

201803290078
 Skagit County Auditor
 3/29/2018 Page 1 of 3 1:28PM \$166.00

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
 FILED FOR RECORD THIS DAY OF March, 2018 AT 28
 MINUTES PAST 1 O'CLOCK A.M./P.M. IN VOLUME _____ OF
 SURVEYOR'S PLAT BOOK UNDER AUDITOR'S FILE
 NO. 201803290078
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]
 SKAGIT COUNTY AUDITOR
 DEFORT

NOTES

- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
 - o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- 2. DESCRIPTION FOR THIS SURVEY IS BASED UPON DOCUMENTS RECORDED UNDER SKAGIT COUNTY SURVEY'S FILE NUMBERS TRACT "A" AUDITOR'S FILE NUMBER 201803140053, TRACT "B" AUDITOR'S FILE NUMBER 201802140131 AND TRACT "C" AUDITOR'S FILE NUMBER 201802120136.
- 3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 10-78 RECORDED UNDER AUDITOR'S FILE NO. 874744, SHORT PLAT NO. 13-78 RECORDED UNDER AUDITOR'S FILE NO. 878307, SHORT PLAT NO. 26-84 RECORDED UNDER AUDITOR'S FILE NO. 842110014, SHORT PLAT NO. 18-82 RECORDED UNDER AUDITOR'S FILE NO. 8206210004, SHORT PLAT NO. PL-97-0032 RECORDED UNDER AUDITOR'S FILE NO. 9712180068 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200412080074, 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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST 1/4 BEARING = SOUTH 89°08'123" EAST
- 8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND TRUST FOR THE DEFINITION AND DISTINGUISHING 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 AND MAINTAINED LAWN) 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. SEE BOUNDARY LINE AGREEMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 201802140128, 201802140129, 201802140130, AND 201802140131.

SURVEYOR'S NOTE

THE ORIGINAL DEED IN WHICH SKAGIT LAND TRUST OBTAINED TITLE WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201802120136, THE DESCRIPTION FOR PARCELS A AND B WITHIN SAID DEED REFERENCED AN OWNERSHIP LINE "LYING WITHIN 400 FEET OF THE TIDELANDS FRONTING SAID PROPERTY". THIS REFERENCE WAS NOT WELL DEFINED AND CONSIDERED UNCERTAIN, IT WAS DETERMINED THAT UPON RECORDING THE INITIAL DEED OF CONVEYANCE SUBSEQUENT BOUNDARY LINE AGREEMENTS WOULD BE RECORDED TO CREATE A DEPENDENCE TO OR REFERENCE LINE THAT WOULD BE ABLE TO BE RE-SURVEYED WITHOUT THE TIDELANDS.

THE OWNERS OF LOTS A AND C OF SHORT PLAT NO. 26-84 RECORDED UNDER AUDITOR'S FILE NO. 842110014 AGREED TO THE LINES AS RECORDED ON THEIR SHORT PLAT, WHICH LINE IS SHOWN AS BEING 400 FEET SHOREWARD OF THE LINE OF ORDINARY HIGH TIDE. THESE AGREEMENTS WERE RECORDED UNDER AUDITOR'S FILE NUMBERS 201802140128 AND 201802140131.

IN A SIMILAR MANNER, THE TWO OWNERS TO THE EAST IN GOVERNMENT LOT 3 ENTERED INTO BOUNDARY LINE AGREEMENTS THAT WERE RECORDED UNDER AUDITOR'S FILE NUMBERS 201802140129 AND 201802140130 WHICH FORMALLY RESOLVES THE UNCERTAIN BOUNDARY LINE.

