

SURVEY DESCRIPTION

LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION OF LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES;
THENCE SOUTH 0°07'50" EAST ALONG THE WEST LINE OF SAID LOT 5 FOR A DISTANCE OF 264.80 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 0°07'50" EAST ALONG SAID WEST LINE OF LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES, BEARING SOUTH 0°07'50" EAST, TO THE TRUE POINT OF BEGINNING OF SAID LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE SOUTH 84°51'01" EAST ALONG THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 83.52 FEET;
THENCE NORTH 62°02'18" WEST FOR A DISTANCE OF 19.20 FEET TO A POINT BEARING SOUTH 15°02'56" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 15°02'56" WEST FOR A DISTANCE OF 117.0 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES;
THENCE NORTH 84°33'44" EAST ALONG THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 12.36 FEET;
THENCE SOUTH 0°07'49" EAST ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 42.17 FEET;
THENCE SOUTH 14°31'39" WEST FOR A DISTANCE OF 22.59 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT 5, BLOCK 2, PLAT OF BINGHAM ACRES, AT A POINT BEARING SOUTH 0°07'49" EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 0°07'49" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 124.13 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 4, BLOCK 2, PLAT OF BINGHAM ACRES, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 2, PLAT OF BINGHAM ACRES;
THENCE SOUTH 0°07'49" EAST ALONG THE EAST LINE OF SAID LOT 4 FOR A DISTANCE OF 124.13 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 0°07'49" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 124.13 FEET;
THENCE NORTH 15°02'56" WEST FOR A DISTANCE OF 66.62 FEET;
THENCE NORTH 21°43'23" EAST FOR A DISTANCE OF 107.55 FEET TO A POINT BEARING SOUTH 40°53'54" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 40°53'54" EAST FOR A DISTANCE OF 36.44 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

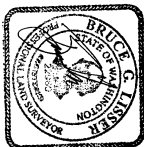
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 MEGAN JONES, SINGLE, AS HER SEPARATE PROPERTY, AND INNATE PROPERTIES, LLC, IN DECEMBER 2018.

BRUCE G. LISSER, P.L.C., CERTIFICATE NO. 22960 DATE Jan 23, 2019
1500 N. 1ST AVE., SUITE 100
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL: BRUCE@LISSER.COM



NOTES

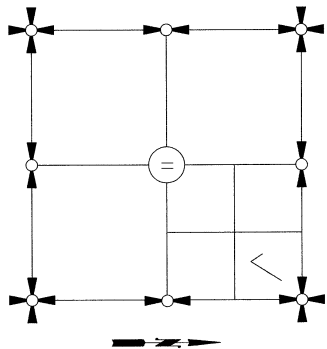
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON SIX CLAIM DEEDS FOR BINGHAM ACRES, DATED 1902, 1903, 1904, 1905, 1906, AND 1907, FILED IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER PLAT RECORDS NO. 201901220091, 201901220092, AND 201901220093. THE DESCRIPTION SHOWN HEREON IS REPRESENTATIVE OF EXHIBIT D, AUDITOR'S FILE NO. 201901220093, WHICH IS THE FINAL DESCRIPTION FOR THE JONES PARCEL, AFTER ALL OF THE ADJUSTMENTS WERE MADE.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF BINGHAM ACRES RECORDED UNDER VOLUME 4 OF PLATS, PAGE 24 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 201901220093, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LEICA 1103 TCR, PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1N4, BEARING = SOUTH 84°33'44" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MEGAN JONES, SINGLE, AS HER SEPARATE PROPERTY, AND INNATE PROPERTIES, LLC, 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, RESERVATION COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (NAIL AND FENCE LINE) AS PER IAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE A REBAR OR POTENTIAL LINES OF OCCUPATION. THIS SURVEY WAS CONDUCTED ON THE BASIS OF 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. THIS SURVEY IS THE END RESULT OF AMICABLE BOUNDARY LINE ADJUSTMENTS TO HONOR THE HISTORIC LINES OF OCCUPATION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 24th DAY OF JAN, 2019 AT 01 MINUTES PAST 09 O'CLOCK A.M. IN VOLUME 201901240015 OF SURVEYS ON (PAGES) 9 UNDER AUDITOR'S FILE NO. 201901240015 RECORDS OF SKAGIT COUNTY, WASHINGTON.

