

SURVEY DESCRIPTION

LOTS 11 AND 12, BLOCK 1, PLAT OF CAPE HORN ON THE SKAGIT DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGES 14 TO 19, 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 "201903200031".
2. DEEDS EXISTING PIPE OR REBAR FOUND AS NOTED
3. INDICATES EXISTING FOUND MONUMENT AS NOTED
4. DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20030916071.
5. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF CAPE HORN ON THE SKAGIT DIVISION NO. 2, RECORDED IN VOLUME 4 OF PLATS, PAGES 14 TO 19, IN RECORDS OF SKAGIT COUNTY AUDITOR.
6. INSTRUMENTATION, LEICA 1103 TOTAL PLUS THEODOLITE DISTANCE METER
7. SURVEY PROCEDURE, STANDARD FIELD TRAVERSE
8. MERIDIAN, ASSUMED
9. BASIS OF BEARING, NONMENTED CENTERLINE OF SOUTH SHORE DRIVE BEARING = SOUTH 85°10'50" EAST
10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF PRESTON A. MASSEY, JR. FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
11. 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.
12. ALL DISTANCES SHOWN HEREON ARE IN FEET.
13. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS POSITION IS NOT A GUARANTEE OF OWNERSHIP. THE BOUNDARY LINES OF THIS SURVEY ARE BASED ON THE SURVEY DATA AND THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LIGSER & ASSOCIATES, PLLC. FILED FOR RECORD THIS 20th DAY OF March, 2019 AT 40 MINUTES PAST 10 O'CLOCK A.M. IN VOLUME 4 OF SURVEYS ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

UNDER AUDITOR'S FILE NO. 201903200031

Shirley Nelson
SKAGIT COUNTY AUDITOR

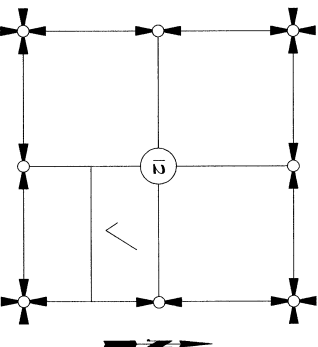
[Signature]
DEPUTY

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY ACT, ACCORDING ACT AT THE REQUEST OF PRESTON A. MASSEY, JR., IN MARCH 2019.

BIG & LIGSER, PLLC
LIGSER & ASSOCIATES, PLLC
340 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL: BRUCE@LIGSER.COM

DATE *March 29, 2019*



SECTION 12, TOWNSHIP 35 NORTH, RANGE 7 EAST, 11N.

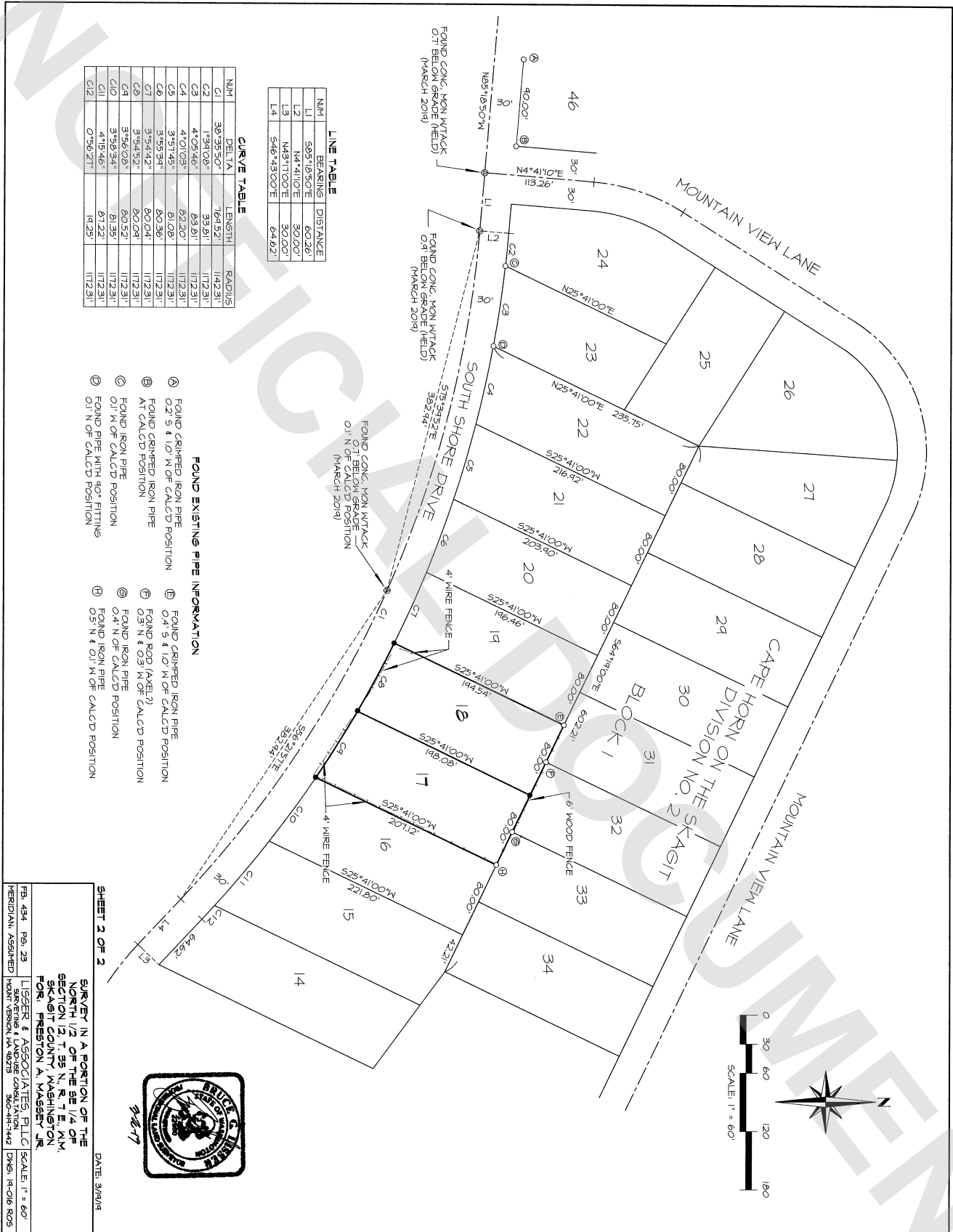
VICINITY MAP

SHEET 1 OF 2

DATE: 3/19/19

SURVEY IN A PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 12, T 35 N, R 7 E, 11N, SKAGIT COUNTY, WASHINGTON, FOR: PRESTON A. MASSEY, JR.

BY:	PL:	LIGSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED	INSTRUMENTS: THEODOLITE	DATE: 3/20/2019	DWG: 19-016 ROS



SHEET 2 OF 2

DATE: 3/19/18

SURVEY IN A PORTION OF THE
NORTH 1/2 OF THE SE 1/4 OF
SECTION 12, T. 35 N., R. 7 E., N.M.,
SKAGIT COUNTY, WASHINGTON
FOR: PRESTON A. WASSER, JR.

FB: 434 Pg. 23
MERIDIAN: ASSIGNED
LISBERG & ASSOCIATES, PLLC
11000 1ST AVENUE, SUITE 100
SEASIDE, WA 98138
SCALE: 1" = 60'
DWS: 14-016 ROS

