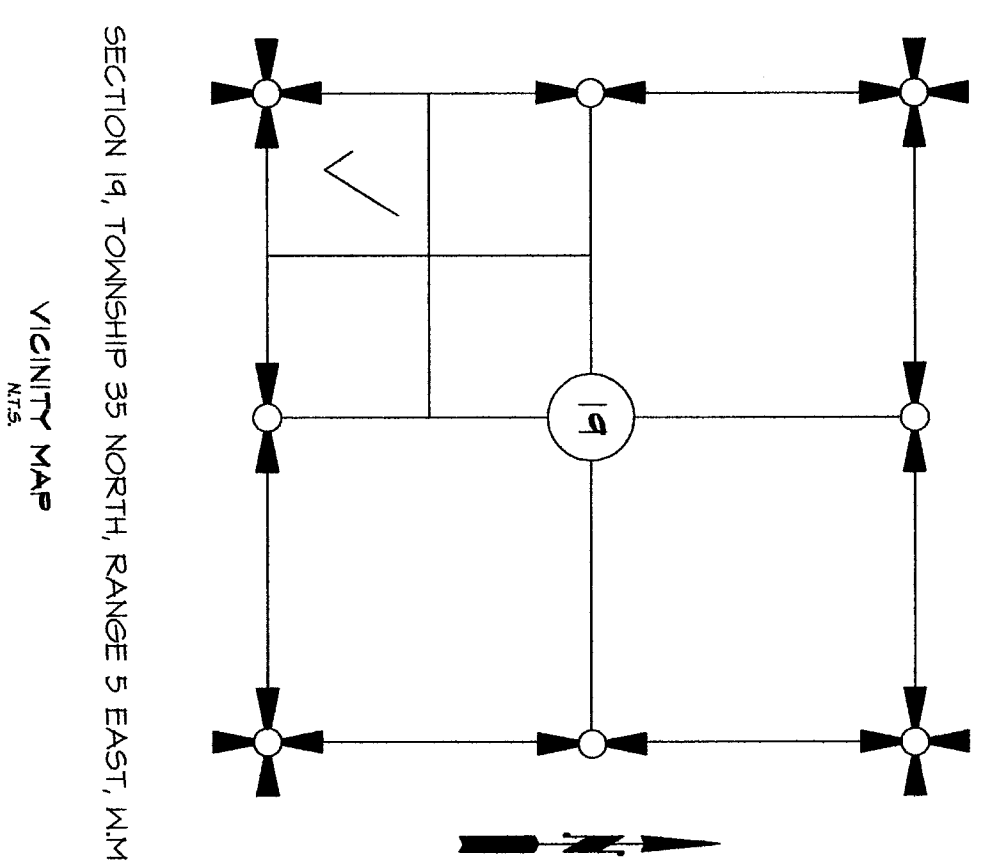
**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 15 DAY OF March 2018 AT 10 MINUTES PAST 9 O'CLOCK A.M./P.M. IN VOLUME 3 OF SURVEYS ON PAGES UNDER AUDITOR'S FILE NO. 20180320025 UNDER AUDITOR'S RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY

201803150055 \$163.00  
 Skagit County Auditor  
 3/15/2018 Page 1 of 2 9:08AM



SHEET 1 OF 2

DATE: 3/14/2018

SURVEY IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T. 35 N., R. 5 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: RACHAEL ANNE BROWN		LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360-419-7442	SCALE: DWG. 18-021 ROS
FB: 414 Pg. 17	MERIDIAN: ASSUMED		

201803150015  
 Sligbt County Auditor  
 3/15/2018 Page 2 of 2 9:06AM  
 \$163.00

CONC. MOUNT WITH LISSER  
 CAP IN CASE  
 (FEB. 2018)

TALCOTT STREET  
 588°38'06"E 466.01' (PLAT = 466')

2" BRASS MOUNT IN CASE  
 (FEB. 2018)

TOWNSHIP STREET  
 N1°22'44"E 321.93' (PLAT=322')

10TH STREET  
 N1°21'59"E 321.98' (PLAT=322')