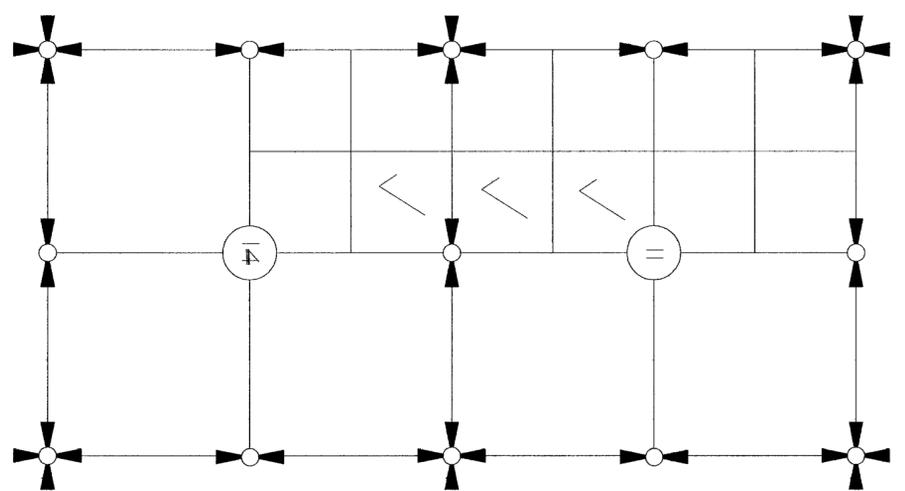
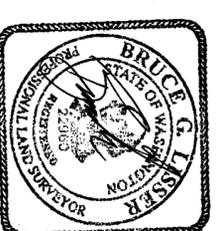
FINALLY, A BOUNDARY LINE ADJUSTMENT WAS PERFORMED TO THE NORTH OF THE SKAGIT LAND TRUST OWNERSHIP TO RESOLVE A FEN ENROACHMENT ISSUES, SAID BOUNDARY LINE ADJUSTMENT WAS RECORDED UNDER AUDITOR'S FILE NO. 201803140053.

SURVEYOR'S CERTIFICATE

I HEREBY 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 MARCH 2018.

BRUCE G. LISSER, PLLC, CERTIFICATE NO. 22460 DATE March 23, 2018

BRUCE G. LISSER, PLLC, CERTIFICATE NO. 22460
 LISSER & ASSOCIATES, PLLC
 3206 MILWAUKEE ST/PO BOX 1104
 MOUNT VERNON WA 98273
 PHONE (360) 419-7442
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SECTIONS 11 AND 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, N.M.
 VICINITY MAP
 N.T.S.

SHEET 1 OF 3 DATE: 3/28/18

SURVEY IN A PORTIONS OF GOVERNMENT LOTS 3 AND 4 SECTION 11, T. 35 N., R. 1 E., N.M. AND GOVERNMENT LOT 1 SECTION 14, T. 35 N., R. 1 E., N.M. SKAGIT COUNTY, WASHINGTON FOR: SKAGIT LAND TRUST			
FB:	Pg:	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: DWG: IT-045 ROS
MERIDIAN: ASSUMED			

SURVEY DESCRIPTION

TRACT "A"

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 (SOUTH 1/4 CORNER) OF SAID SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 26-84, APPROVED OCTOBER 16, 1984 AND RECORDED DECEMBER 11, 1984 UNDER SKAGIT COUNTY AUDITORS FILE NO. 841210014; THENCE NORTH 0°06'15" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 1321.84 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°53'03" WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 11, FOR A DISTANCE OF 890.68 FEET TO THE NORTHEAST CORNER OF LOT C OF SAID SHORT PLAT NO. 26-84 AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE NORTH 43°37'05" WEST FOR A DISTANCE OF 68.33 FEET; THENCE NORTH 14°40'54" WEST FOR A DISTANCE OF 624.80 FEET; THENCE NORTH 8°11'51" WEST FOR A DISTANCE OF 681.24 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 3, AT A POINT BEARING NORTH 88°37'43" WEST A DISTANCE OF 1,023.34 FEET FROM THE NORTHEAST CORNER THEREOF, AS SAID NORTHEAST CORNER IS SHOWN ON SHORT PLAT NO. 10-178, APPROVED MARCH 2, 1978 AND RECORDED MARCH 3, 1978 UNDER SKAGIT COUNTY AUDITORS FILE NO. 8747444 AND BEING THE TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 (SOUTH 1/4 CORNER) OF SAID SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 26-84, APPROVED OCTOBER 16, 1984 AND RECORDED DECEMBER 11, 1984 UNDER SKAGIT COUNTY AUDITORS FILE NO. 841210014; THENCE NORTH 0°06'15" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 1321.84 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°53'03" WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 11, FOR A DISTANCE OF 890.68 FEET TO THE NORTHEAST CORNER OF LOT C OF SAID SHORT PLAT NO. 26-84; THENCE NORTH 43°37'05" WEST FOR A DISTANCE OF 68.33 FEET; THENCE NORTH 14°40'54" WEST FOR A DISTANCE OF 624.80 FEET; THENCE NORTH 8°11'51" WEST FOR A DISTANCE OF 681.24 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 3, AT A POINT BEARING NORTH 88°37'43" WEST A DISTANCE OF 1,023.34 FEET FROM THE NORTHEAST CORNER THEREOF, AS SAID NORTHEAST CORNER IS SHOWN ON SHORT PLAT NO. 10-178, APPROVED MARCH 2, 1978 AND RECORDED MARCH 3, 1978 UNDER SKAGIT COUNTY AUDITORS FILE NO. 8747444 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 8°11'51" EAST FOR A DISTANCE OF 15.21 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°37'43" WEST PARALLEL WITH SAID NORTH LINE OF SAID GOVERNMENT LOT 3, FOR A DISTANCE OF 387.64 FEET TO THE TOP OF A BANK; THENCE NORTH 6°00'28" WEST FOR A DISTANCE OF 15.18 FEET, MORE OR LESS, TO SAID NORTH LINE OF GOVERNMENT LOT 3, AT A POINT BEARING NORTH 88°37'43" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°37'43" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 337.05 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, LYING WITHIN 400 FEET OF THE TIDELANDS FRONTING SAID PROPERTY, AS SAID 400 FEET WAS RESERVED IN DEED RECORDED SEPTEMBER 1, 1988 AS AUDITORS FILE NO. 541013;