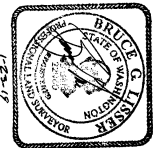
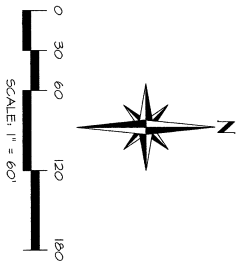
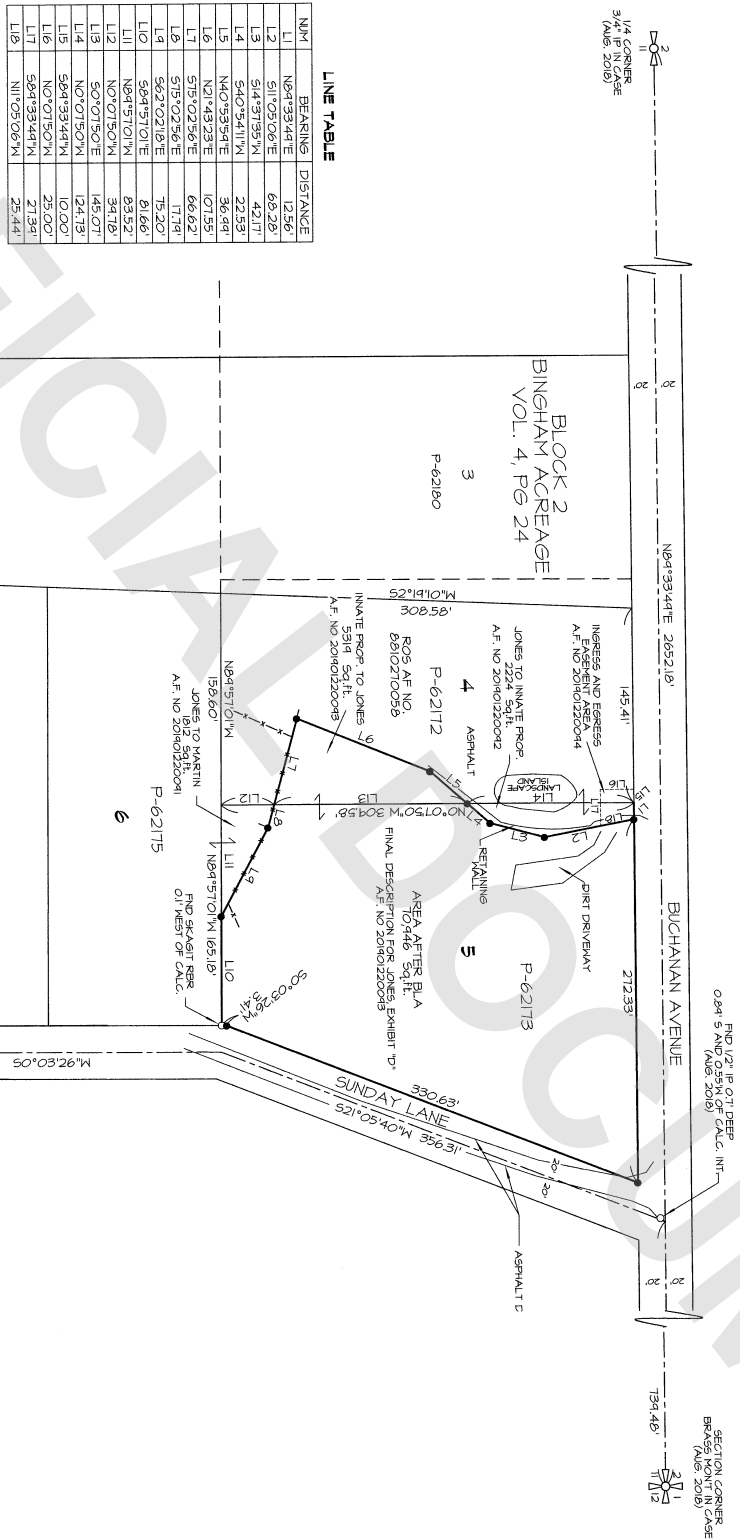
Standa Velich
SKAGIT COUNTY AUDITOR

[Signature]
DEPUTY



SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1N4.
VICINITY MAP

SHEET 1 OF 2		DATE: 1/23/19	
SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, T. 34 N., R. 4 E., 1N4, SKAGIT COUNTY, WASHINGTON			
FOR: MEGAN JONES AND INNATE PROPERTIES, LLC			
BY:	TS:	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	PHONE: 360-419-1442
MOUNT VERNON, WA 98273		FAX: 360-419-0581	



SHEET 2 OF 2

DATE: 1/23/19

SURVEY IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 11, T. 34 N., R. 4 E., M.
SKAGIT COUNTY, WASHINGTON

FOR: MEGAN JONES AND INATE PROPERTIES, LLC

LSG & ASSOCIATES, PLLC

SCALE: 1" = 60'

DATE: 1/23/19

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