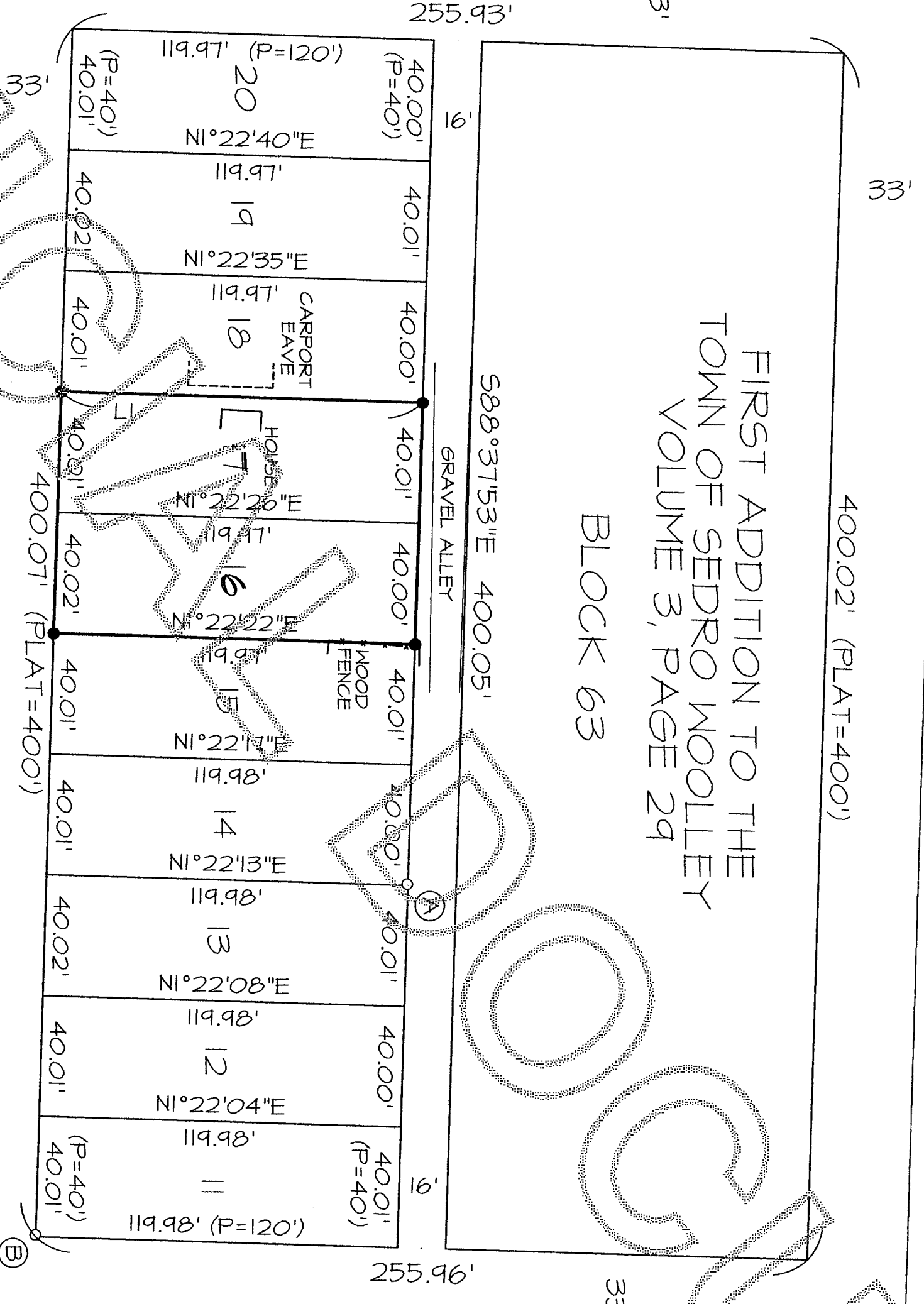
CONC. MOUNT WITH LISSER  
 CAP IN CASE  
 (FEB. 2018)

NELSON STREET  
 588°37'46"E 466.08' (PLAT=466')

RAIL ROAD SPIKE AT INTERSECTION  
 (FEB. 2018)

FIRST ADDITION TO THE  
 TOWN OF SEDRO WOOLLEY  
 VOLUME 3, PAGE 29

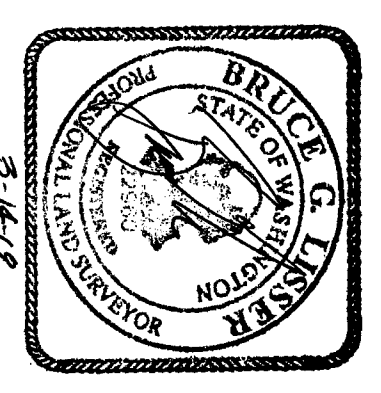
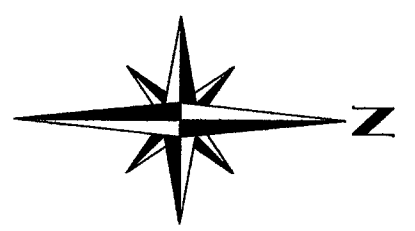
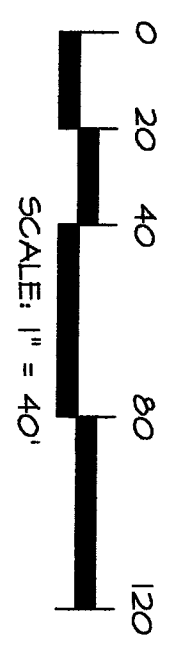
BLOCK 63



LINE TABLE

NUM	BEARING	DISTANCE
L1	N1°22'31"E	119.97'

- (A) FND IRON PIPE  
0.2' S AND 0.5' W  
OF CALC LOC.
- (B) FND IRON PIPE, LEANS SW  
0.2' S AND 0.7' W  
OF CALC LOC.



SHEET 2 OF 2

DATE: 3/14/2018

SURVEY IN A PORTION OF THE  
 SW 1/4 OF THE SW 1/4 OF  
 SECTION 19, T. 35 N., R. 5 E., M.M.,  
 SKAGIT COUNTY, WASHINGTON  
 FOR: RACHAEL ANNE BROWN

LISSNER & ASSOCIATES, PLLC SCALE: 1"=40'  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98275 360-414-7442 DWG: 18-021 R05

FB: 414 Pg: 17  
 MERIDIAN: ASSUMED