EXCEPT THAT PORTION THEREOF LYING WITH THE WEST SHORE ROAD ALONG THE EAST LINE THEREOF;

ALSO EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 1, 1912 AS AUDITORS FILE NO. 92003, IN VOLUME 90 OF DEEDS, PAGE 9.

AND ALSO EXCEPT TIDELANDS.

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

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

TRACT "B"

THAT PORTION OF GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4 (SOUTH 1/4 CORNER) OF SAID SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 26-84, APPROVED OCTOBER 16, 1984 AND RECORDED DECEMBER 11, 1984 UNDER SKAGIT COUNTY AUDITORS FILE NO. 841210014; THENCE NORTH 0°06'15" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 325.20 FEET; THENCE NORTH 54°55'42" WEST FOR A DISTANCE OF 23.14 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF WEST SHORE DRIVE AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 54°55'42" WEST FOR A DISTANCE OF 11.56 FEET, MORE OR LESS, TO THE SOUTHERLY MOST CORNER OF LOT "A", SAID SHORT PLAT NO. 26-84; THENCE CONTINUE NORTH 54°55'42" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT A FOR A DISTANCE OF 256.48 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 48°04'22" WEST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 303.68 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 43°15'58" WEST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 175.64 FEET, TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 33°34'15" WEST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 40.00 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID LOT "A", ALSO BEING THE SOUTHWESTERLY CORNER OF LOT "C" OF SAID SHORT PLAT NO. 26-84; THENCE CONTINUE NORTH 33°34'15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT "C" FOR A DISTANCE OF 314.38 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 15°58'37" WEST ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT "C"; THENCE NORTH 15°58'37" WEST ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 14.56 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT "B", SHORT PLAT NO. 26-84, ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4 AND THE TERMINUS OF SAID LINE.

EXCEPT TIDELANDS;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN WEST SHORE DRIVE ALONG THE EAST LINE THEREOF.

AND ALSO EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 1, 1912 AS AUDITORS FILE NO. 92003, IN VOLUME 90 OF DEEDS, PAGE 9.

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.

TRACT "C"

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, LYING WEST OF THE NORTHSOUTH CENTERLINE OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, EXTENDED SOUTH THROUGH SECTION 11;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 1, 1912 AS AUDITORS FILE NO. 92003, IN VOLUME 90 OF DEEDS, PAGE 9.

TOGETHER WITH SECOND CLASS TIDELANDS SITUATED IN FRONT OF ADJACENT TO AND ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, 141N, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 26-84, APPROVED OCTOBER 16, 1984 AND RECORDED DECEMBER 11, 1984 UNDER SKAGIT COUNTY AUDITORS FILE NO. 841210014; 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.

201803390078
\$188.00
Skagit County Auditor
3/29/2018 Page 2 of 3 1:28PM



SHEET 2 OF 3 DATE: 3/28/18

SURVEY IN A PORTIONS OF GOVERNMENT LOTS 3 AND 4 SECTION 11, T. 35 N., R. 1 E., 141N, AND GOVERNMENT LOT 1 SECTION 14, T. 35 N., R. 1 E., 141N, SKAGIT COUNTY, WASHINGTON FOR: SKAGIT LAND TRUST		SCALE:
FB:	PLC	DWG: IT-045 ROS
BRUCE G. LISSNER PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON LICENSE NO. 22880 COMMISSION EXPIRES 12/31/2020	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-416-1443	

